AGENDA
BOARD OF ZONING APPEALS
MONDAY, OCTOBER 19, 2026
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM

I. CALL TO ORDER

II. STATEMENT OF NOTIFICATION

III. APPROVAL OF MINUTES

February 23, 2026 – Board of Zoning Appeals Meeting

IV. VARIANCE REQUESTS

1. Variance Request No. 002-26

A request, by the owner, for a variance from *Section 6.12 Infill Development Design Standards* of the Zoning Ordinance to be exempt from the first floor at least two (2) feet above grade design standard. The property is located at 1601 Frink Street, Cayce, SC 29033 (TMS 005724-01-001). The property is zoned C-4 (Highway Commercial).

2. Variance Request No. 003-26

A request, by the owner, for a variance from *Section 5.6-3 Location* of the Zoning Ordinance to allow a structure to be located in the front yard. The property is located at 1512 Northland Drive, Cayce, SC 29033 (TMS 005725-13-022). The property is zoned RS-3 (Single-Family, Small Lots).

3. Variance Request No. 004-26

A request, by the owner, for a variance from *Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height, & Lot Coverage Requirements, by Zoning Districts* of the Zoning Ordinance to decrease the side setback requirement in the RS-3 Zoning District by 3 feet. The property is located at 937 Michaelmas Avenue, Cayce, SC 29033 (TMS 005749-03-001). The property is zoned RS-3 (Single-Family, Small Lots).

4. Variance Request No. 005-26

A request, by the owner, for a variance from *Section 5.2 Exceptions and Modifications* of the Zoning Ordinance to decrease the secondary front setback requirement for a corner lot in the RS-3 Zoning District by 3 feet. Additionally, a request, by the owner, for a variance from *5.9-2 Modification* of the Zoning Ordinance to allow for enlargement of a nonconforming building by more than 10%. The property is located at 600 Oakland Avenue, Cayce, SC 29033 (TMS 004651-06-001). The property is zoned RS-3 (Single-Family, Small Lots).

V. HEARING PROCEDURE FOR EACH VARIANCE REQUEST:

- Staff Evaluation
- Applicant Statement
- Public Comments
- Board Discussion and Motion
- Board Decision

VI. NEW BUSINESS

Comments from Staff and/or Board of Zoning Appeals

VII. ADJOURNMENT