



## **AGENDA**

Board of Zoning Appeals  
January 13, 2025

City Hall Council Chambers  
242 Hampton Street

6:00 PM

(1) Call to Order by Chairman

(2) Public Input on Agenda Items

(3) Approval of Minutes

(4) New Business

a. Appointment of Chairperson

b. A VARIANCE request. The applicant seeks approval of a variance to the City of Walterboro UDO, Section 5.4-to install wall signage on the side building walls. The property is located at 328 N. Lucas Street, TMS# 163-11-00-138 and is zoned Central Business District (CBD).

(5) Adjourn

**City of Walterboro**  
242 Hampton Street  
PO Box 709, Walterboro, SC 29488  
843-782-1000-phone, 843-782-4747-fax

**Notice of Appeal – Form 1**  
**Board of Zoning Appeals**

Date Filed: 12/6/24 Permit Application No. \_\_\_\_\_ Appeal No. \_\_\_\_\_  
BZA Mtg Date: 1/13/24 Time: 6:00 pm at City Hall  
BZA Deadline: 12/19/24 Date \$100.00 Fee Paid: \_\_\_\_\_

**Instructions**

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance** or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

**THE APPLICANT HEREBY APPEALS [indicate one]:**

- ☐ From action of a zoning official as stated on attached Form 2.
- ☒ For a variance as stated on attached Form 3.
- ☐ For a special exception as stated on attached Form 4.

**APPLICANT(S) [print]** LAURIN LARSON WL3 LLC, RAVENWOOD PINES LLC  
**Address:** 408 RAVENWOOD RD. WALTERBORO, SC 29488  
**Telephone:** 678-365-1310 [work] \_\_\_\_\_ [home] \_\_\_\_\_  
**Interest:** 100% **Owner(s):** \_\_\_\_\_ **Adjacent Owner(s); Other:** \_\_\_\_\_  
**OWNER(S) [if other than Applicant(s)]:** SAME  
**Address:** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ [work] \_\_\_\_\_ [home] \_\_\_\_\_  
[Use reverse side if more space is needed.]

**PROPERTY ADDRESS:** 328 N. LUCAS ST.  
**Tax Map No.** 163-11-00-138 **Subdivision** DOWNTOWN  
**Lot Dimensions:** 70'x25' **Area (Square Footage):** 1,750  
**Zoning District:** CENTRAL BUSINESS DISTRICT (CBD) **Other:** \_\_\_\_\_

**DESIGNATION OF AGENT** [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 12.6.24 \_\_\_\_\_  
Owner Signature

I (we) certify that the information in this application and the attached Form 2, 3 or 4 is correct.

Date: 12.6.24 \_\_\_\_\_  
Applicant Signature(s)

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**Variance Application – Form 3**  
**Board of Zoning Appeals**

Date Filed: <u>12/6/24</u>	Permit Application No. _____	Appeal No. _____
BZA Mtg Date: <u>1/13/24</u>	Time: 6:00pm	Place: City Hall
BZA Deadline: <u>12/19/24</u>	Date \$100.00 Fee Paid: _____	

**PROPERTY ADDRESS:** 328 N. LUCAS ST.

1. Applicant hereby appeals to the board of zoning appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the zoning ordinance: SECTION 5.4(B) WALL SIGN - SHALL FRONT ON A PUBLIC STREET OR FACE A PARKING LOT WHERE A MAIN BUILDING ENTRANCE IS LOCATED so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: INSTALLATION OF WALL SIGNAGE ON THE SIDE BUILDING WALLS for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.
2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.
  - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: DUE TO LOCATION AND PROXIMITY TO ADJACENT BUSINESSES, THE USE OF SIGNAGE ON THE FRONT WALL ONLY WOULD NOT BE SUFFICIENT FOR PUBLIC VISIBILITY
  - b. These conditions do not generally apply to other property in the vicinity as shown by: ADJACENT PROPERTIES HAVE BETTER VISIBILITY OF THE FRONT BUILDING WALL FROM NEARBY INTERSECTIONS
  - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: LACK OF ADDITIONAL SIGNAGE ON SIDE BUILDING WALLS WOULD CONTRIBUTE TO A DECREASE IN CUSTOMER TRAFFIC AND OVERALL VISIBILITY
  - d. The authorization of the variance will not be of substantial detriment to adjacent property or in the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: THE SIGNAGE WILL BE IN HARMONY WITH THE AREA AND WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY
3. The following documents are submitted in support of this application: PLOT PLAN, PHOTOS, SIGN SAMPLE

[A plot plan must be submitted.]

Date: 12.6.24

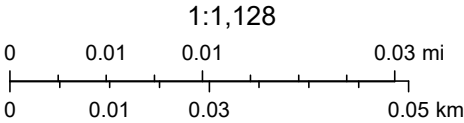
W. H. H.  
Applicant Signature



328 N Lucas St - Plot Plan



- Parcel Boundaries
- Road Centerlines
- Municipal Boundaries





## Proposed Sign Panels











**View from East Washington Street**



**View from Wichman Street**