



City of Easley
Planning and Community Development Department
Board of Zoning Appeals Meeting
March 17, 2026

Staff Report

Case Number: PLN-VAR-26-01
Address: 301 Oakfield Ave
Parcel Number: 5029-14-32-7826
Zoning District: R-10

Request

The applicant is requesting a variance to reduce the required 30-foot side setback for a corner lot in the R-10 zoning district to approximately 15–17 feet in order to allow an expansion of the existing primary structure.

Property Description

The subject property is located at 301 Oakfield Avenue and is identified as Tax Parcel 5029-14-32-7826. The parcel is zoned R-10, which permits single-family residential development. The property is a corner lot, resulting in two street frontages and a required 30-foot side setback along the secondary street frontage.

Background

Under the City's Unified Development Ordinance, corner lots must maintain a larger setback from the street side yard than interior lots. The applicant proposes an expansion to the existing residence that would reduce this required setback from 30 feet to approximately 15–17 feet. Approval of a variance from the Board of Zoning Appeals is required before the proposed expansion may proceed.

Variance Review Criteria

Section 4.11.4 of the Unified Development Ordinance establishes the required findings that must be made by the Board of Zoning Appeals before granting a variance.

1. Extraordinary and Exceptional Conditions

There are extraordinary or exceptional conditions pertaining to the property.

Staff Analysis:

The subject property is a corner lot, which results in two street-facing setbacks. This configuration creates a larger side setback requirement than typical interior lots, which can limit the placement or expansion of structures on the property.

2. Conditions Do Not Generally Apply to Other Properties

These conditions do not generally apply to other property in the vicinity.

Staff Analysis:

While other corner lots may experience similar constraints, most properties within the surrounding area are interior lots that do not have two street setbacks. As a result, interior lots typically have greater flexibility for building expansions compared to the subject property.

3. Hardship Not Self-Created

The conditions are not the result of the applicant's own actions.

Staff Analysis:

The corner lot configuration and associated setback requirements were established by the subdivision layout and zoning regulations, not by the current property owner.

4. Consistency with Comprehensive Plan and Ordinance Intent

Granting the variance would not substantially conflict with the Comprehensive Plan or the purposes of the ordinance.

Staff Analysis:

The request involves a dimensional standard only and does not alter the permitted use of the property. The property will continue to be used for single-family residential purposes consistent with the R-10 district and the Comprehensive Plan.

5. Unreasonable Restriction on Property Use

Application of the ordinance would unreasonably restrict utilization of the property.

Staff Analysis:

Strict enforcement of the 30-foot setback along the street side yard limits the ability to expand the existing residence on the property. The requested variance would allow the

applicant to make reasonable improvements to the home while maintaining a setback from the street.

6. No Detriment to Adjacent Property or Public Good

Granting the variance will not be detrimental to adjacent property or the public good.

Staff Analysis:

The proposed setback reduction would still maintain 15–17 feet of separation from the side property line and adjacent street, which continues to provide space between the structure and the public right-of-way. Staff does not anticipate the proposed expansion would negatively impact on the surrounding residential character.

Limitations (UDO Section 4.11.5)

The requested variance does not:

- Permit a use not otherwise allowed in the zoning district
- Increase the allowable density of development
- Extend a nonconforming use
- Modify zoning district boundaries

The request is limited solely to a dimensional setback standard.

Staff Recommendation

Staff recommends the Board of Zoning Appeals review the request and make findings based on the variance criteria in Section 4.11.4 of the Unified Development Ordinance to determine whether the applicant has demonstrated the necessary hardship to justify the requested relief.

Respectfully submitted,

A handwritten signature in cursive script that reads "Corey Holycross".






City Planner

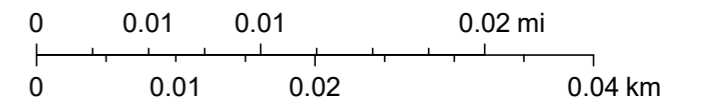
301 Oakfield Ave




3/13/2026, 12:24:22 PM

1:661

-  Easley
-  County Boundary
-  Address Points
-  Pickens County Parcels
-  City Limits



 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor



BOARD OF ZONING APPEALS
NOTICE OF APPEALS FOR A VARIANCE

Please complete and return to the Planning and Development Department with required attachments, information, and **filing fee of \$100**. Variance applications require a current survey of the property, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

Permit #: PLN-VAR-26-01	PIN: _____ - _____ - _____	Date submitted: / /	Board of Zoning Appeals meeting date: / /
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OWNER(S) INFORMATION			
Last name: Moody	First: Erika	Middle: Kotcella	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 301 Oakfield	City: Easley	State: SC	ZIP Code: 29640
Daytime phone no.: (864) 209-6163	Fax no.: ()	E-mail: ErikaLK15@yahoo.co	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name:	First:	Middle:	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: ()	Fax no.: ()	E-mail:	

PROPERTY INFORMATION			
Property address: 301 Oakfield Ave Easley SC	Property dimensions: 89'x273'x163'x254	Property area: 0.75 acres	Zoning district: r10

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant:</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.		
_____	_____	_____
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>
_____	_____	_____
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
_____	_____	_____
<i>Applicant name</i>	<i>Applicant signature</i>	<i>Date</i>

REQUIRED INFORMATION

1. Request for Variance

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application for the property described on this application from the following provisions of the Zoning Ordinance Section(s):

Setback reduced from 30 feet to approximately 15-17

So that the appropriate permit may be issued to allow the use of the property in a manner shown on the attached survey with supporting documents and described as follows:

This is to allow a proposed addition and garage construction to be located at an approximate setback of 15-17 feet, as depicted on the attached survey and supporting documentation. The proposed work includes the addition of floor area and garage square footage to the existing single-family dwelling, while maintaining compliance with all other applicable zoning requirements.

For which a permit has been denied by the Zoning Administrator on the grounds that the proposal would be in violation of the cited section(s) of the Unified Development Ordinance.

2. Justification for Variance

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Set 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:

The subject structure was originally constructed with a carport, which was later converted to a habitable bedroom. Because the carport was built at grade level, the resulting bedroom floor is lower than the main living area of the dwelling. This creates a change in floor elevation, including a step down from the kitchen into the bedroom and a step down from the exit door to the adjacent ground. This existing structural condition is peculiar to the dwelling and is not generally applicable to other properties in the zoning district. The existing structural conditions limit the feasible placement of an addition on the lot while complying with the required 30-foot setback, necessitating the requested variance.

b. These conditions do not generally apply to other properties in the vicinity as follows:

The majority of surrounding homes were constructed with habitable space above grade and do not experience similar changes in floor elevation or site constraints.

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:

Raising the existing ground-level bedroom floor or substantially reconstructing the structure to eliminate the change in elevation, resulting in a disproportionate alteration to the existing dwelling.

d. The authorization of the variance will not be of substantial detriment to adjacent properties or the public good, and the granting of the variance will not harm the character of the district as follows:

While requiring a reduction of the required setback from 30 feet to approximately 15-17 feet, will remain consistent with the established building line and development pattern of the street. The addition will be compatible in scale and appearance with surrounding residential structures and will not adversely impact neighboring properties with respect to privacy, air, traffic, or drainage. According to the granting of the variance will not harm the character of the district or city.

e. The effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district, would not extend physically a nonconforming use of the land and would not change the zoning district boundaries shown on the official zoning map.

The property will continue to be used as a single-family residential dwelling, which is permitted use in city. The variance will not extend or expand any nonconforming use of the land, nor will it alter or affect the zoning district boundaries as shown on the official zoning map.

3. Documents provided

The following documents with a sealed survey are submitted to support this appeal:

Use additional sheets if necessary.



Date Received:

Zoning Permit Application

Planning and Development Department
 205 North 1st Street | Easley, SC 2640
 (864)-855-7908 | www.cityofeasley.com

A zoning permit is required to ensure that all development, land use, and property modifications within the City of Easley comply with adopted zoning regulations and applicable ordinances. As stated in Section 4.4 of the Unified Development Ordinance (UDO). This process allows the City to review proposed construction, land use changes, signs, and other regulated activities to protect public safety, maintain community standards, and promote orderly development, consistent with the UDO's procedural requirements.

General Information

Applicant Name: Erika Moody	Phone: 8642096163	Email: ErikaLK15@yahoo.com
Propoerty Owner Name: Erika Moody	Phone: 8642096163	Email: ErikaLK15@yahoo.com
Authorized Representative (if applicable):	Phone:	Email:
Address: 301 Oakfield Ave Easley SC	Parcel ID:	Total Acreage: 0.75

New Construction / Additions / Alterations

Type of Project: (check one)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Structure	
Current Sq. Ft. 1250	Proposed Sq. Ft. 360	Total Sq. Ft. 1650
Number of Dwelling <u>Units</u> : 1	Proposed Building Height: 16'	Site Plan Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Signs (New or Modified)

Type of Sign: <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Temporary <input type="checkbox"/> Other: _____	Site Plan Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Existing Signage: <ul style="list-style-type: none"> Total square footage of existing signage: _____ sq. ft. Location of existing signs on property / building: _____ 	
Proposed Signage: <ul style="list-style-type: none"> Total square footage of proposed signage: _____ sq. ft. Dimensions (height x width): _____ x _____ ft. Location of proposed signs on property / building: _____ Materials used: _____ Illumination? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

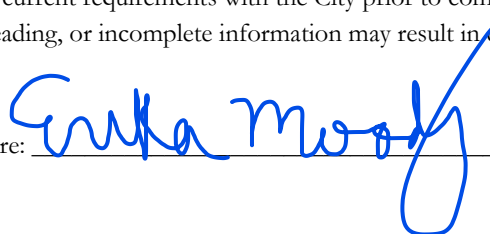
Applicant Certification and Acknowledgment

I hereby certify that I am the property owner or an authorized representative of the property owner and that I have read and understand the contents of this application. I affirm that the information provided herein is true, accurate, and complete to the best of my knowledge.

I acknowledge that approval of this application does not authorize any work or use in violation of applicable zoning regulations, building codes, ordinances, or other local, state, or federal laws. I understand that additional permits, approvals, or inspections may be required prior to or during construction, installation, or development activities.

I agree to obtain all required permits and approvals and to comply with all applicable laws, regulations, conditions, and requirements governing the use and development of the subject property. I further understand that zoning regulations and related requirements may change and that it is my responsibility to verify current requirements with the City prior to commencing any work.

I understand that the submission of false, misleading, or incomplete information may result in denial, revocation of permits, enforcement action, or other penalties as allowed by law.

Applicant / Authorized Representative Signature:  Date: 1/17/2026

Printed Name: Erika Moody

For Staff Comment Only

Comments:	Staff Determination <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Corrections Required <input type="checkbox"/> Denied (Non-Compliance)
Zoning District: _____	FLU Category: _____
Reviewed By: _____ Date: _____	

Oak Field Rd

Property
Line Road

Existing

House

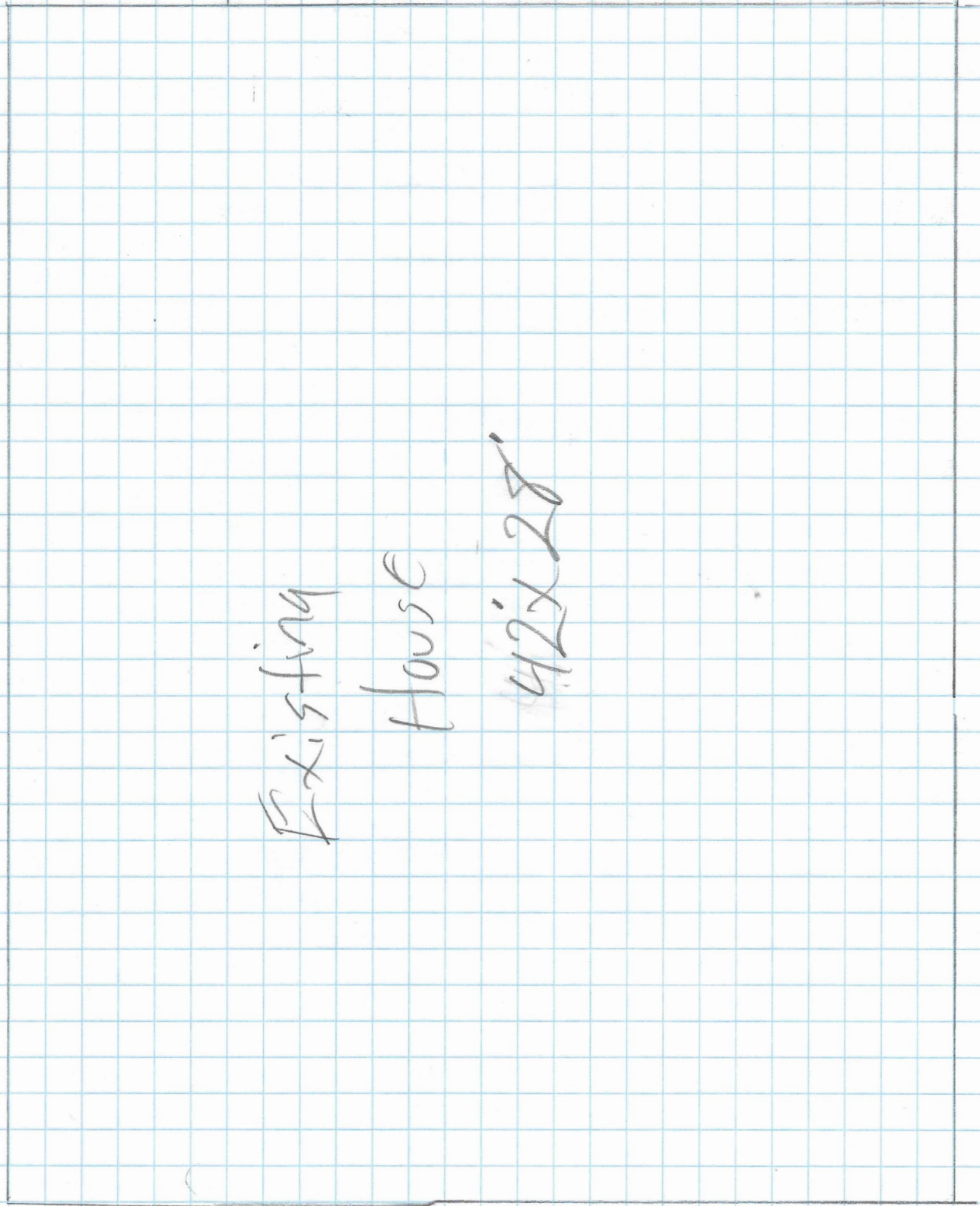
42' x 28'

New Garage

18' x 20'

Garage
Door

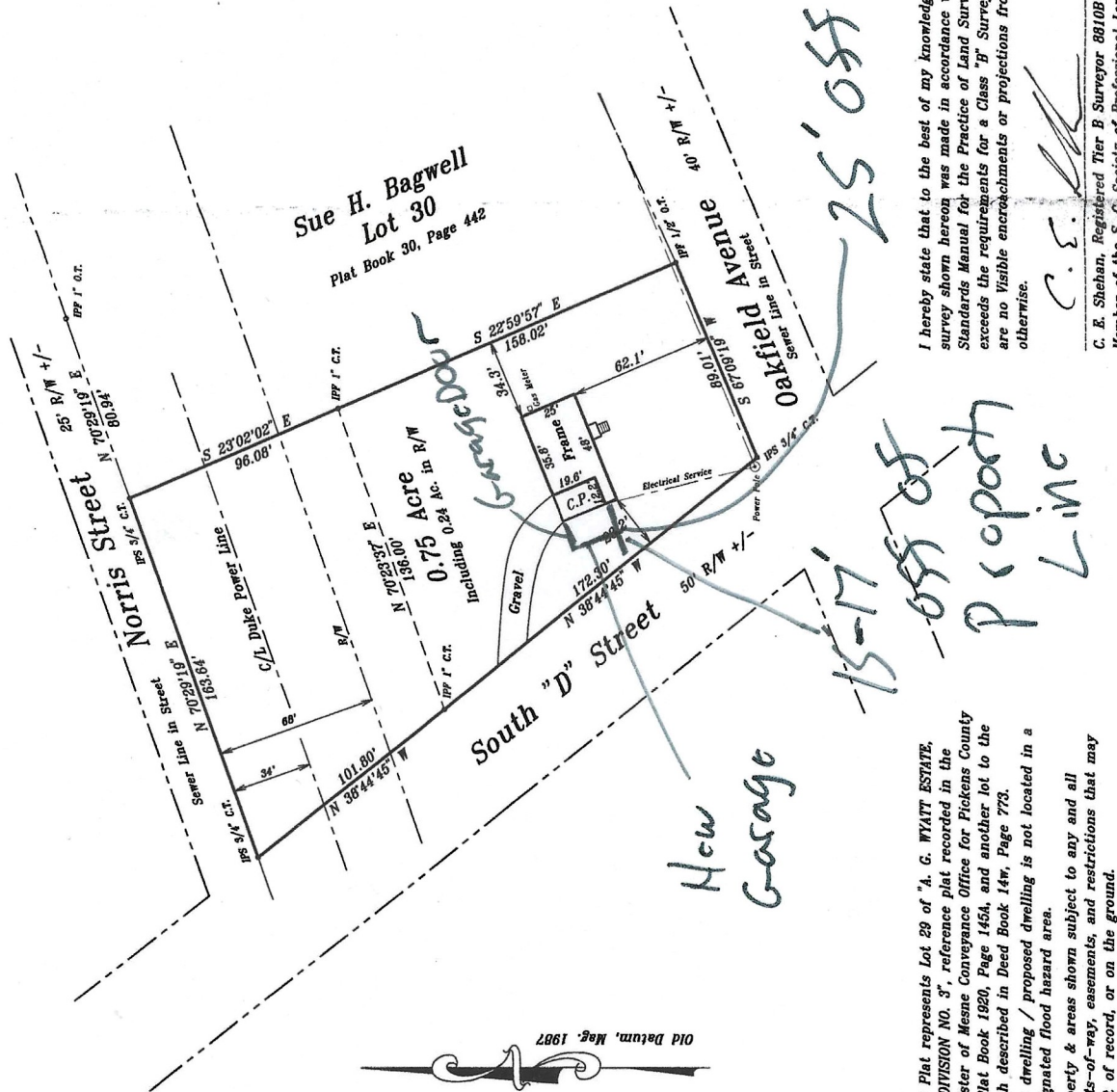
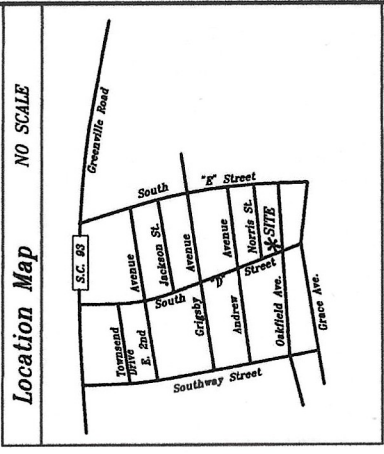
15'



Survey For

Vera E. Sullins

Located in the City ofasley, S. C.
 Pickens County, South Carolina
 June 20, 1995
 1" = 50'



I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein, also there are no visible encroachments or projections from data hereon, unless shown otherwise.

C. E. Shehan

Registered Land Surveyor No. 88108
 206 Ann Street, Pickens, South Carolina 29671
 Telephone: (803) 878-8628

This Plat represents Lot 29 of "A. G. WYATT ESTATE, SUBDIVISION NO. 3", reference plat recorded in the Register of Mesne Conveyance Office for Pickens County in Plat Book 1920, Page 145A, and another lot to the North described in Deed Book 14w, Page 773.
 This dwelling / proposed dwelling is not located in a designated flood hazard area.
 Property & areas shown subject to any and all rights-of-way, easements, and restrictions that may exist of record, or on the ground.

Old Datum, Mag. 1987