

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

Staff Report

Case Number: PLN-VAR-26-02

Address: 137 Cherokee Rd

Parcel Number: 5018-07-67-3919

Zoning District: R-10

Request

The applicant is requesting a variance to increase the maximum permitted accessory structure size from 1,200 square feet to 1,404 square feet in the R-10 zoning district, pursuant to Section 6.5.2(B) of the Unified Development Ordinance, to allow an expansion of an existing detached garage.

Property Description

The subject property is located at 137 Cherokee Road and is identified as Tax Parcel 5018-07-67-3919. The parcel is zoned R-10, which permits single-family residential development and customary residential accessory structures. The property contains an existing single-family residence and a detached garage that serves as an accessory structure to the primary residence.

Background

Section 6.5.2(B) of the City's Unified Development Ordinance establishes a maximum accessory structure size of 1,200 square feet in residential zoning districts. The applicant proposes to expand the existing detached garage, resulting in a total accessory structure size of approximately 1,404 square feet, which exceeds the permitted maximum by 204 square 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 property currently contains an existing detached garage that the applicant proposes to expand. The request seeks an increase in the permitted accessory structure size to allow the expansion while maintaining the accessory use of the structure in relation to the primary residence.

2. Conditions Do Not Generally Apply to Other Properties

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

Staff Analysis:

While accessory structures are common within residential areas, the request to exceed the maximum accessory structure size established by the ordinance is specific to this property and the applicant's desire to expand the existing detached garage.

3. Hardship Not Self-Created

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

Staff Analysis:

The limitation on accessory structure size is established by the Unified Development Ordinance. The request for relief is associated with the desire to expand the existing garage beyond the size permitted by the ordinance.

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 increase to an accessory structure and does not change the use of the property. The property will continue to function as a single-family residential lot, which is consistent with the R-10 zoning district and the City's Comprehensive Plan.

5. Unreasonable Restriction on Property Use

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

Staff Analysis:

The Unified Development Ordinance limits accessory structures to 1,200 square feet in residential districts. The requested variance would allow the applicant to expand the existing garage to 1,404 square feet while maintaining the structure as an accessory use to the residence.

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 requested increase represents an expansion of approximately 204 square feet beyond the permitted maximum. Staff does not anticipate that this increase in size will negatively impact adjacent properties or alter the residential character of the surrounding area.

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 an increase in the permitted size of an accessory structure.

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,
City Planner

Respectfully submitted,








City Planner

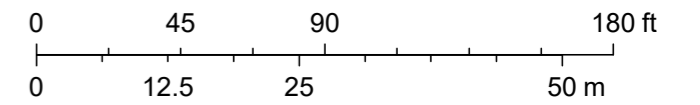
137 Cherokee Rd




3/13/2026, 12:30:34 PM

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

1:875



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