

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

Case Number: PLN-VAR-26-03  
Address: 104 Timberlane Dr  
Parcel Number: 5028-08-98-6873  
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 2,100 square feet in the R-10 zoning district, pursuant to Section 6.5.2(B) of the Unified Development Ordinance, in order to allow the construction of a new detached garage.

**Property Description**

The subject property is located at 104 Timberlane Drive and is identified as Tax Parcel 5028-08-98-6873. The parcel is zoned R-10, which permits single-family residential development and customary residential accessory structures. The property currently contains a single-family residence and is located within an established residential neighborhood.

**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 construct a new detached garage with a total area of approximately 2,100 square feet. This would exceed the permitted maximum accessory structure size by 900 square feet.

Approval of a variance from the Board of Zoning Appeals is required before the proposed accessory structure may be constructed.

Staff has also received public comment from neighboring property owners expressing concern regarding the scale of the proposed structure and the potential for the garage to appear imposing relative to nearby homes and properties.

### **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 request is based on the applicant's desire to construct a detached garage that significantly exceeds the maximum accessory structure size permitted in the ordinance. Staff has not identified any extraordinary physical conditions related to the property that would necessitate a structure of this size.

2. Conditions Do Not Generally Apply to Other Properties

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

Staff Analysis:

The conditions described in the request do not appear to be unique to the property. Many properties within the surrounding neighborhood are subject to the same zoning regulations and accessory structure size limitations.

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 applicant's proposal to construct a structure that exceeds the maximum 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 ordinance establishes accessory structure size limits in residential districts in order to maintain appropriate scale and compatibility with surrounding residential development. A detached garage of approximately 2,100 square feet would represent a substantial increase beyond the maximum size allowed and may conflict with the intent of maintaining accessory structures that remain clearly subordinate to the primary residence.

5. Unreasonable Restriction on Property Use

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

Staff Analysis:

The ordinance currently allows accessory structures up to 1,200 square feet in size. Staff finds that this standard still allows reasonable use of the property and the construction of a functional accessory garage without requiring additional variance relief.

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:

Staff has received public comment from nearby property owners expressing concern that the proposed structure may be imposing relative to surrounding homes. Given the size of the proposed garage, staff believes the scale of the structure could have potential impacts on neighborhood character and adjacent properties.

**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**

Based on the findings above, staff does not support the requested variance. Staff finds that the request substantially exceeds the maximum accessory structure size established in the Unified Development Ordinance and that the applicant has not demonstrated extraordinary conditions that would justify the requested relief. Additionally, concerns have been raised by neighboring property owners regarding the potential scale and impact of the proposed structure.

Respectfully submitted,



City Planner



**Boss Buildings**

📍 116 East Market St., Suite 200  
Elkin, North Carolina 28621

✉ nccarportsorders@gmail.com

☎ (336) 673-3065

🌐 <https://www.bossbuildings.com/>

**Sales: Renee Matthews**

📍 116 East Market St., Suite 200  
Elkin, North Carolina 28621

✉ renee.c@bossbuildings.com

Building Order  
**ODR-006967**

Date  
**12/22/2025**

Total  
**\$18,873.06**

**CUSTOMER DETAILS****Nate Aldrich**

Billing Address

📍 104 Timberlane Drive  
Easley, South Carolina 29642

Shipping Address

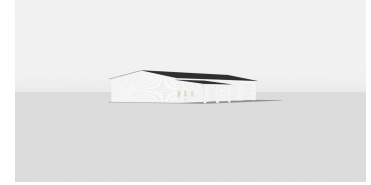
📍 104 Timberlane Drive  
Easley, South Carolina 29642

✉ aldrich.nate@gmail.com

☎ (864) 551-0874

**Triple Wide Garages - 30 x 70 x 12**

- Roof Color: Black
- Trim Color: White
- Sides/Ends Color: White
- Wainscot Color: NA



Ready for Installation?     Jobsite Level?     Permit Required?     Inside City Limit?     Electricity Available?     Installation Surface? Concrete

Building Dimension <b>30'W x 70'L x 12'H</b>	Roof Style <b>Vertical</b>	Gauge <b>14 Gauge</b>	Wind/Snow Rating <b>145 MPH + 35 PSF Certified</b>	Distance on Center <b>5 Feet</b>
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**PAYMENT MODE**

Payment Option <b>Cash</b>	Finance Company	Application Id	Plan No.	Expiry Date
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30X70' Vertical Roof (Roof 71'   Ga : 14   3/12' Roof Pitch)	1	<b>\$14,100.00</b>
12' Height (Single Legs Baseraill)	1	<b>\$1,680.00</b>
145 MPH + 35 PSF Certified (Incl. Lean-tos)	1	<b>\$0.00</b>
Ends - Closed   Horizontal	2	<b>\$4,400.00</b>
Sides - Closed   Horizontal	2	<b>\$3,560.00</b>
Right Lean - 12x20' (towards Front   2/12' Roof Pitch)	1	<b>\$1,650.00</b>
Right Lean - 9' Height (Single Legs Baseraill)	1	<b>\$120.00</b>
Right Lean - Front Certified Gable   Horizontal	1	<b>\$190.00</b>
Right Lean - Back Certified Gable   Horizontal	1	<b>\$190.00</b>
Right Lean - Side Closed   Horizontal	1	<b>\$400.00</b>
Right - 10x10' Garage Door (Roll-Up) Header Seal, Satin White	3	<b>\$3,735.00</b>
Right - 36x80" Walk-in Door (9 Lite with Right Knob)	1	<b>\$650.00</b>
Right - 24x36" Window (Standard)	2	<b>\$360.00</b>
Right Lean Side - 8x8' Garage Door Frameout	2	<b>\$400.00</b>
Colored Screws	1	<b>\$0.00</b>

**Customer Signature**

Side Connection Fees	1	\$125.00
Manufacturer Discount	1	(\$14,202.00)
Risk 1 Generic Fee : \$300.00		
<b>NOTES</b> ****Sale only valid till December 22nd, Deposit is non refundable unless county denies permit****		Building Amount: <b>\$31,560.00</b> Manufacturer Discount: <b>(\$14,202.00)</b> Sub Total: <b>\$17,358.00</b> Special Tax (1%) <b>\$173.58</b> State Tax (6%) <b>\$1,041.48</b> Additional Charges <b>\$300.00</b> <b>Grand Total \$18,873.06</b>
		<b>Pay Now</b> <b>Downpayment \$3,471.60</b> <b>Balance Due \$15,401.46</b>



Customer Signature

**BUILDING VIEW**

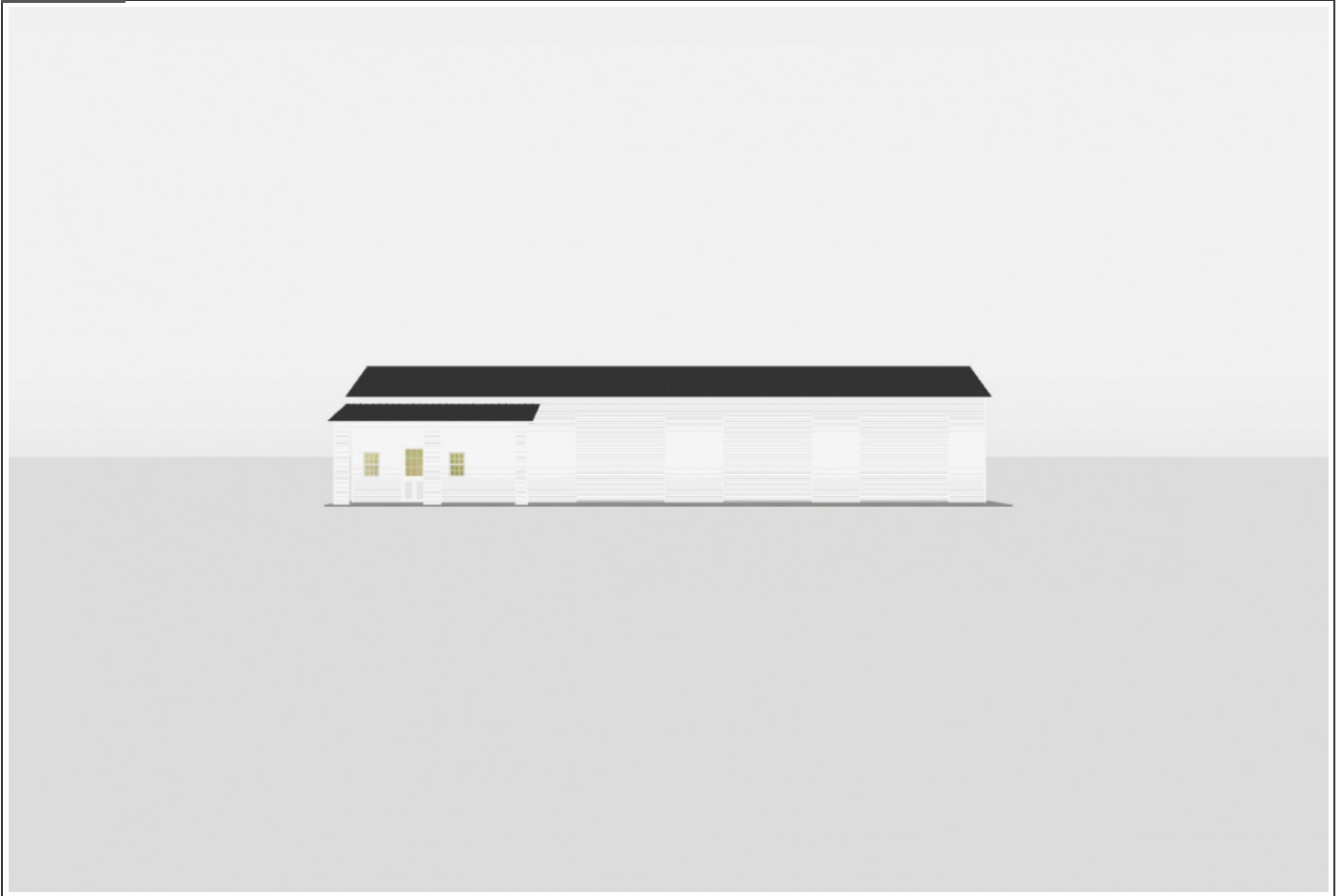


**FRONT**

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Customer Signature

**BUILDING VIEW**

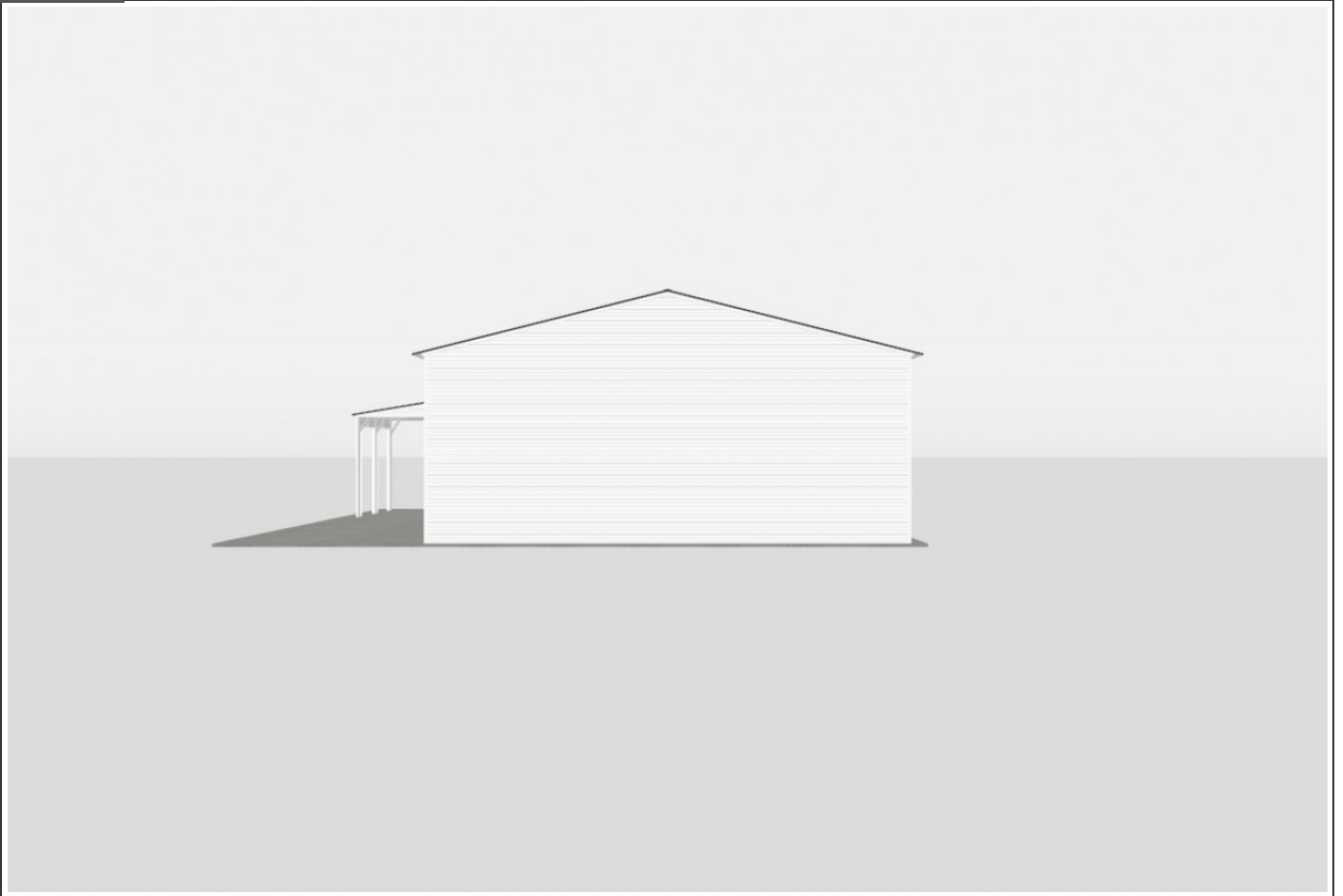


**RIGHT**

A handwritten signature in black ink, appearing to be 'J. J. A.', written in a cursive style.

Customer Signature

**BUILDING VIEW**

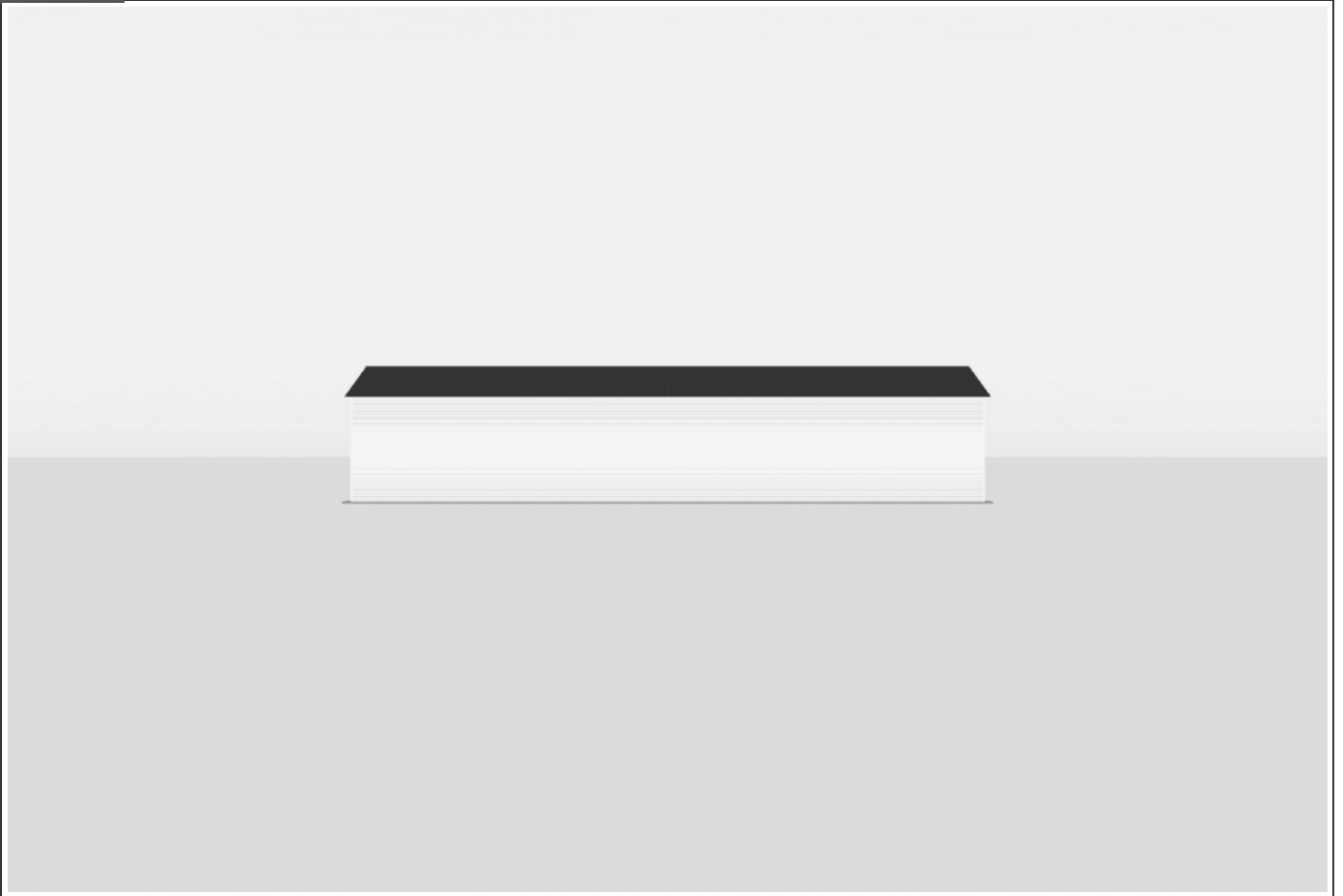


**BACK**

A handwritten signature in black ink, appearing to be 'J. J. A.', located at the bottom left of the page.

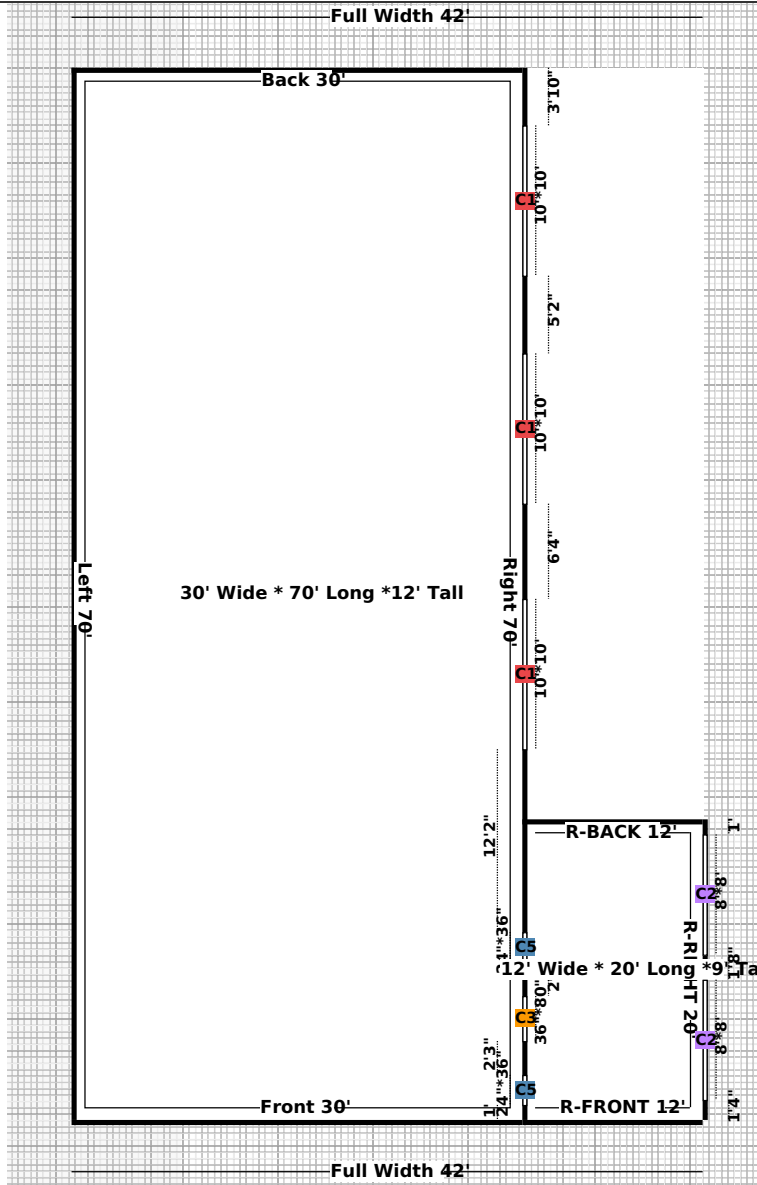
Customer Signature

**BUILDING VIEW**



**LEFT**

Customer Signature



**LEGENDS**

- C1 Garage Door
- C2 Garage Door Frameout
- C3 Walk in Door
- C4 Walk in Door Frameout
- C5 Windows
- C6 Windows Frameout
- C7 Open Wall
- C8 Close Wall
- C9 Distance
- C10 Storage Length (Utility)
- C Cupola

*Ja*



## 2025 Terms and Conditions / BOSS

**Manufacturer:** NC Carports and Garages LLC **Dealer:** BOSS Buildings

### Things you should know.

Our basic units are Risk Category I (light storage) only. Risk Category II (residential occupancy) may be achieved at an additional cost depending on city & county regulations and requirements. Please inform your sales associate for a quote on achieving Risk Category II certification. It is the customer's responsibility to inform exactly what is the wind and snow certification needed for the unit to ensure, for permitting or city & county compliance, that the generic drawings meet such requirements or if a site-specific plan is needed. Please inform installers of any underground cables, gas lines, or any other utility lines. If utilities are not marked, we will not be liable for the damage. Customer is responsible to inform the dealer of any county, city, or state requirements to comply with local code for the unit and all the openings (doors, windows, rollup doors, etc.)

- NC Carports and Garages will not be responsible for any failed inspection and fees associated with that process. If a return or repair order is required to fix any issues due to this, a return trip fee as well as a labor fee will be charged, and the customer will have to pay for such charges.

NC Carports & Garages nor BOSS Buildings will not be responsible for permits or restrictions. Lot or concrete pad must be level or unit, if it is installed, it will be "AS IS". If the land is not level or additions are to be made to the carport, a minimum of \$100.00 service charge and any additional material costs will be added to the balance. NC Carports and Garages, LLC will not be responsible for refunds of the customers deposit collected by the dealer. NC Carports and Garages, LLC is not liable for any damages because of inclement weather beyond the scope of the certification included with certified units.

IF YOU ARE TAX EXEMPT, A TAX-EXEMPT CERTIFICATE MUST BE ATTACHED TO YOUR ORIGINAL ORDER(S). OTHERWISE, APPLICABLE TAX WILL BE ADDED. NO EXCEPTIONS. I have read the terms and conditions of this contract; by signing this contract, I agree to all conditions set forth herein and should I fail to make payment in full at time of delivery (NC Carports and Garages will require, besides the down payment, 75% of the remaining balance).

I understand and agree to allow NC Carports and Garages, LLC to pursue payment by legal action and/or pick up the unit, furthermore I will be liable for all applicable charges and fees associated with the initial setup and delivery as well as any legal fees incurred by NC Carports and Garages, LLC. Please keep the original invoice for legal matters. NC Carports and Garages, LLC reserves the right to cancel any order.

### Building Notes

- Base rail on standard (12' - 24' wide) and triple wide (26' x 30' wide) units are 1' shorter than the roof length (i.e. 24'x21' will have a length on the ground of 20'. The width remains at 24' wide) on all 12' - 30' wide units. All Commercial units (32' x 70' wide) will be exactly the width and length.
- If you need a site specific or special drawing for your building, there will be an additional charge. This charge is non-refundable and must be paid up front (all credit card transactions are subject to a 3% service fee).
- All commercial units will require a telescopic lift (32' - 70' wide).
- Deposits are non-refundable. The only circumstance a deposit will be refunded is if there is a permit denial from the customers county, in which the customer must provide the permit denial from the county.  
Unit comes standard with galvanized screws. Color matching screws available as an upgrade at an additional cost.
- Units 26'-30' wide with a roof pitch upgrade (4/12, 5/12 & 6/12) with legs 12' and over will require a telescopic lift provided by the customer at the customer's sole expense. In some instances, a labor charge can be added instead of the lift. Different factors will determine this such as the site, surface, perimeter of the build site, etc.
- All colors may vary, there are many factors for this which include the following, but not limited to: each computer screen, phone, but not limited to the colors and shades of colors from the painted coil manufacturers vary from coil to coil. We cannot and do not provide color samples.
- The customer must be ready for installation within 120 days of the contract date to have the price guaranteed. If the customer is not ready within 120 days and there is a price increase, the customer agrees to pay the difference in price or modify the unit to fit the budget they may have.
- Installers will need about 36" around the perimeter of the unit leveled to be able to erect it (use of ladders, etc.) unless additional machinery is needed for the installation then the clearance can increase (i.e. use of a telescopic lift or telehandler). Additional labor may be charged if the concrete foundation is more than 8" above the surrounding grade. Please inform the scheduler of the elevations of the pad relative to the surrounding grade.
- NC Carports and Garages will require, besides the down payment, 75% of the remaining balance at the time of fabrication and the remaining 25% once the crew arrives, before they unload material (all credit card transactions other than the initial deposit will have a 3% service fee).
- Colored roll up doors will have to be paid in full when the unit is ordered. No returns or refunds as they are ordered especially

A handwritten signature in black ink, appearing to be 'J. J.', written over a horizontal line.

Customer Signature

for each customer.

- **This unit is not airtight or light proof.**

- Lead time starts once the customer sends site ready pictures (for all surfaces) and all permitting or requirements (if and when necessary) have been submitted to NC Carports and Garages LLC.
- Metal color may vary from 3d rendering

### Concrete Pad Notes

- Any concrete that is existing or newly poured outside of the footprint of your new building should be dropped down or sufficiently sloped away from the building. This will prevent water from running under the wall under normal rain conditions. NC Carports and Garages is not responsible for sealing the base-rail of the unit.
  - Unit price does not include adding any sealant on, around or anywhere on or under the baserail. You may request this with your installer and they can choose to do it at a cost. This will be between the customer and installer not NC Carports and Garages.
- If your building includes roll up doors, you may wish to include a dropped rain tray or beveled edge directly in front of your door opening. This will prevent water from running under or around your door. Be sure to make the tray the exact width of your door opening and no more than 2 ½" inside of the footprint of the building.

### Limited Warranty Explanations

- **14 & 12 Gauge**

- We offer a 20 year rust through warranty and a 90 day workmanship warranty.

- **Environmental**

- This limited warranty does not apply in the following cases:
  - Reaction from chemical agents, fumes, liquids, or solids other than rain falling onto the product under warranty.
  - Contact with different soils, ashes, fertilizers, or other moisture retaining substances.
  - Failure to remove debris and/or failure to provide free drainage of water including internal condensation from all surfaces of the product.
  - Deterioration of the sheet caused by contact with green or wet timber or treated pine.
  - Installations subject to unusually corrosive environments at any time in the future.
  - Storm and tempest or other acts of nature.

- **Maintenance**

- The paint film surface must be washed annually by cleaning with mild detergent and clean neutral water. The paint film surface must not be cleaned with abrasives or chemical cleaners.
- Any changes or alterations made to the unit once it is installed releases NC Carports and Garages from any responsibility on the unit such as but limited to the warranty and certification on the unit.

### Rejection of Order and Cancellation of Contract

Seller reserves the right, at any time before the installation of the unit, or 75% payments to confirm fabrication, to reject this order or cancel this contract by notice in writing, email, or telephone call to the buyer. If the materials have not been manufactured for the customer's unit, sellers reserve the right to refund any deposit received from the buyer. Buyer agrees that such refund shall be buyer's exclusive remedy for such cancellation, if the buyer decides to offer any refunds.

### Legal Authority for Installation

Before installation of the unit, buyer shall locate and mark any underground utilities and obtain every permit or other authorization required for the lawful erection of the unit on that certain site, designated by buyer upon the property specified on the face hereof if buyer fails. To obtain any such required permit or authorization: (i) such failure voids any and all warranties otherwise applicable to the unit, and (ii) buyer shall indemnify and hold seller harmless for all damages or costs, including attorney fees, which seller may incur as a result thereof seller will install the unit on the Site; BUT, if seller delivers the unassembled unit and installation is not completed due to buyer's breach of contract by failure to obtain any required permit or by any other failure to adequately prepare the site, seller may, in its sole discretion, terminate this contract and retain buyer's deposit as liquidated damage for buyer's breach.

### Site Preparation

Before delivery, buyer shall designate a site on the property identified as the location on the face hereof and prepare such site for installation of the unit, which preparation shall include making the site leveled and squared (where applicable), removing all electrical wire less than 15 feet above the intended height and perimeter of the unit, removing all underground utilities below the site, and any other improvement reasonably necessary. If the seller determines that the site is not prepared or suitable for installation, the seller may, at its option, terminate this contract or make such further improvements as may be reasonably necessary. If the seller makes further improvements to the site, the buyer agrees to pay the reasonable cost thereof upon completion. All units 12' - 30' that have side posts over 14' will require a telescopic forklift that the customer must provide. Such equipment must be available to the installers when they get to the site. Units 26'-30' wide with a roof pitch upgrade (4/12, 5/12 & 6/12) will require a telescopic lift also, units over 30' wide will require a telescopic lift at all side heights, no exceptions. If a unit is delivered to the location and the installer is unable to erect the unit and must bring it back to the manufacturing facility a restock fee will apply. If the unit is a custom unit the customer will be responsible to pay it in full and we will not return it to the manufacturing facility. We can drop it off on the customer site. Our pricing includes manufacturing, delivery, and installation on leveled surfaces at ground level. If the unit goes on any type of surface above ground level a labor fee will be added for the installers. Customer is responsible to send pictures of such conditions to get a quote on labor cost. If the installers find out on site about it, they will let the customer know about the labor fee and the customer will pay them directly or call in to make that additional labor charge payment (credit card transactions other than the down payment will have a 3% fee). NC Carports & Garages is not responsible for any cracks that may arise from drilling to secure your unit with the concrete anchors.



Customer Signature

Concrete, if done correctly and per engineered specs, is made to hold the anchors with no damage to the concrete. Installers must be able to access the work site with the truck and trailer, in the event that the material has to be carried, the installer will charge a labor charge that must be paid to the installer the day of install. Installer will not be responsible for marks or damages to the ground (yard, grass, gravel, any other surface) made by the truck and trailer to get to/from the site.

### Scheduling Delivery and Installation

After the order is received there will be a call to go over the order with the customer and another one to schedule the unit. The call to schedule installation is typically 3 to 5 days in advance of the installation date. The scheduling department must speak with you to confirm the installation date. Buyer may, by written notice received by seller not more than 7 days after seller's acceptance hereon, delay the delivery and installation for up to 6 months or longer with approval from a manager. In no event will the seller be liable for any damage or consequential damages resulting from any delay in delivery or installation of the unit. The average wait time varies depending on the time of the year and weather. The highest lead time we have ranges between 10-16 weeks but it may be extended due to weather and/or unforeseen events. Buyer agrees to allow for up to 3 re-schedules before exploring the possibility of a discount with the management team.

### Day of Installation

Because this is construction, we cannot provide a specific time when the crew will be at your location. The scheduler will be able to tell you if it will be in the A.M. or P.M. There are times when delivery will be early or late depending on the weather, travel/road conditions, or challenges at the previous locations. If for some reason the crew cannot install on the given day you will be rescheduled as a priority on the next available date.

### Change Orders

No change in the unit or its specifications is binding on the seller unless requested by the buyer's written change order and approved in writing by the seller. Any change requested by the buyer constitutes the buyer's consent to may result in changes in the price.

### Limited Warranty

As to all units, seller warrants that its installation of the unit will be free of defects in workmanship. As to 12-gauge units and 12-gauge Certified units only, which may contain some 14-gauge non-load-bearing elements, seller warrants the framing elements and roofing material only against rust-through for twenty (20) years from installation, assuming normal user care and maintenance, excluding horizontal roofs longer than 31'. As to 12 & 14-gauge certified units only, the seller warrants that, for twenty (20) years from installation, assuming normal user care and maintenance, the unit will withstand the wind and snow loads specified on the engineer-certified drawings of the unit furnished at the time of installation. Any alteration or abuse of the unit shall void all such limited warranties. **SELLER'S LIABILITY FOR ANY BREACH OF WARRANTY IS LIMITED TO REPAIR OR REPLACEMENT, AT SELLER'S OPTION, OF THE UNIT. SELLER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OTHER THAN THOSE EXPRESSLY STATED HEREIN. SELLER MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE AND SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGE TO ANY OTHER PROPERTY.**

### Payment Terms & Miscellaneous

Buyer agrees to pay the price, including any increase for any Change to the Order, in full at the time of delivery. If any payment tendered by the buyer is dishonored for any reason, the buyer agrees that the balance due shall after that bear interest at one and one-half percent (1.5%) per month on the retail price and any other applicable fees. If seller refers collection hereunder to any attorney, buyer agrees to pay seller's reasonable attorney fees and expenses. This Agreement is governed by the laws of North Carolina. No civil action or other legal proceeding arising under this Agreement or related to the unit shall be brought against the seller other than in a court of general jurisdiction in the State of North Carolina for more than one (1) year after the buyer knows or should have known of the basis of the claim. The term "buyer" includes persons named as such on the face hereof, their heirs, successors, and assignees, and shall include singular, masculine, feminine or neuter as required by the context. This Agreement, including only the face and reverse hereof and an engineer-certified drawing of the unit, if such drawing is furnished by seller, constitutes the complete agreement of the parties, and all prior descriptions, representations, negotiations, or agreements are merged herein and superseded at this moment. buyer agrees to have the site ready within 4 months of the date on the contract to ensure no price changes. After 4 months if there is a price increase of materials the customer will have to pay the current retail price of the unit. Limited time promotions or exceptions will not apply if the site is not ready within those 4 months.

Customer's Name: \_\_\_\_\_

Customer's Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Customer Signature

# COLOR CHART

Actual Color may vary from color chart



Barn Red



Black



Burgundy



Clay



Copper



Crimson Red



Earth Brown



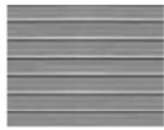
Evergreen



Gallery Blue



Pebble Beige



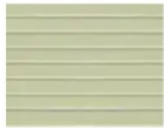
Pewter Gray



Quaker Gray



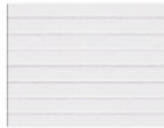
Rawhide



Sandstone



Slate Blue



White



Burnished Slate



Galvalume



*JJa*

Customer Signature

**Levelled Land Agreement**

Boss Buildings greatly appreciates your purchase, however it is imperative that your ground is professionally levelled before the unit can be installed. Boss Buildings & our subcontracted installation crews that we work with will not be able to install the structure if any of the following are indicated at the construction site, please contact your Boss Buildings's Building Specialist.



Wall Installation - 3 Feet Maximum



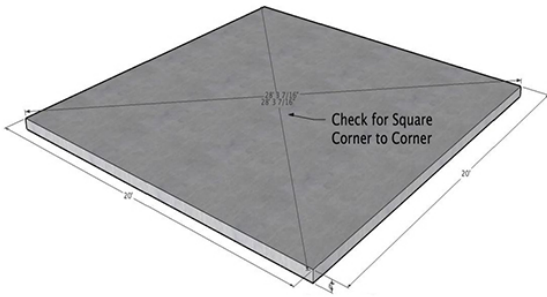
No Installs on Stacked Blocks



No Installs on Floating Docks



No Installs on Unlevel Land



Slab Must Be Level & Square



No Installs on Slopes Over 12"

By signing below the buyer ensures BOSS Buildings that the ground is professionally level while also acknowledging that if the installation crew is unable to install the structure due to an unlevelled foundation there will be a return trip fee along with a restock fee that must be paid before returning to the site. If the installer is able to work through the unloved ground there may be a labor charge as well.

Thank you for your understanding and once again we appreciate your business!




Customer Signature

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Title	Nate Aldrich
File name	Contract__Boss_Buildings__Standard.pdf
Document ID	125c01807cc2deb06f20ad55eb7a460b
Audit trail date format	MM / DD / YYYY
Status	Signed

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### DOCUMENT HISTORY

 SENT	12 / 22 / 2025 17:58:15 UTC	Sent for signature to Nate Aldrich (aldrich.nate@gmail.com) From Renee.c@bossbuildings.com IP: 173.212.27.2
 SIGNED	12 / 22 / 2025 18:23:11 UTC	Signed by Nate Aldrich (aldrich.nate@gmail.com) IP: 47.46.246.18
 COMPLETED	12 / 22 / 2025 18:23:11 UTC	The document has been completed.