

**Planning & Development Department**

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Physical (By Appointment Only): 155 Johnston Street, Rock Hill, SC 29730

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[www.cityofrockhill.com](http://www.cityofrockhill.com)



**VARIANCE APPLICATION**

Tax map number	Address(es)	Property owner
<i>Example:</i> 233-21-23-576	420 Example St.	Rock Hill Cars, LLC
+1 (803) 981-4695	869 Milton ave.	Lisa Knight

**APPLICANT**

Primary Applicant Name: Lisa Knight

Mailing Address: 869 Milton ave.

Phone: +1 (803) 981-4695 Email: knightlisa20@gmail.com

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes  No

- If yes, please describe the requirements: \_\_\_\_\_

Are you the owner of the subject property? Yes  No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? \_\_\_\_\_
- If you are not the owner of the subject property, the property owner must complete the gray box below.

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Applicant signature:  Date: 10/25/24

**PROPERTY OWNER**

Property owner name (authorized representative, if corporation): Lisa & Steven Knight

Mailing Address: 869 Milton Ave, Rock Hill, SC 29730

Phone: 803-981-4695 Email: knightlisa20@gmail.com

I certify that the applicant listed above has my permission to represent this property in this application.

Signature:  Date: 10/25/24

## INFORMATION ABOUT REQUEST

**General description of your request:** Building a semi private 4' H Aluminum Fence on the property line.

**Findings of fact:** Under state law, the Zoning Board of Appeals must find that your request satisfies all four of the following statements. Please explain why you believe your request satisfies each of the statements.

1. Your land has extraordinary and exceptional conditions that pertain to it.  
The property is a corner lot with a very long front yard and a very small back yard. The property line comes out 18.2' from the edge of the house. This is the only piece of property that can be fence in.
2. Other property in the vicinity of your land does not generally have those same extraordinary and exceptional conditions.  
1. House on the corner of Charlotte Ave. + Myrtle Dr.  
2. House on the corner of Charlotte Ave. + Eden Terrace
3. If the City applied its regular zoning requirements to your property, your use of the land would be unreasonably restricted or effectively prohibited.  
Yes. If we apply the zoning regulations to this property it will undoubtedly restrict the yard to 8' , and it is the only portion of the property where a fence is permitted to be built.
4. If the Zoning Board of Appeals grants the variance request, it will not harm adjacent land or the public good.  
It will Absolutely not harm public property or obstruct the view of any in coming traffic due to the fact that the fence is very far from the corner.

List any exhibits that you have provided to help explain your request to the Board. Site plans and photographs are usually very helpful.