



*City of Clemson*  
PLANNING & CODES ADMINISTRATION

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MEMO TO:                   Clemson Board of Zoning Appeals

FROM:                     Sharon Richardson, Director of Planning & Codes Administration

SUBJECT:                 2013-V-04 101 Sycamore Drive

DATE:                     September 11, 2013

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The applicant is seeking a reduction of 10' to the required 25' rear setback requirement of the RM-1 district for a lot located at 101 Sycamore Drive in Country Walk. The owners want to build an addition to an existing house at this address but have discovered a problem with the final conveyance of the property. Specifically, the "as-built" plans for their lot showed their house as being 35' from the rear line, but a more recent survey showed the existing house is actually 25.2' from the line. There also appears to have been issues between the developer and the homeowner regarding corrections to the lot lines that never were made prior to his death.

A copy of the approved site plan showing the addition issued by the HOA for Country Walk is attached for your information.