

**West Columbia Zoning Board of Appeals
Case Evaluation for a Special Exception Request**

Case Number: ZBA 20-07

Tax Map Number: 004618-04-016

Property Address: 913 Riverview Drive

Current Zoning: R-4 (Low-Density Residential)

Applicant: Marcel Melo

Requested
Special Exception: A special exception for a fence over 7 feet in height in accordance with Section 609.5

Use of property: Single-family Residence

Reason for Request: Section 609.5 of the Zoning Ordinance describes possible exemptions of fences over thirty-six (36) inches in height in a yard:

*609.5 Screening walls, fences, and hedges over thirty-six (36) inches in height that substantially impede vision may be permitted in a required front yard as a special exemption, however, screening walls, fences, and hedges not over seven (7) feet in height are permitted outright in side and rear yards, provided no screening wall or fence in excess of five (5) feet is permitted within six (6) feet of a residential structure on adjacent property. **Height in excess of seven (7) feet must be approved by the board of zoning appeals as a special exception.***

The applicant wishes to build a wooden fence sitting atop a retaining wall greater than 7 feet – but not to exceed 8 feet – in height on both sides and the back of the house.

Section 1101.3 gives the Zoning Board of Appeals the authority:

To permit uses by special exception subject to the uses set forth in the zoning ordinance, the board is specifically authorized to determine whether special exceptions should be granted. To this end, the board will grant special exceptions with such conditions and safeguards as are appropriate under this ordinance, or to deny special exceptions when not in harmony with the intent and purpose of this ordinance.

Character of Area: The property is located within the Saluda Gardens neighborhood of West Columbia, which is predominantly zoned R-4. The nearby Charleston Row subdivision as well as the Riverbanks Retreat Apartments are zoned R-1 (High-Density Residential). Riverview Drive – a local 2-lane road with no traffic counts – traverses from Comanche Trail to Natchez Trail. As noted by the applicant, the sloping yards and hills are noticeable in this neighborhood.

Analysis:

The property owner wants to build a fence atop a retaining wall to help address the elevation change on the property. The requested height of the wall will be no higher than 8 feet. Of note, substantial vegetation currently lines the sides and back of the subject property. As a special exception, the ZBA must determine that the request is in harmony with the intent and purpose of the ordinance.

