

**City of Westminster Board of Zoning  
Appeals April 27, 2026 at 5:00pm  
Westminster City Hall  
100 E. Windsor St**

- I. Call to order**
- II. Consideration of Variance Request for 200 Augusta Street (TMS # 530-16-12-002)**

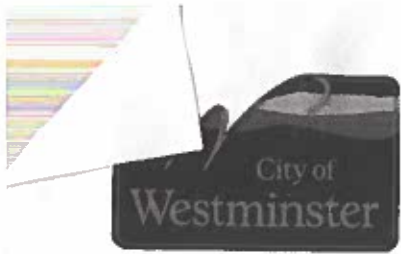
**Public Hearing**

The applicant requests a variance in the property to allow for construction of a porch in the front set-back.

The applicant has remodeled the home at this address and is seeking to construct a porch from a 4 foot by 7 foot stoop that already exist to a 8 foot by 14 foot covered front porch. The applicant requests a 4 foot variance because the property is only 20 feet to the public sidewalk. The front porch would have new railings, columns, steps, a new sidewalk to the public sidewalk and a sidewalk to the driveway.

Staff finds that the variance request meets the standard for granting a variance from strict interpretation of the zoning code.

- III. Member Comments**
- IV. Adjourn**

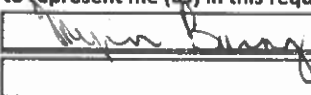


# ZONING AMENDMENT APPLICATION

Code Compliance and Development Office  
100 E Windsor St, Westminster, SC 29693-0399  
864-647-3200 x 105 [www.westminstersc.org](http://www.westminstersc.org)

### Notes and Instructions:

Zoning amendments should be consistent with the comprehensive plan. A pre-application meeting prior to submission of a zoning amendment application is recommended. The form below must be fully executed and signed by the property owner(s) and submission of the required information and application fee paid before the scheduling of a public hearing.

APPLICATION & PUBLIC NOTICE INFORMATION			
APPLICATION DATE:	_____	ZA	_____
PUBLIC HEARING DATE:	_____	RECEIVED BY:	_____
PROPERTY POSTED DATE:	_____	FEE:	_____
PUBLICATION DATE:	_____	RECEIPT #:	_____
SUBJECT PROPERTY INFORMATION			
STREET ADDRESS:	200 Augusta St	TMS/PIN #:	_____
DEED BOOK/PAGE #:	3209/320	PLAT BOOK/PAGE#:	C32/7
SUBDIVISION NAME:	A M Miller	BLOCK:	_____
		LOT:	_____
		AREA SQ. FT.	6970
CURRENT ZONING:	R20	PROPOSED ZONING:	_____
OWNER(S) OF RECORD			
OWNER(S) NAME:	Myron and Tracie Barany		
MAILING ADDRESS:	200 Augusta St Westminster, SC 29693	PHYSICAL ADDRESS:	200 Augusta St Westminster, SC 29693
HOME PHONE:	_____	WORK PHONE:	_____
		CELL PHONE:	205-434-5800
EMAIL:	baranymyron@gmail.com or myronbarany@gmail.com		
<p>I (We) certify that the information submitted is true and accurate; there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested.</p> <p><input type="checkbox"/> I (We) appoint the below named person as my (our) agent to represent me (us) in this request for zoning amendment.</p>			
DATE:	3/10/26	 _____ OWNER(S) SIGNATURE	
OWNER(S) AGENT/DESIGNEE			
AGENT NAME:	_____		
MAILING ADDRESS:	200 Augusta St Westminster, SC 29693	PHYSICAL ADDRESS:	200 Augusta St Westminster, SC 29693
HOME PHONE:	_____	WORK PHONE:	_____
		CELL PHONE:	_____
EMAIL:	baranymyron@gmail.co		
DATE:	_____	AGENT/DESIGNEE SIGNATURE: _____	

**DESCRIPTION OF REQUEST (Answer all questions under this section)**

**A. Describe the existing uses of the subject property and the existing site improvements, buildings, and activities:**

Residential Home remodeled in 2025

**B. Describe the proposed uses of the subject property and the proposed site improvements, buildings, and activities:**

Construct a new entry into the homes front door via a new covered front porch - will replace the existing front stoop

**C. Describe the existing land use and zoning district classification of all abutting properties:**

All Residential Homes

**D. Describe how the existing conditions have changed making the request valid :**

Improve the appearance of existing home. Replace cracked and deteriorated porch brick, replace rusted metal hand railings and eliminte un-useable walkway

**E. Describe how the proposed amendment will answer the changes of conditions:**

It will allow us to go from a 4 foot by 7 foot stoop that already exist to a 8 foot by 14 foot covered front porch. We would need a 4 foot variance because the property is only 20 feet to the public sidewalk. The front porch would have new railings, columns, steps, a new sidewalk to the public sidewalk and a sidewalk to the driveway.

**F. Describe how the proposed amendment furthers the objectives of the comprehensive plan:**

It would improve the neighborhood standards

**SUBMITTAL CHECKLIST**

<input type="checkbox"/> PRE-APPLICATION CONFERENCE Date: _____	<input type="checkbox"/> SITE PLAN – (1"=20' Scale or larger) showing boundaries, buildings, site-improvements with setbacks for each.	<input type="checkbox"/> ELEVATIONS if new construction or addition.
<input type="checkbox"/> TRANSPORTATION ANALYSIS, if requested.	<input type="checkbox"/> CONCEPTUAL MASTER PLAN, if request.	<input type="checkbox"/> ADDITIONAL INFORMATION, if requested.
<input type="checkbox"/> OTHER: _____		

The subdivision  
City of West  
approved  
subject  
City

0 1/2" PIPE  
North of Line 0.29'

IPO 1" PIPE

N46°48'00"W

71.94

29.11'

+/- 0.164 AC.

N43°30'15"E  
99.88

7.19'

N/F Jame

S43°21'36"W  
99.54

Concrete

House "26"  
WALKWAY  
TO HOUSE

20.61'

71.69

IPO 3/4" PIPE  
(With Elbow)

S46°31'35"E

Sidewalk

IPO 3/4" PIPE  
(With Elbow Over Bolt)

Water Meter x2

Sewer Manhole

Asphalt

subject to F/W

1 RW



NOTES:  
 NEW PORCH 8' X 14'  
 COVERED SHED ROOF  
 FOOT TO EXPAND FROM HOUSE

EXISTING PORCH  
 6' 10" X 4'

4' WALKWAY  
 FROM DRIVE WAY  
 BRICK PAVERS OR CONCRETE

STEPS  
 4 FOOT WALKWAY

PORCH:  
 COMPOSITE WOOD FLOORING - GRAY  
 WHITE SQUARE PICKETS  
 SQUARE COLUMNS (3)  
 WHITE STEPS & HANDRAIL



SEE PLAN

**City of Westminster**  
**MINUTES OF THE BOARD OF ZONING APPEALS**  
**February 25, 2025, 4:00 pm**  
**Westminster City Hall Conference Room**

The meeting was called to order at 4:00pm. In attendance were Boyce Snipes and Jim Spearman

Assistant City Administrator, Regan Osbon  
City Staff, Rebecca Overton

**Approval of October 23, 2023, Meeting Minutes**

Minutes were approved by unanimous consent.

**Consideration of Variance Request for 403 S Hampton Street – Public Hearing**

Mr. Osbon informed the Board that Holly Douglas is seeking a variance to allow for subdivision of property located at 403 S Hampton Street. He added that the front and side setbacks and minimum square footage of Highway Commercial do not allow for the subdivision of the property. Mr. Osbon added that once the property is subdivided, the portion of the property fronting Highway 123 will remain zoned Highway Commercial.

There were no public comments.

Upon a motion by Mr. Snipes and seconded by Mr. Spearman, the motion to approve the variance request for 403 S Hampton Street passed unanimously.

**Adjourn**

Upon a motion by Mr. Spearman and seconded by Mr. Snipes, the motion to adjourn the meeting passed unanimously.

(Minutes prepared by Rebecca Overton)

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