

FRANKLIN COUNTY BOARD OF ADJUSTMENT

October 26, 2020

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, October 26, 2020 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Stuart May, Scott Lerew, James Roberson, Robert Carlson, Shane Brantley
Staff: Scott Hammerbacher, Brad Thompson, and Tracy Walthour

Chairman Scott Lerew called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance.

James Roberson made a motion to approve the agenda and was seconded by Robert Carlson, the motion passed by a vote of 5-0.

James Roberson made a motion, seconded by Robert Carlson, to approve the minutes from the September 24, 2020 meeting, the motion passed by a vote of 5-0.

1. Variance 20-VAR-02 requested by Gina & Cliff Wenn to allow for a Variance from the Unified Development Ordinance Article 8, Table of Area, Yard and Height Requirements, for a reduction of the front setback requirement from 30 feet to 21.3 feet for the property located at 1601 Sagamore Dr. Franklin County PIN 2831-45-6307

Brad Thompson stated that the applicants, Gina & Cliff Wenn are petitioning the board for a variance from the front setback requirements. According to the UDO, the setbacks for existing camping lots at Lake Royale are 30' Front, 5' Side, and 5' Rear. As indicated on the attached site plan, the applicant would require a front setback reduction to 21.3 feet from the front setback. The applicant has stated within the petition that the property was originally setup in 2001 by her parents and was under the impression that front setback lines were measured from the edge of the pavement instead of edge of the right of way. The applicant has received a variance approval from Lake Royale on September 18, 2020. Without a variance from the County, the applicant would not be allowed to do the necessary improvements in order for the existing structure to remain and be protected due to its age.

Gina Wenn (6729 Shanghi Dr, Willow Spring, NC 27592)

Gina Wenn stated that she received the property from her parents in 2001. When they put the camper on site to specs it was 30 ft from the road and since she and her husband had it surveyed it is only 22.3 ft from the road.

Scott Lerew asked did they measure it wrong.

Robert Carlson asked there is no other structure there, except for the camper.

Gina Wenn answered correct.

Scott Lerew asked the camper could be moved if it had to be.

Gina Wenn answered oh yes, sir, yes it could.

Robert Carlson asked there is not an existing roof over it yet.

Gina Wenn answered no, sir.

Scott Lerew asked is it going to be a roof or an enclosed house over the camper.

Gina Wenn stated we are going to do a roof and partially closed.

Scott Hammerbacher stated the way the County enforces that is the building code doesn't define a time frame, what the Planning and Inspections Office has used is that it should be able to be moved within a 24 hour time period and be pulled out. That is what the County office goes by. There are some structures that if you drove by now it would look like a Cape Cod, but it has great big doors on the side.

Scott Lerew asked so it could be pulled out.

Scott Hammerbacher stated yes, it could be pulled out. When we finish our last inspection that is the way it is.

Gina Wenn stated we are going to have some of the camper exposed so that we could get to the tongue.

Scott Lerew asked the board if there were any other questions.

Robert Carlson asked if it is a vacant camper lot and you came in there today to park the camper, you would have to be how far from the road.

Scott Hammerbacher stated 30 ft. The camper can be just about anywhere. When you permitting it is not like where you park your car. When you start doing structures it would need a line.

Robert Carlson stated but the structure doesn't exist yet.

Scott Hammerbacher stated, right.

Robert Carlson stated just the camper exists.

Brad Thompson asked you do have a structure out there, correct, you have a camper and a.

Gina Wenn answered yes, a porch.

Brad Thompson stated a closed in porch, so it is not like you can just move the camper.

Shane Brantley stated they would have to tear the porch down to do that. You could look at it as denying reasonable use of the property if we deny the variance.

Scott Lerew stated in theory if the porch was moved or made smaller, then that could be moved backwards, yes, in theory.

Shane Brantley asked what the porch is constructed of. Is it a wooden deck, concrete and block, or is it stick built.

Gina Wenn stated yes, it is stick built.

Robert Carlson asked is Lake Royale okay with your proposal.

Gina Wenn stated yes.

Stuart May made a motion to approve the Findings of Fact, seconded by Shane Brantley. The motion passed with a vote of 5-0.

Stuart May a motion to approve the variance request, seconded by Shane Brantley. The motion was denied with a vote of 3-2.

With there being no further business before the Board of Adjustment, Chairman Scott Lerew adjourned the meeting at 7:16 P.M.



Scott Lerew, Chairman
Franklin County Board of Adjustment



Tracy Walthour, Clerk
Franklin County Board of Adjustment