

FRANKLIN COUNTY BOARD OF ADJUSTMENT

June 27, 2016

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, June 27, 2016 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Robert Carlson, James Roberson, Stuart May, Shane Brantley and Scott Lerew
Staff: Jason Rogers

Scott Lerew called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. Stuart May made the motion to approve the agenda, seconded by Scott Lerew, the motion passed unanimously. Stuart May made a motion, seconded by Scott Lerew, to approve the minutes from the April 25, 2016 meeting, the motion passed unanimously.

1. Variance 16-VAR-04 requested by Daniel Boshart to allow for a Variance from the Unified Development Ordinance Article 8, Table of Area, Yard and Height Requirements, to allow for a reduction of the front setback requirement from 30 feet to 20 feet for the property located at 1575 Sagamore Dr. Franklin County PIN 2831-45-9072.

Scott Lerew opened the public hearing.

Jason Rogers stated the applicant is petitioning the Board for a variance from the front setback requirements. According to the UDO, the setbacks for existing camp lots at Lake Royale are 30' Front, 5' Side, and 5' Rear. As indicated of the attached proposed site plan, the applicant would require a front setback reduction of ten (10) feet. The applicant has stated within the petition that the current setbacks prohibit reasonable placement of structures on the property within the available space. The applicant further states that the combined lot configuration and existing camper is encroaching the front setback by fifteen (15) feet. The proposed site plan would encroach the front by ten (10) feet. The applicant will need to obtain an encroachment agreement from the North Carolina Department of Environmental and Natural Resources Division of Water Quality in order to encroach into the fifty (50) foot lake buffer. Without a variance they would not be able to improve the property as they wish.

Daniel Boshart (115 Tidy Island Blvd. Bradenton, Florida 34210)

Mr. Boshart stated that he purchased the property twelve (12) years ago. Mr. Boshart explained that he wished to sell the lot, but is unable to because of its limited useable space. He further stated that the fifty (50) foot setback requirement from the lake limited his useable space to 910 square feet or 10% of his lot.

Mr. Roberson asked Mr. Boshart if the Lake Royale Homeowner's Association was only giving him a five (5) foot variance.

Mr. Lerew asked if the smaller camper would be removed from the property.

Mr. Boshart responded yes, the camper is in disrepair. He said that he has a prospective buyer that hopes to develop the lot according to the proposed site plan.

Mr. Boshart replied yes. I am hoping that if this Board grants me a variance of ten (10) feet the Lake Royale Homeowner's Association will reconsider a variance of ten (10) feet.

Jason Rogers explained that Mr. Boshart will need to seek an encroachment agreement from the North Carolina Division of Water Quality for the fifty (50) lake buffer.

Mr. Boshart stated he has already started the application process with North Carolina Division of Water Quality.

Mr. Lerew closed the public hearing.

Mr. Roberson said with the setbacks as they are Mr. Boshart is unable to do anything with this lot.

Mr. Brantley noted that on one side of the property there is zero space remaining after applying the current setbacks.

Mr. Roberson stated that he feels the applicant needs the ten (10) foot variance he is requesting.

Mr. Roberson made a motion to approve the Findings of Fact, seconded by Shane Brantley. The motion passed unanimously.

Mr. Roberson made a motion to grant the requested ten (10) foot variance for the property located at 1575 Sagamore Dr., Franklin County PIN #2831-45-9072, seconded by Stuart May. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Scott Lerew adjourned the meeting at 7:30 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Jason Rogers, Clerk
Franklin County Board of Adjustment