

FRANKLIN COUNTY BOARD OF ADJUSTMENT

March 28, 2016

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, March 28, 2016 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Robert Carlson, James Roberson, Stuart May, Armenta Eaton and Dewey Botts
Staff: Jason Rogers and Katie Rhyne

With the Chairman and Vice Chairman of the meeting absent, James Roberson made a motion that Stuart May serve as Chairman. Armenta Eaton seconded the motion. The motion passed with a vote of 4-1 with Stuart May opposed.

Stuart May called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. Armenta Eaton made the motion to approve the agenda, seconded by Robert Carlson, the motion passed unanimously. Robert Carlson made a motion, seconded by Dewey Botts, to approve the minutes from the February 22, 2016 meeting, the motion passed unanimously.

1. Variance 16-VAR-03 requested by Freida Frattone 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 side setback requirement from 10 feet to 9.7 feet for the property located at 244 Shawnee Dr. Franklin County PIN 2830-39-7735.

Stuart May opened the meeting to the public.

William Peguignot (113 Lake Royale Louisburg, North Carolina 27549)

Mr. Peguignot explained that he purchased the house in 2010 and had recently moved to Florida with his wife with intentions to sell the house. He explained that the house was 0.3 feet too close to the property line which made it difficult to sell.

Jason Rogers explained that in 2009 when the home was being constructed, the County did not require a foundation survey which could potentially cause issues like this.

James Roberson asked if a survey had been done when the home was constructed.

William Peguignot stated that there had not been a survey done when the home was constructed.

Jason Rogers added that two lots had been recombined for this property but the extra space generated by this was on the opposite end of the property from the home.

Ann Faison (104 Stage Line Cv. Louisburg, N.C. 27549)

Mrs. Faison explained that she felt the builders at the time of construction had not properly checked to ensure that the setbacks had been met. She explained that she was the real estate agent for the Peguignots and that this had been a hardship for them.

Dewey Botts asked if the adjacent property owners had been notified.

Jason Rogers responded by stating they had.

Dewey Botts asked if there had been any opposition from adjacent owners.

Jason Rogers explained that he had not received any complaints to his knowledge only an inquiry as to where the meeting would be held.

With no further discussion from the board, Stuart May closed the public hearing.

Robert Carlson made a motion to approve the findings of fact. Armenta Eaton seconded the motion. The motion passed unanimously.

Armenta Eaton made a motion to grant the variance. The motion was seconded by Dewey Botts. The motion passed unanimously.

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

Scott Lerew, Chairman
Franklin County Board of Adjustment

Katie Rhyne, Clerk
Franklin County Board of Adjustment