

FRANKLIN COUNTY BOARD OF ADJUSTMENT

May 27, 2014

The Franklin County Board of Adjustment held its regular monthly meeting on Tuesday, May 27, 2014 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Shane Brantley, Robert Carlson, Stuart May, Jim Roberson, and Dewey Botts
Absent: Scott Lerew, Armenta Eaton
Staff: Scott Hammerbacher, Jason Rogers, and Kevin Lewis

Vice Chairman Shane Brantley called the meeting to order at 7:30 P.M.; and welcomed everyone in attendance. Mr. May made a motion, seconded by Mr. Roberson to adopt the agenda without the request for a Conditional Use Permit, as the applicant was not present. The motion passed unanimously. Mr. May made a motion, seconded by Mr. Roberson to approve the minutes from the April 28, 2014 meeting as presented. The motion passed unanimously.

1. Request for a Variance by Chad Brinley 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 5 feet to 3.3 feet and side setback from 5 feet to 3.1 feet for the property located at 152 Big Horn Cove. Franklin County PIN 2831-52-5490. . The existing structure is encroaching into the side setback by 1.9 feet. The applicant has stated within the petition that potential buyers will not purchase the property without a variance. The applicant also stated that the small lot size combined with the required setbacks significantly limit the building envelope of this lot.

The petitioner, Chad Brinley, was sworn in and stated that the Lake Royale Property Owner's Association has already approved his request. He also presented documents from when the structure was built.

Mr. Roberson noted that the structure also encroached into the front setback by less than two feet, and a storage shed (estimated to be 10X10 feet), is in the setback as well.

Mr. Carlson asked how the Planning Department deals with setback encroachment issues such as these during the building process.

Mr. Hammerbacher stated that the property owner or builder presents the plans and they are only approved if they meet all setback requirements. At that point, it is up to the builder to maintain them.

Mr. Brantley closed the public hearing.

Mr. May made the motion to approve the Findings of Fact, seconded by Mr. Carlson. The motion passed unanimously.

Mr. Roberson made the motion to amend the application so that the variance will include the front setback encroachment of the structure and the storage building. Mr. May seconded the motion. The motion passed unanimously.

Mr. May made the motion to approved the Variance request, seconded by Mr. Carlson. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Vice Chairman Brantley adjourned the meeting at 8:00 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Kevin Lewis, Clerk
Franklin County Board of Adjustment