

## FRANKLIN COUNTY BOARD OF ADJUSTMENT

November 23, 2015

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, November 23, 2015 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Shane Brantly, Robert Carlson, Scott Lerew, Stuart May, and James Roberson  
**Staff:** Jason Rogers and Katie Rhyne

Chairman Scott Lerew called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. Mr. May made the motion to approve the agenda, seconded by Mr. Roberson, the motion passed unanimously. Mr. May made a motion, seconded by Mr. Brantly, to approve the minutes from the October 26, 2015 meeting, the motion passed unanimously.

1. Variance requested by Bennett A. Rowland Jr. to allow for a Variance from the Unified Development Ordinance Article 6-2: Note 4 (Accessory Uses, Buildings, and Structures) (I) to allow for the placement of an Accessory Structure past the front facade of the principal structure.

Mr. Lerew opened the public hearing.

Bennett A. Rowland Jr. 277 N. Raleigh Farms Rd. Youngsville, NC 27596

Mr. Rowland explained that he wished to build this accessory structure to repair tractors and that the septic tank was located in the rear yard as was the drain field, leaving no room for the accessory structure.

Mr. Lerew asked why the building could not be located at the side of the property.

Mr. Rowland responded by stating that there were trees located there he would rather not have to tear down and the proposed location of the accessory structure was in a clear field.

Mr. Lerew asked if the tractor repair that the applicant proposed would be for a business.

Mr. Rowland responded by stating that all the repairs would be for personal use.

Mr. Roberson asked if there would be additional driveway access to the accessory structure.

Mr. Rowland explained that there would be additional driveway added that would extend from his existing driveway.

Mr. Roberson asked if the proposed accessory structure could be built without meeting setback requirements

Mr. Rodgers explained that accessory structures were permitted within ten (10) feet of a lot line or twenty (20) feet of a right-of-way line.

Mr. Carlson asked if the accessory building could be larger than the principal dwelling.

Mr. Rogers responded by stating that the Unified Development Ordinance (UDO) did not address that.

Mr. Carlson asked how tall the proposed accessory structure was meant to be.

Mr. Rowland stated that the structure was meant to be fourteen (14) feet tall.

Mr. Carlson pointed out that in the Unified Development Ordinance (UDO) an accessory structure could not exceed the height of the principal structure.

Mr. Lerew suggested that the board take a five (5) minute recess.

When the recess concluded Mr. Rowland stated that the topography sloped downhill to where the accessory structure would be proposed and added that due to that an individual would not know the change in height unless the structures were measured.

Mr. Lerew suggested that the board add that as a stipulation when the board were to proceed with motions.

Mr. Roberson made a motion to grant the variance with the added stipulation that the accessory structure could also exceed the height of the principal structure, with an added condition that the structure be screened with a row of evergreen trees for the length of the structure along N. Raleigh Farms Rd. The motion was seconded by Mr. Brantly. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Chairman Lerew adjourned the meeting at 7:25 P.M.

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Scott Lerew, Chairman  
Franklin County Board of Adjustment

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Katie Rhyne, Clerk  
Franklin County Board of Adjustment