



Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536

(252) 738-2080 / FAX 738-2089

Staff Report 06/14/2018

Owner:

Louis B. & Gloria G.
Daniel

Applicant:

Louis B. & Gloria G.
Daniel

Parcel ID:

0403 02007A

Location:

3910 Dabney Road

Current Zoning:

R30 - Residential

Public Hearing:

06/14/2018

Prepared by:

Angie Blount

Description of Variance Request:

The applicant is requesting a variance from the minimum right side setback for R30 residential zoning of 20' to 5' 1" in one area and 4' 3" in another for an attached carport.

Exhibits as follows:

Exhibit 1. Application, Statement of Justification and Factors Relevant, Site plan and metes and bounds description

Exhibit 2. Aerial View.

Exhibit 3. Photo of addition.

Findings of Fact

1. The request is to reduce the side building setback.
2. The property is owned by Louis B. & Gloria G. Daniel.
3. The property is located at 3910 Dabney Road and is further identified as Tax Map Parcel 0403 02007A.
4. The property consists of .51 acres or 22,216 square feet.
5. The application requesting a variance was filed 05/24/2018.
6. The property was posted on 06/01/2018.
7. The adjoining property owners were notified 05/31/2018.
8. The legal notice was run in the Henderson Dispatch on 06/01/2018.

Staff Comments

This variance request results from the property being found in violation of zoning and building regulations brought about by a citizen complaint. The applicant was notified of the complaint and was advised they would have to obtain zoning and building permits and meet all of the regulations for residential additions. It was then found that the setback had been encroached upon. This resulted in the applicant being given the choice of modifying the addition to meet setback, removing the addition or seeking a variance through the BOA.