Planning and Development Department
156 CHURCH STREET, HENDERSON, NC 27536
(252) 738-2080 / FAX 738-2089

Staff Report 02-09-17

Owner: Richard D. Reese

Applicant: Richard D. Reese

Parcel ID: 0317 03013

Location: 769 Tungsten Mine Road

Current Zoning: (R-30) Residential Low Density

Public Hearing: 02/09/2017

Prepared by: Amy Sandidge

Description of Variance Request:

The applicant is requesting a variance from the minimum setback (section 3.2.3) requirement to reduce the side setback from 20 feet to 15 to allow a 14x66 mobile home to be placed on the property.

Exhibits as follows:

Exhibit 1. Application
Exhibit 2. Site plan
Exhibit 3. Adjoining owners map, surrounding zoning and 2013 Aerial
Exhibit 4. Variance check sheet

DRAFT Findings of Fact

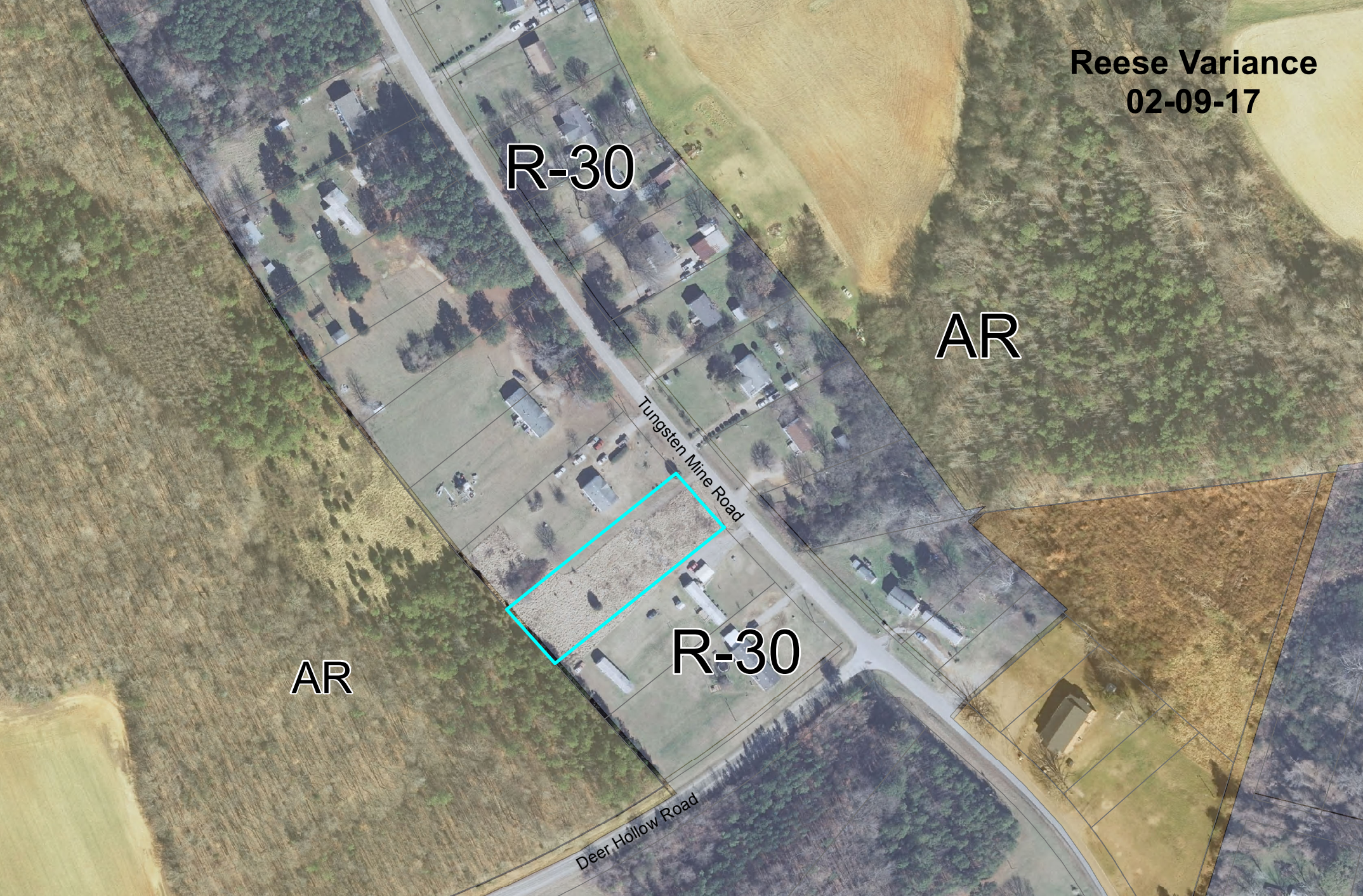
1. The property was a tax foreclosure that was purchased by Richard D. Reese in January 2015.
2. The request is for a variance from section 3.2.3 of the zoning ordinance to allow a reduction of the side setback from 20 to 15 feet.
3. The lot is located at 769 Tungsten Mine Road (tax parcel 0317 03013).
4. The lot consists of 0.756 acres according to the applicant.
5. The lot currently vacant.
6. The lot is currently zoned R-30 (Residential Low Density).
7. The application requesting the variance was filed on January 19, 2017.
8. The adjoining property owners were notified on January 26, 2017.
9. The property was posted on January 30, 2017.

Staff Comments

The applicant is wishes to place a 14x66 mobile home on the site. The existing parcel is approximately 100x326. The property was in foreclosure and purchased by the applicant in January 2015. The tax records show that in 2011 the site was developed with a 14x66 mobile home; the applicant wishes to replace with the same. The property has an existing well and septic system installed and the variance would allow the applicant to utilize the existing systems.

The surrounding area is developed with other similar sized lots and mobile homes.

It is important to note that the NC general statues have changed slightly regarding the criteria for granting a variance. See the last page of this packet for the revised criteria.


Reese Variance
02-09-17
R-30
AR
Tungsten Mine Road
R-30
AR
Deer Hollow Road