



# Planning and Development Department

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

**Staff Report 06-13-2019**

## Vance County Board of Adjustment

**Owner:** Millard T. &  
Marsha Abbott

**Applicant:** Owner

**Parcel ID:**  
0591A01002

**Location:**  
381 Moody Rd

**Current Zoning:** R30  
Residential Low-Density

**Public Hearing:**  
06/13/2019

**Prepared by:**  
Angie Blount

### Description of Request for Variance:

The applicant is requesting a variance from the side setback requirements of 20' to 10' for the construction of a new dwelling at 381 Moody Rd, parcel number 0591A01002.

#### **Exhibits as follows:**

**Exhibit 1.** Application, Statement of Justification and Factors Relevant, Legal Description of Property.

**Exhibit 2.** Site plan

**Exhibit 3.** Aerial view

#### Findings of Fact

1. This request is for a variance from the right and left side property line from the required 20' within the R30 zoning district, to 10' in order to build a new dwelling on the lot.
2. The application requesting a Variance was filed 05/15//2019 and a fee of \$250 was collected.
3. The property was posted on 05/30/2019.
4. The adjoining properties were sent notice on 05/30/2019, Certified Mail, Return Receipt.
5. The legal notice was run in the Henderson Dispatch on 05/30/2019.

#### Staff Comments

The applicant is seeking a variance from the right and left side property lines from the required 20' to 10' in order to construct a new dwelling on the lot. The property consists of .235 acres or 10,193 sq. ft. The applicant is unable to build in the front part of the lot due to the location of the septic field. The home that is currently on the property encroaches on the neighboring property. The current dwelling will be removed and the new dwelling will be located entirely on the applicants' lot.

