



Planning and Development Department

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

Staff Report March 12, 2020

Vance County Board of Adjustment

Case# VA20200312-1

Owner: Robert & Diane
Peper, Sr.

Applicant: Robert &
Diane Peper, Sr.

Parcel ID: 0333 01009

Location:
108 Mickey Lane

Current Zoning: R30
(Residential Low
Density)

Public Hearing:
03/12/2020

Prepared by:
Angie Blount

Request for Variance

This is a request for a variance from the right and left side property lines, to allow the construction of a site built, single-family dwelling. This lot is a lot of record containing .16 acres. The property is zoned R30 (Residential Low Density). Due to the size of the lot and the location of the new septic system, drain lines, drain field and well, the applicant has a left side setback of 13' 5" of the required 20', leaving the applicant to ask for a variance of 6' 5". On the right side, the current setback is 4' 9' from the required 20', leaving the applicant to ask for a variance of 15' 1".

Exhibits as follows:

Exhibit 1. Application, Statement of Justification.

Exhibit 2. Site plan

Exhibit 3. Aerial View of property with zonings for adjacent properties.

Findings of Fact

1. The request is for a Variance from the left and right side property lines to allow the construction of a 30' x 40' site built dwelling.
2. The property is located 108 Mickey Lane and is zoned R30 (Residential Low Density).
3. The property was posted on February 28, 2020.
4. The adjoining properties were mailed notice on March 2, 2020, Certified Mail, Return Receipt.
5. The legal notice was advertised in the Henderson Dispatch on February 29, 2020.

Staff Comments

The applicant is asking for a variance from both the right and left side setbacks in order to construct a site built dwelling. The property previously held a manufactured home but due to the need to install a new septic, the applicant removed the home to make room for the improvements. The new septic fits entirely on the applicant's property where previously a septic easement was necessary. Having to meet setbacks from the new septic and well for Environmental Health, significantly reduced the area suitable for building a house and resulted in the applicant asking for a variance from side setbacks due to the hardship.

