

# NOTICE

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Town of Laurel Park • 441 White Pine Drive • Laurel Park, NC 28739

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**Date:** October 29, 2024  
**Contact:** Tamara Amin, CMC, NCCMC  
Town Clerk  
**Phone:** 828-693-4840

## **BOARD OF ADJUSTMENT REGULAR MEETING- PUBLIC HEARING NOTICE**

**The Laurel Park Board of Adjustment Meeting has been scheduled- as follows:**

**Date/Time:** November 14, 2024, at 4:00 p.m.

**Location:** Laurel Park Town Hall, 441 White Pine Street, Laurel Park, N.C. 28739

**Purpose:** Hearing to consider an application for a variance

Residents at 205 Moore Street would like a variance from the street setback and a variance for expanding a preexisting nonconforming structure. The lot is identified on the records of the Henderson County Mapping Office as PIN 9568029119. The lot is in the ETJ R-20 zoning district, with an estimated acreage of .59 acre, and an average slope of 5%.

Accessory structures are permitted in the R-20 zoning district provided they meet the applicable setbacks which are a street setback of thirty (30) feet and side and rear setbacks of ten (10) feet according to Section 2.6.3. The required 30-foot street setback will not be met when replacing the structure in the exact same footprint which was previously setback 9 feet from Ficker Circle.

Section 10.2.4. D.1 states a street setback is “measured from the right-of-way edge associated with a public street or existing private street.” The home is bounded on three sides by streets: Ficker Circle and Moore Street which are both NCDOT maintained secondary roads (SR-1158).

Section 2.6.3 note nine (note/9) points out that, “Except for fences, walls, and features identified in section 2.4.8: Allowable Encroachments into setbacks, detached accessory structures shall not be located between the primary front façade of the principal structure and a street setback line.” The existing storage shed was located between the principal structure and Ficker Circle.

Section 5.3.4 Restoration states “If a nonconforming structure other than a manufactured or mobile home is damaged or destroyed by any means to an extent of 75 percent or more of its replacement cost or size, it may only be reconstructed in accordance with the requirements of this Ordinance.

The hearing shall be conducted, and this notice is given, pursuant to the Rules of Procedure for the Laurel Park Board of Adjustment. A copy of the Rules of Procedure, together with a copy of the Application for Variance, may be obtained by contacting the Town Manager at Laurel Park Town Hall, 441 White Pine Drive, Laurel Park, North Carolina, (828) 693-4840. Office hours are Monday – Friday, 9am – 5pm.

**IF YOU ARE THE APPLICANT – YOU OR YOUR REPRESENTATIVE MUST BE PRESENT AT THIS MEETING OR YOUR APPLICATION WILL NOT BE REVIEWED.**