

NOTICE

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

Date: May 6, 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: May 16, 2024, at 4:00 p.m.

Location: Laurel Park Town Hall, 441 White Pine Street, Laurel Park, N.C.
28739 and ZOOM Platform.

Purpose: Hearing to consider two Applications for a Variance

Residents at 124 Apple Lane would like a variance from the street setback. The lot is identified on the records of the Henderson County Mapping Office as PIN 9558574494. The lot is in the R-30 zoning district, with an estimated acreage of 1.34 acres, and an average slope of 11%.

Accessory structures are permitted in the R-30 zoning district provided they meet the applicable setbacks which in this case would be a street setback of thirty-five (35) feet and a side setback of ten (10) feet according to the dimensional standards found in section 2.5.3. One corner of the proposed garage is approximately seven feet within the setback of the Apple Lane right of way (leaving a 28-foot setback instead of the required 35 feet). The proposed location of the garage would be within the primary building façade of the home in accordance with the definition.

Section 10.2.4. D.1 defines a street setback as, “A street setback measured from the right-of-way edge associated with a public street or existing private street.” The home is bounded by three streets: Apple Lane, Sabine Drive, and Laurel Park Highway.

Residents at 2149 Hebron Road 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 9558853515. The lot is in the R-20 zoning district, with an estimated acreage of 1.34 acres, and an average slope of 12%.

Accessory structures are permitted in the R-20 zoning district provided they meet the applicable setbacks which in this case would be a street setback of thirty (30) feet and side and rear setbacks of ten (10) feet according to the dimensional standards found in section 2.5.3. All setbacks will be met by the proposed projects.

Section 10.2.4. D.1 defines a street setback as, “A street setback measured from the right-of-way edge associated with a public street or existing private street.” The home is bounded by three streets: Hebron Road, Ransier Drive, and Laurel Park Highway.

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 bike barn is proposed to be located downslope of Hebron Road and between the front façade of the principal structure and a street setback.

Section 5.3.3.A of the UDO states “No nonconforming structure may be altered in any way which increased the nonconformity; however, any nonconforming structure or portion thereof may be altered to decrease the degree of nonconformity.”

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 Assistant to the Town Manager or 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.

Zoom webinar.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83493808858>

Or Dial (for higher quality, dial a number based on your current location):

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