



AGENDA
May 16th, 2024
Laurel Park Board of Adjustment- Regular Meeting

Hearing Location: Laurel Park Town Hall
and electronically via Zoom
Hearing Time: 4:00 p.m.

Please click the link below to join the webinar:

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

Or

Telephone:

1-309-205-3325 (US)

1. Call to Order
2. Approval of the Agenda
3. Approval of the Minutes
 - a. February 7, 2024
4. Old Business
 - a. Public Hearing for Variance Requests (2) – 2149 Hebron Road (page 2)
 - b. Public Hearing for Variance Request - 124 Apple Lane (page 15)
5. Adjournment



**TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY**

Title of Item: Public Hearing for Variance Request – 2149 Hebron Road

Presenter: Cara Reeves, Asst. to the Town Manager

Attachment(s): Yes/No

- Variance Application
- Site Plans/Sketches, Aerial, Tax Map, Request Letter

Summary of Item:

Residents at 2149 Hebron Road would like a variance from the street setback. 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.

The homeowner states that the building cannot be placed in the back yard due to an existing septic field, and numerous large shade trees. Additionally, a new driveway would have to be paved on the opposite side of the house where there are no existing entrances.

The driveway and address are located on Hebron Drive. The definition of primary building façade (pg. 416) states, “The architectural front wall (façade) of the building that faces the street from which the building is addressed.”

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



**TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY**

located downslope of Hebron Road and between the front façade of the principal structure and a street setback.

Due to the unique factors of being bounded by three streets, and the location of the septic, the applicant seeks relief from the location and placement of the bike barn to be placed within the “front façade.”

The applicant is also looking to expand the nonconforming structure known as the cottage, by building a 10x5 square foot addition on the southeastern side. 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.”

Materials for both projects would be identical to the existing structures and comprised of native field stone and batten board.

Suggested Action Requested: Staff requests that the board review and discuss.

Suggested Motion: Motion to approve, approve contingent upon any conditions, or deny the variance application.

VARIANCE APPLICATION FORM

Town of Laurel Park • 441 White Pine Drive • Laurel Park, NC 28739 • P. 828-693-4840 • F. 828-696-4948

APPLICATION PAGE 1 OF 5

APPLICATION LAST UPDATED: 8.28.23



1. THINGS TO KNOW ABOUT THE ZONING/SUBDIVISION VARIANCE PROCEDURE

1. The variance review procedure is described in Section 6.3.20 of the Laurel Park Unified Development Ordinance.
2. A variance application may be filed to request relief from dimensional requirements, development standards, or watershed requirements, stormwater requirements in the UDO.
3. A variance may be used to request relief from a use standard or other development requirement as part of a reasonable accommodation to allow a person with a disability to have access to housing as allowed under the federal Fair Housing Act.
4. A variance may not be used to alter the allowable uses in a zoning district or deviations in applicable conditions of approval.
5. A variance application may not be filed with an application for a planned development.
6. A pre-application conference is mandatory prior to submission of an application for a variance.
7. Applicants are required to demonstrate a hardship (that is not self-imposed) for approval of a variance. Financial hardship is not a valid criteria for the approval of a zoning/subdivision variance.
8. Variances to the special flood hazard area standards are processed in accordance with Chapter 152 of the Town Code of Ordinances.
9. Water-related variances from the watersupply watershed regulations are classified as major or minor. Major variances from the watersupply watershed regulations are decided by the North Carolina Environmental Management Commission following a recommendation by the BOA.
10. Applications for a variance shall require submittal of a Site Plan.
11. In cases where a development application (e.g., a site plan) requires approval of a variance, the variance shall be reviewed and decided prior to review of other aspects of the development application.

2. GENERAL APPLICANT INFORMATION

A. Parcel Information

1. Parcel Address: 2149 Hebron Rd
2. Parcel Identification Number: 9558853515
3. Lot Area/Acreage: 4.24
4. Base Zoning District: R20
5. Overlay Zoning District (if applicable): None

B. Primary Point of Contact Information

1. Primary Point of Contact Name: Clement Riddle
2. Mailing Address: 2149 Hebron Rd
3. Phone: 828-606-5168
4. Email: riddle.clement@gmail.com

VARIANCE APPLICATION FORM

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APPLICATION PAGE 2 OF 5

APPLICATION LAST UPDATED: 8.28.23



3. DESCRIPTION OF REQUEST

(Please complete the following)

1. Is this application associated with another application? Yes No

If yes, what kind of application?

2. Is this site subject to any approved administrative adjustments? Yes No

If yes, what is the case number (please list all):

3. Please select the type of standards being varied (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Lot coverage | <input type="checkbox"/> Off-street parking/loading/circulation standard |
| <input type="checkbox"/> Lot area | <input type="checkbox"/> Landscaping standard |
| <input type="checkbox"/> Lot width | <input type="checkbox"/> Fence/wall standard |
| <input type="checkbox"/> Minimum yard/setback | <input type="checkbox"/> Exterior lighting standard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water supply watershed |
| <input type="checkbox"/> Flood damage prevention | <input type="checkbox"/> Reasonable accommodation |
| <input checked="" type="checkbox"/> Other (please specify below): | <input type="checkbox"/> Design standard |

4. Please list the section(s) of the UDO from which the variance is being requested (please list all that apply):

2.6.3 No. 9

5. Please explain, in detail, the variance you are requesting and why it is needed. Please limit this discussion to facts and the hardships that would be created by strict adherence to the UDO:

Attach additional sheets if necessary.

6. Please identify the zoning district designation and existing use of land for all adjacent properties, including those across the street:

All adjacent properties are R20. Single-family homes

Attach additional sheets if necessary.

7. Is the property exceptionally narrow, shallow or does it have an exceptional size or shape that existed prior to the effective date of this zoning ordinance? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

Finalizing responses.

VARIANCE APPLICATION FORM

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APPLICATION PAGE 3 OF 5

APPLICATION LAST UPDATED: 8.28.23

8. Does the property have exceptional topographic conditions or some other extraordinary situation or condition that makes it unlike other properties in the immediate vicinity? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

9. Is there some particular condition, situation, or development on the property immediately adjacent to the subject property that affects the subject property's ability to comply with the regulations you are seeking a variance from? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

10. Please provide a written description of any hardship(s) and how such hardship(s) is not self-imposed:

Attach additional sheets if necessary.

11. Please describe how the development subject to the requested variance will be in harmony with the general purpose and intent (see Chapter 1) of the UDO:

Attach additional sheets if necessary.

12. Explain any potential negative external impacts that may result from the proposed variance, and how they will be mitigated:

Attach additional sheets if necessary.

~~13. For sign variances, explain how this variance does not confer any special privilege that is denied to similar lands:~~

Attach additional sheets if necessary.

~~14. For sign variances, explain how the variance amount requested is the absolute minimum that will allow reasonable use of the land:~~

Attach additional sheets if necessary.

4. SUBMITTAL CHECKLIST

(Please ensure your application includes 3 paper copies and 1 digital (pdf) copy of all of the following)

- 1. Pre-application conference completed 4/16/24
- 2. Variance application form
- 3. Application fee 4/16/24
- 4. Copy of the deed for subject property(ies)
- 5. Locations, square footages, and dimensions of all existing and proposed structures

VARIANCE APPLICATION FORM

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APPLICATION PAGE 4 OF 5

APPLICATION I



19.5 side/65' Height

- 6. All minimum and maximum setbacks, including build-to lines
- 7. Easement types, locations, and dimensions
- 8. Locations and sizes of driveways, parking areas
- 9. An elevation drawing showing proposal building facades when variances to design standards are requested
- 10. Applications for a variance shall require submittal of a Site Plan and any additional information determined to be necessary by the Town.

5. APPLICANT SIGNATURE

I certify that the information provided on this application form is complete and accurate to the best of my knowledge. I hereby authorize Town officials to enter the subject property for the purposes of determining compliance.

If there are multiple land owners or applicants, a signature is required for each.

Land Owner or Authorized Signature: R. James [Signature]
 Date: 4/16/24

Land Owner or Authorized Signature: _____
 Date: _____

Land Owner or Authorized Signature: _____
 Date: _____

OFFICE USE ONLY
Project #:
Associated Project #:
Received By:
Filing Date:
Accepted as Complete By:
Complete Date:
Decision:
Decision By:
Decision Date:

VARIANCE APPLICATION FORM

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APPLICATION PAGE 5 OF 5

APPLICATION LAST UPDATED: 8.28.23



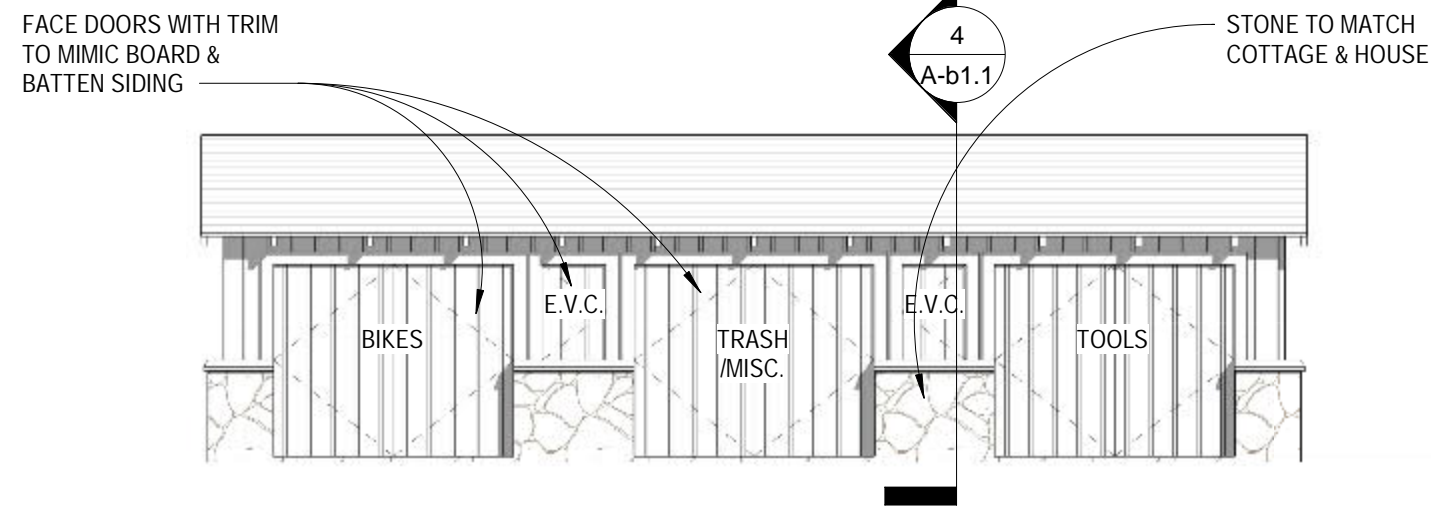
Pre-application Conference Date (if conducted): 4/16/24

Notes/Comments:

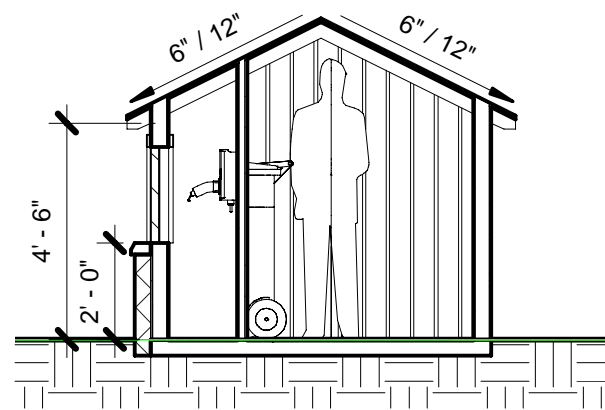
Variance request for new accessory structured expansion to existing. UDD 2.6-3 footnote 9
"accessory structures shall not be located between primary fronted street."



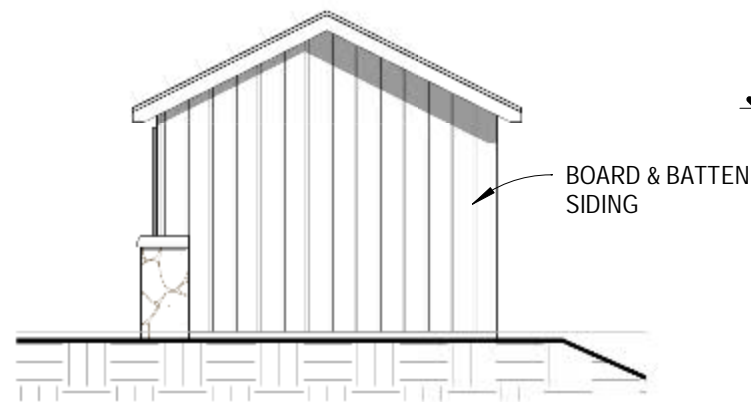
5 BIKE BARN PERSPECTIVE



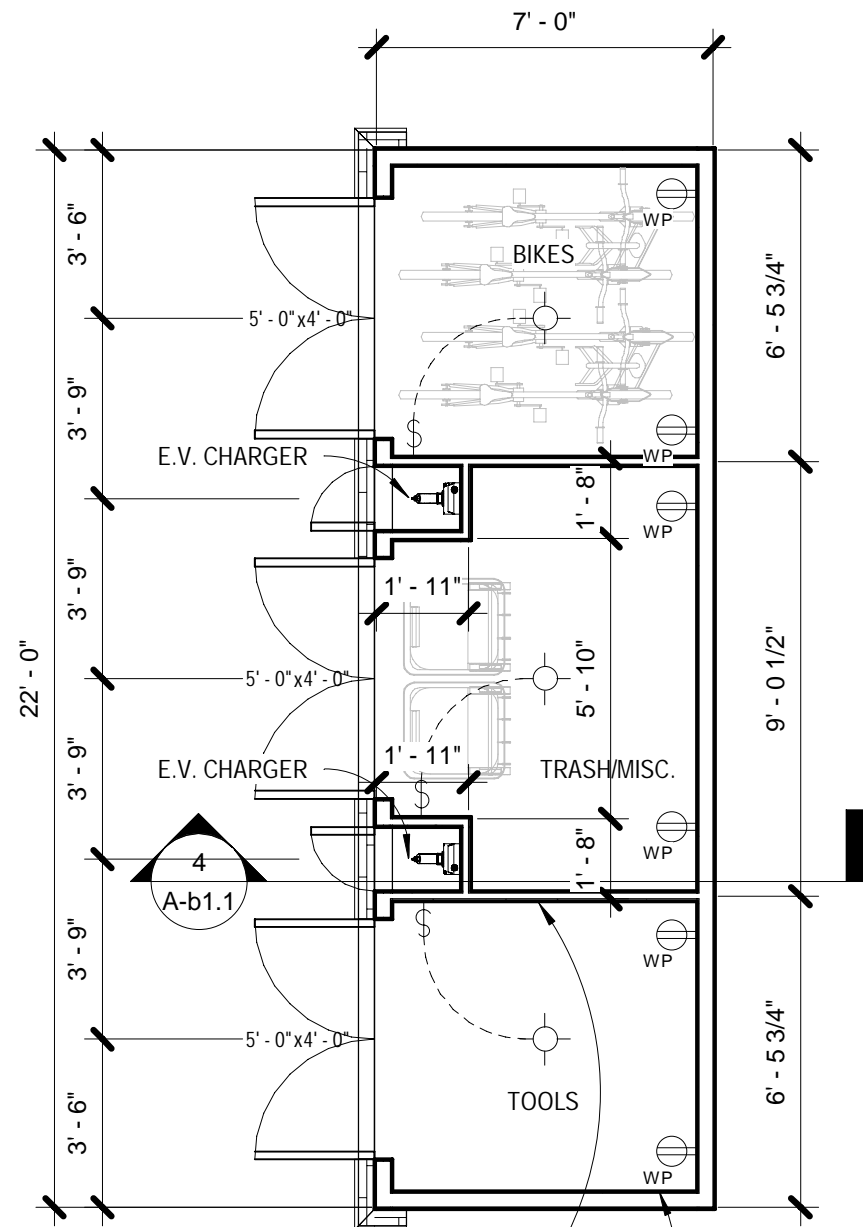
2 BIKE BARN FRONT
 1/4" = 1'-0"



4 SECTION
 1/4" = 1'-0"



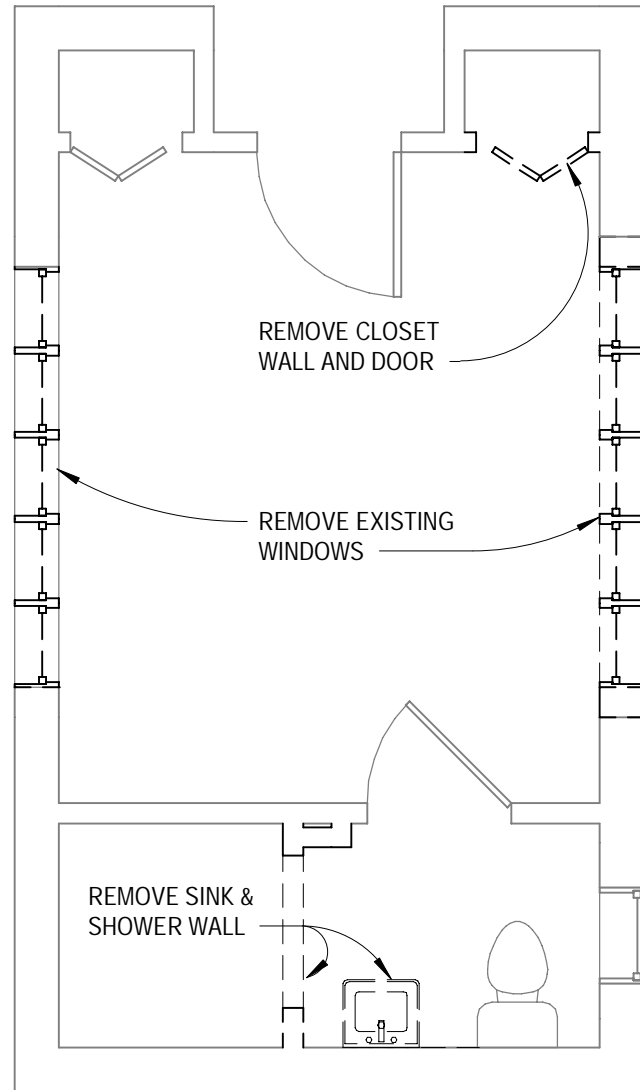
3 BIKE BARN RIGHT SIDE
 1/4" = 1'-0"



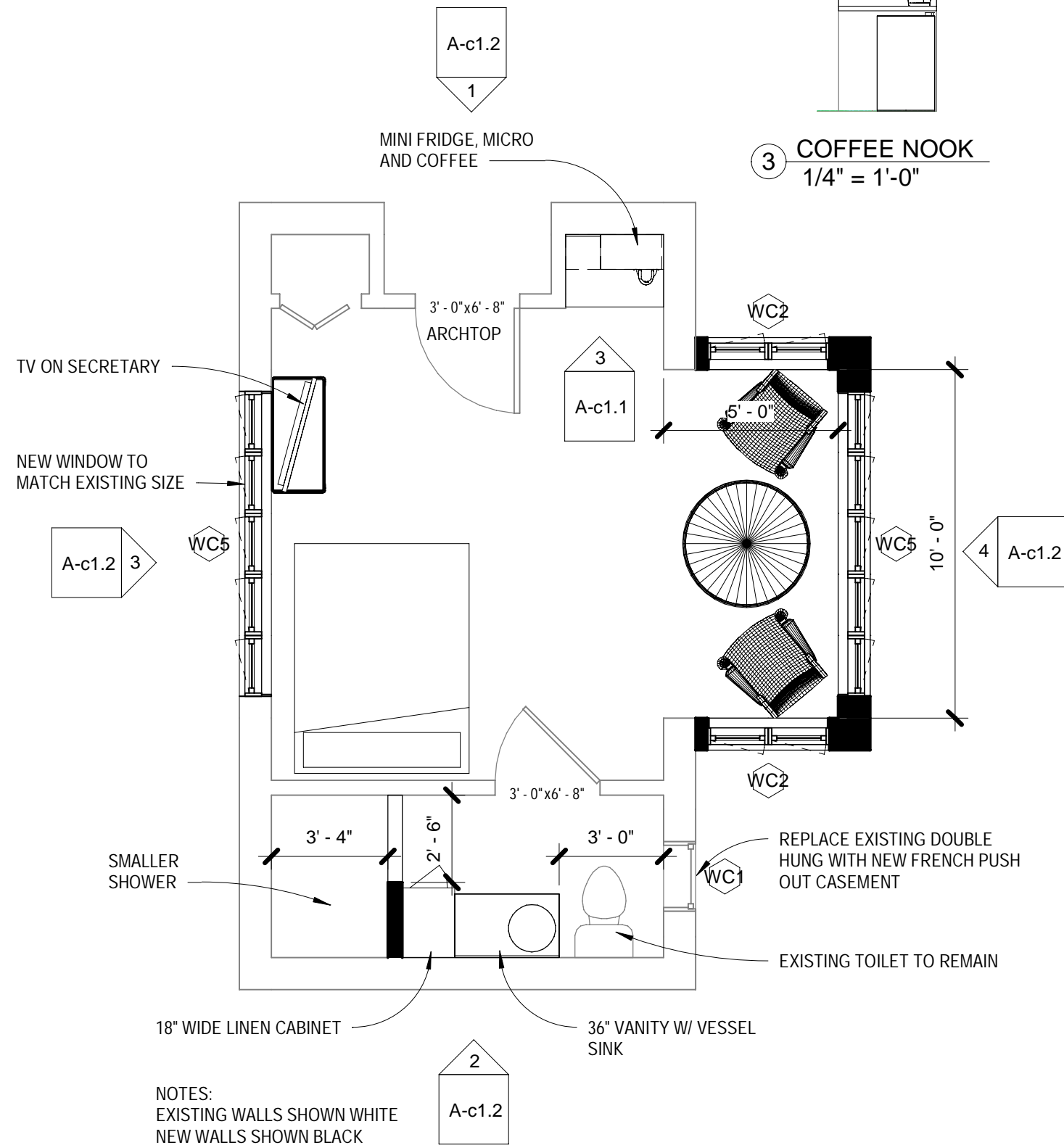
INTERIOR DIVIDING WALLS TO BE 2x4 ON THE FLAT WITH 1/2" OSB ONE SIDE - TYP.
 2x4 WOOD FRAMED EXTERIOR WALLS - TYP.

1 BIKE BARN FLOOR PLAN
 1/4" = 1'-0"

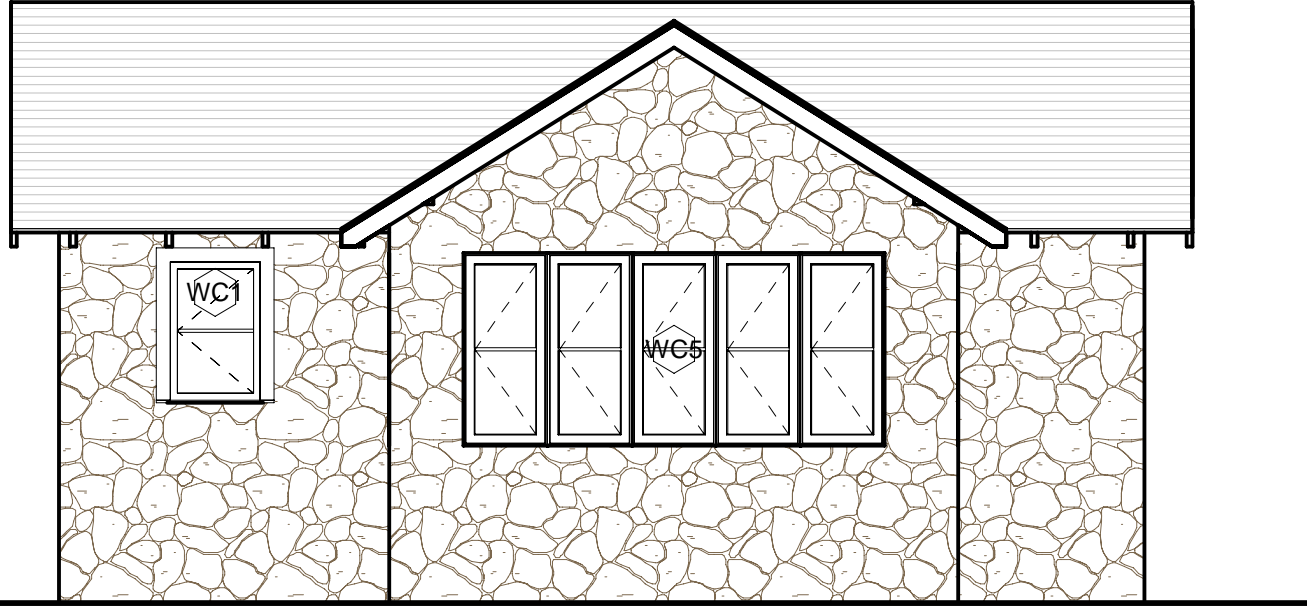
Window Schedule		
Type Mark	Unit Size	
	Width	Height
WC1	2' - 0"	3' - 0"
WC2	1' - 9"	4' - 0"
WC5	1' - 9"	4' - 0"



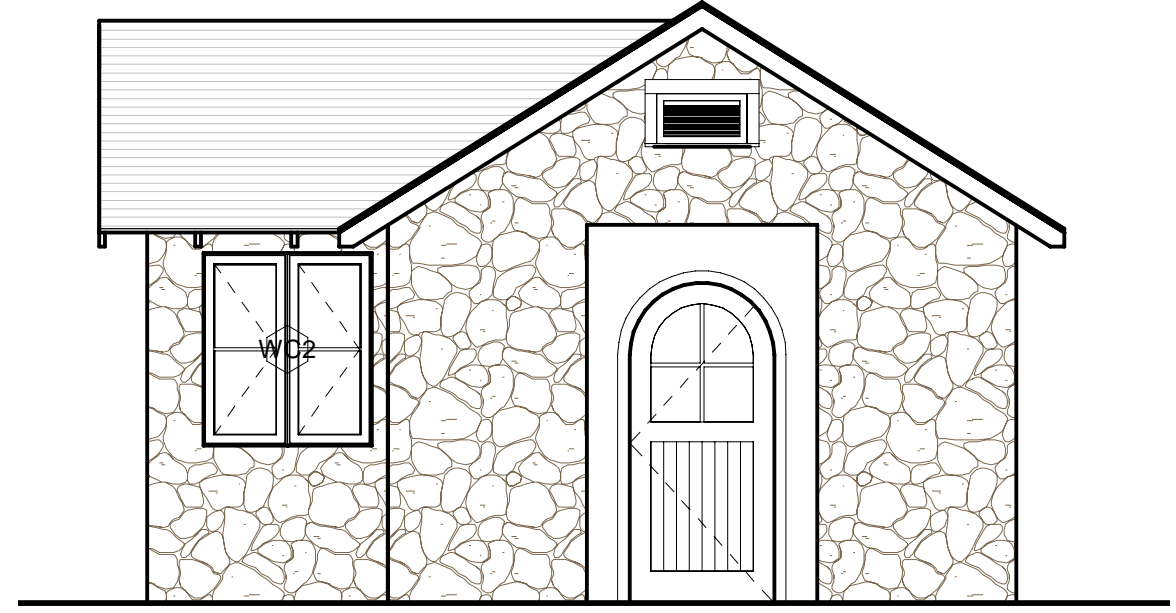
2 COTTAGE FLOOR PLAN - DEMO
1/4" = 1'-0"



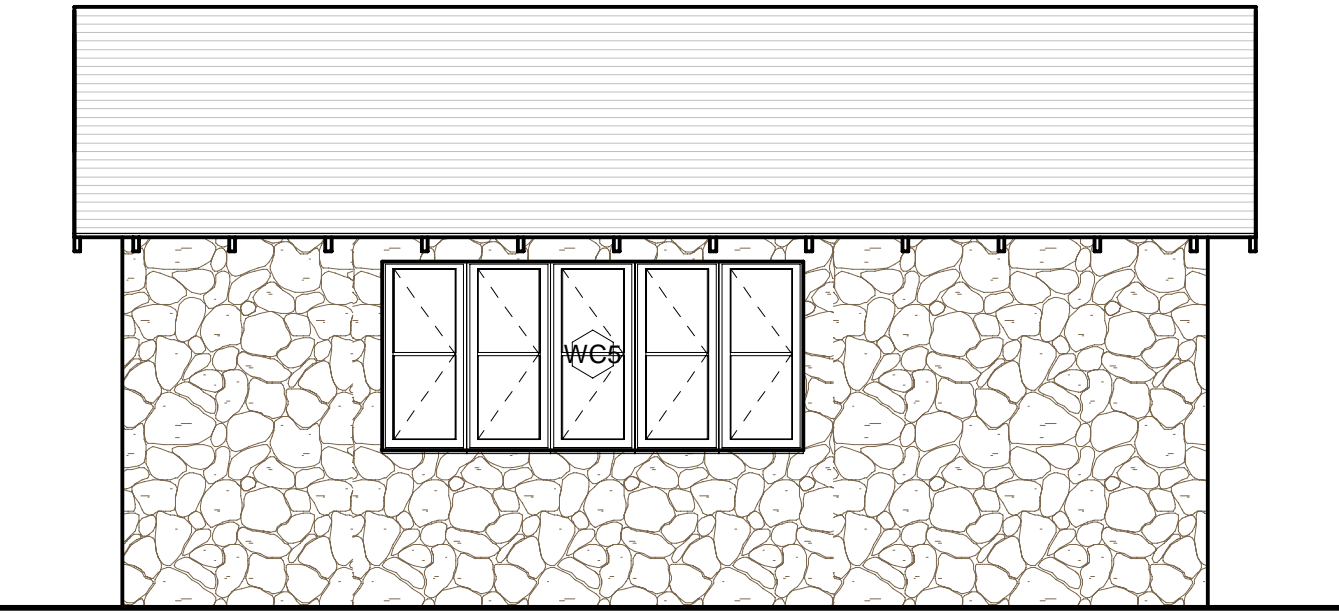
1 COTTAGE FLOOR PLAN - COMPLETE
1/4" = 1'-0"



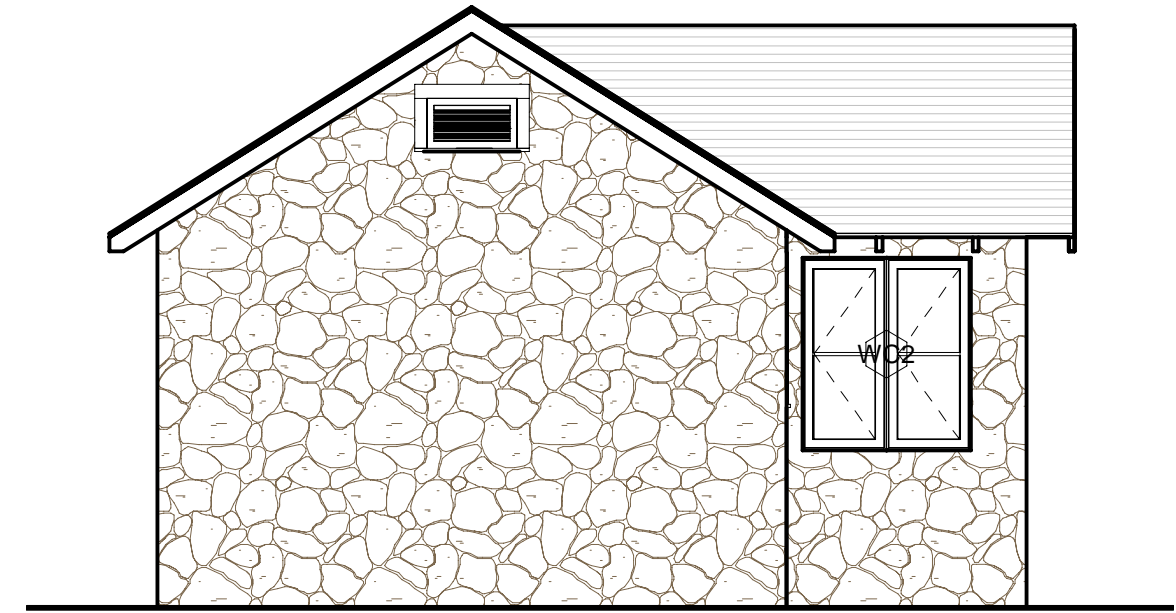
4 COTTAGE LEFT SIDE ELEVATION
 1/4" = 1'-0"



1 COTTAGE FRONT ELEVATION
 1/4" = 1'-0"



3 COTTAGE RIGHT SIDE ELEVATION
 1/4" = 1'-0"



2 COTTAGE REAR ELEVATION
 1/4" = 1'-0"

ELEVATION NOTES:
 ALL WOOD TRIM TO BE SCRAPED, CLEANED AND REPAINTED
 EXISTING ROOF AND NEW ADDITON TO RECEIVE NEW SYNTHETIC UNDERLAYMENT AND NEW ASPHALT SHINGLE TO MATCH MAIN HOUSE
 ALL NEW STONEWORK TO MATCH EXSTING COTTAGE STONEWORK
 NEW WINDOWS TO BE MARVIN 1 OVER 1 FRENCH PUSHOUT CASEMENT OR EQUAL - SIZE MATCH EXISTING WINDOWS

PROJECT TITLE:
 RIDDLE BIKE BARN AND
 COTTAGE

2149 Hebron Road
 Hendersonville, NC 28739

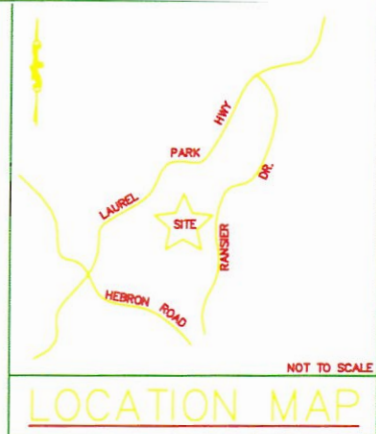
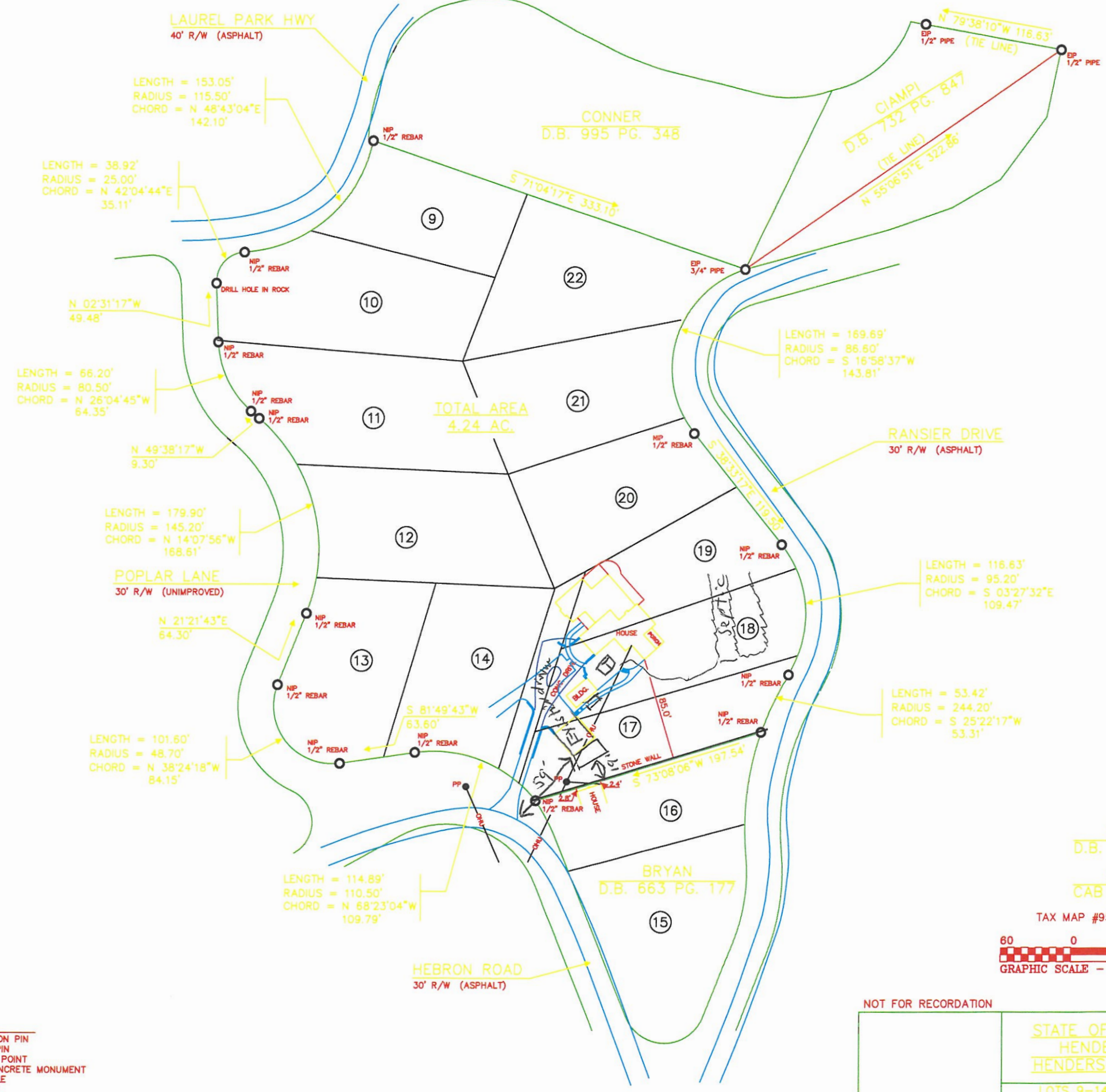
PRINT DATE:
 08/06/23

SHEET TITLE:
**COTTAGE
 ELEVATIONS**

SHEET NO.
A-c1.2



DEED NORTH (D.B. 732 PG. 847)



- LEGEND**
- EIP EXISTING IRON PIN
 - NIP NEW IRON PIN
 - PT UNMARKED POINT
 - CONC. MON. CONCRETE MONUMENT
 - PP POWER POLE
 - LP LIGHT POLE
 - C CENTER LINE
 - R/W RIGHT OF WAY
 - CONC. CONCRETE
 - REF. REFERENCE
 - OHU OVERHEAD UTILITIES

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY COORDINATE COMPUTATION



NOT FOR RECORDATION		
STATE OF NORTH CAROLINA HENDERSON COUNTY HENDERSONVILLE TOWNSHIP		DAVID C. HUNTLEY & ASSOC. LAND SURVEYING P.O. BOX 579 FLAT ROCK, NC 28731 (828) 693-8077
LOTS 9-14 & 17-22, BLOCK 8 ECHO MOUNTAIN, SECTION 1 LAUREL PARK ESTATES SURVEY FOR CLEMENT RIDDLE		SURVEY DCH DRAWN MAC SCALE 1" = 60 FT DATE: 4/14/04 DWG. NO. H-4901
D.C. HUNTLEY PLS L-3204		

VARIANCE APPLICATION

5. Please explain, in detail, the variance you are requesting and why it is needed. Please limit this discussion to facts and hardships that would be created by strict adherence to the UDO.

The detached building would be located “in the front (side) yard” with the closest edge of the building being 59 feet from Hebron Road and 19 feet from the side property line. Strict adherence to the UDO doesn’t allow unattached building in the front yard. The building is adjacent to existing driveway and electric power pole.

9. Is there some particular condition, situation, or development on the property immediately adjacent to the subject property that affects the subject property’s ability to comply with the regulations you are seeking a variance from?

Yes, the building cannot be placed in the back yard due to existing septic field, numerous large shade trees (oaks and hemlocks). A new driving, retaining walls, septic field would all have to be constructed. &-10 trees would need to be removed in order to try and access other locations. In addition, a new driveway would be located on the opposite side of the house and there are no entrances to the house on the backside of the property.

10. Please describe any hardship(s) and how such hardship(s) is not self-imposed.

The hardship is created by the location below the house is inaccessible due to slopes, large oak trees, which would have to be cut, and existing septic field. Existing driveway access to the house is from Hebron Road. There is no way to add the building below the house without significant grading, tree clearing, and disturbance to the septic field.

11. Please describe how the development subject to the requested variance will be in harmony with the general purpose and intent (see chapter 1) of the UDO

The proposed building is 6 feet tall and is located downslope from Hebron Road. Extensive landscaping, including evergreen trees was added between the Hebron Road and the proposed location several years ago. The building is proposed to be located on the side of the lot and not in direct view of the house from Hebron Road. Materials in the building have been thoughtfully chosen and will be identical to the house and comprised of native field stone and batten board. The shingles will be the same as house and guest house.

The intent of the project is to house trash cans, which are currently left out in the open and frequently disturbed by bears, to house bicycles and yard tools. Currently yard tools are outside and leaning against stone wall and bicycles are left out on porch in front yard. The building will also have access to electric car charges, so proximity to the existing driveway is essential.

The expansion to the existing guest cottage includes a 5 x 10 foot addition on the side of the cottage. The expansion is on the side towards and adjacent to the side property line. This expansion will also use building materials that are currently on-site, native field stone, and batten board.

12. explain any potential negative internal impacts that may result from the proposed variance and how they will be mitigated

Potential impacts are mitigated by recently installed landscaping, use of identical building materials to existing structures, and the locations are below Hebron Road.



TOWN OF LAUREL PARK AGENDA ITEM SUMMARY

Title of Item: Public Hearing for Variance Request – 124 Apple Lane

Presenter: Cara Reeves, Asst. to the Town Manager

Attachment(s): Yes/No

- Variance Application
- Site Plans/Sketches, Aerial, Tax Map, Request Letter

Summary of Item:

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.

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.

The homeowner states that the septic field and tank prohibit access and placement on the opposite side and the grade and setback and the orientation of the proposed structure run in opposing directions.

The driveway and address are located on Apple Lane. The definition of primary building façade (pg. 416) states, “The architectural front wall (façade) of the building that faces the street from which the building is addressed.” Therefore, the proposed location of the garage would be within the primary building façade of the home in accordance with the definition.

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,



**TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY**

detached accessory structures shall not be located between the primary front façade of the principal structure and a street setback line.” 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).

Due to the unique factors of being bounded by three streets, and the location of the septic, the applicant seeks relief from the street setback standards of thirty-five feet and the location and placement of the garage to be placed within the “front façade.”

Suggested Action Requested: Staff requests that the board review and discuss the variance application and attachments.

Suggested Motion: Motion to approve, approve contingent upon any conditions, or deny the variance application.

VARIANCE APPLICATION FORM

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APPLICATION PAGE 1 OF 5

APPLICATION LAST UPDATED: 8.28.23



1. THINGS TO KNOW ABOUT THE ZONING/SUBDIVISION VARIANCE PROCEDURE

1. The variance review procedure is described in Section 6.3.20 of the Laurel Park Unified Development Ordinance.
2. A variance application may be filed to request relief from dimensional requirements, development standards, or watershed requirements, stormwater requirements in the UDO.
3. A variance may be used to request relief from a use standard or other development requirement as part of a reasonable accommodation to allow a person with a disability to have access to housing as allowed under the federal Fair Housing Act.
4. A variance may not be used to alter the allowable uses in a zoning district or deviations in applicable conditions of approval.
5. A variance application may not be filed with an application for a planned development.
6. A pre-application conference is mandatory prior to submission of an application for a variance.
7. Applicants are required to demonstrate a hardship (that is not self-imposed) for approval of a variance. Financial hardship is not a valid criteria for the approval of a zoning/subdivision variance.
8. Variances to the special flood hazard area standards are processed in accordance with Chapter 152 of the Town Code of Ordinances.
9. Water-related variances from the watersupply watershed regulations are classified as major or minor. Major variances from the watersupply watershed regulations are decided by the North Carolina Environmental Management Commission following a recommendation by the BOA.
10. Applications for a variance shall require submittal of a Site Plan.
11. In cases where a development application (e.g., a site plan) requires approval of a variance, the variance shall be reviewed and decided prior to review of other aspects of the development application.

2. GENERAL APPLICANT INFORMATION

A. Parcel Information

1. Parcel Address: 124 Apple lane Laurel Park
2. Parcel Identification Number: 9558574494
3. Lot Area/Acreage: 1.34 acres
4. Base Zoning District: R-30
5. Overlay Zoning District (if applicable):

B. Primary Point of Contact Information

1. Primary Point of Contact Name: Lila Didenko
2. Mailing Address: 124 Apple ln Laurel Park ^{NC} 28739
3. Phone: 863 414-5868
4. Email: lila-re



VARIANCE APPLICATION FORM

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APPLICATION PAGE 2 OF 5

APPLICATION LAST UPDATED: 8.28.23

3. DESCRIPTION OF REQUEST

(Please complete the following)

1. Is this application associated with another application? Yes No

If yes, what kind of application?

2. Is this site subject to any approved administrative adjustments? Yes No

If yes, what is the case number (please list all):

3. Please select the type of standards being varied (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Lot coverage | <input type="checkbox"/> Off-street parking/loading/circulation standard |
| <input type="checkbox"/> Lot area | <input type="checkbox"/> Landscaping standard |
| <input type="checkbox"/> Lot width | <input type="checkbox"/> Fence/wall standard |
| <input checked="" type="checkbox"/> Minimum yard/setback | <input type="checkbox"/> Exterior lighting standard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water supply watershed |
| <input type="checkbox"/> Flood damage prevention | <input checked="" type="checkbox"/> Reasonable accommodation |
| <input type="checkbox"/> Other (please specify below): | <input type="checkbox"/> Design standard |

4. Please list the section(s) of the UDO from which the variance is being requested (please list all that apply):

2.5.3

5. Please explain, in detail, the variance you are requesting and why it is needed. Please limit this discussion to facts and the hardships that would be created by strict adherence to the UDO:

K and Arrow Maple
ATTACHMENT # 1

Attach additional sheets if necessary.

6. Please identify the zoning district designation and existing use of land for all adjacent properties, including those across the street:

R-30

Attach additional sheets if necessary.

7. Is the property exceptionally narrow, shallow or does it have an exceptional size or shape that existed prior to the effective date of this zoning ordinance? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

VARIANCE APPLICATION FORM

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APPLICATION PAGE 3 OF 5

APPLICATION LAST UPDATED: 8.28.23



8. Does the property have exceptional topographic conditions or some other extraordinary situation or condition that makes it unlike other properties in the immediate vicinity? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

9. Is there some particular condition, situation, or development on the property immediately adjacent to the subject property that affects the subject property's ability to comply with the regulations you are seeking a variance from? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

10. Please provide a written description of any hardship(s) and how such hardship(s) is not self-imposed:

ATTACHMENT # 2

Attach additional sheets if necessary.

11. Please describe how the development subject to the requested variance will be in harmony with the general purpose and intent (see Chapter 1) of the UDO: ?

Attach additional sheets if necessary.

12. Explain any potential negative external impacts that may result from the proposed variance, and how they will be mitigated: NO NEGATIVE IMPACTS. VEGETATION AND PLACEMENT ALLOW FOR THIS TO FIT INSIDE THE LOT IN A POSITIVE WAY.

Attach additional sheets if necessary.

13. For sign variances, explain how this variance does not confer any special privilege that is denied to similar lands:

N/A.

Attach additional sheets if necessary.

14. For sign variances, explain how the variance amount requested is the absolute minimum that will allow reasonable use of the land:

N/A.

Attach additional sheets if necessary.

4. SUBMITTAL CHECKLIST

(Please ensure your application includes 3 paper copies and 1 digital (pdf) copy of all of the following)

- | | |
|---|--------------------------|
| 1. Pre-application conference completed | <input type="checkbox"/> |
| 2. Variance application form | <input type="checkbox"/> |
| 3. Application fee | <input type="checkbox"/> |
| 4. Copy of the deed for subject property(ies) | <input type="checkbox"/> |
| 5. Locations, square footages, and dimensions of all existing and proposed structures | <input type="checkbox"/> |

VARIANCE APPLICATION FORM

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APPLICATION PAGE 4 OF 5

APPLICATION LAST UPDATED: 8.28.23




- 6. All minimum and maximum setbacks, including build-to lines
- 7. Easement types, locations, and dimensions
- 8. Locations and sizes of driveways, parking areas
- 9. An elevation drawing showing proposal building facades when variances to design standards are requested
- 10. Applications for a variance shall require submittal of a Site Plan and any additional information determined to be necessary by the Town.

5. APPLICANT SIGNATURE

I certify that the information provided on this application form is complete and accurate to the best of my knowledge. I hereby authorize Town officials to enter the subject property for the purposes of determining compliance.

If there are multiple land owners or applicants, a signature is required for each.

Land Owner or Authorized Signature: 
 Date: _____

Land Owner or Authorized Signature: _____
 Date: _____

Land Owner or Authorized Signature: _____
 Date: _____

OFFICE USE ONLY

Project #:
Associated Project #:
Received By:
Filing Date:
Accepted as Complete By:
Complete Date:
Decision:
Decision By:
Decision Date:

VARIANCE APPLICATION FORM

Town of Laurel Park • 441 White Pine Drive • Laurel Park, NC 28739 • P. 828-693-4840 • F. 828-696-4948

APPLICATION PAGE 5 OF 5

APPLICATION LAST UPDATED: 8.28.23



Pre-application Conference Date (if conducted):

Notes/Comments:

ATTACHMENT #1

We are requesting a side st. set back on apple way. This property is accessed on Apple Way and the set back does not leave enough room for clearance between the existing home and side of structure and then the structure itself. This parcel is boarded on 3 sides by Roads. Because of the access in place to the current home and that same access being used to service the accessory we only have this option for placement. The septic field and tank prohibit access and placement on the opposite side and grade and set back along with it being the front elevation of the home prohibit the structure below. The orientation of the set back and the orientation of the proposed structure run in opposing directions. Therefore, the variance being requested will only be for a short span of the building proposed before it returns inside the current setback line

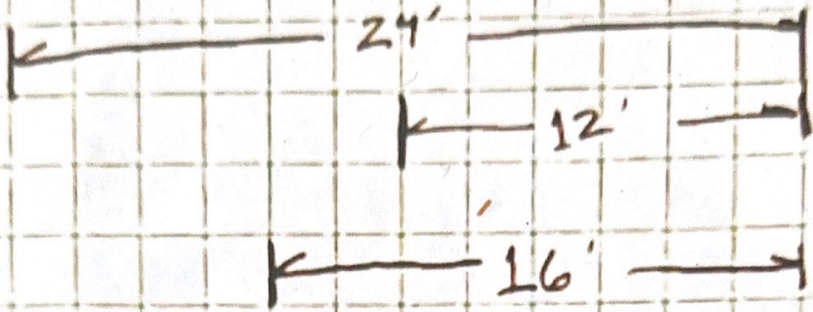
ATTACHMENT #2

This property is accessed on Apple Way and the set back does not leave enough room for clearance between the existing home and side of structure and then the structure itself. This parcel is boarded on 3 sides by Roads. Because of the access in place to the current home and that same access being used to service the accessory we only have this option for placement. The septic field and tank prohibit access and placement on the opposite side and grade and set back along with it being the front elevation of the home prohibit the structure below. The orientation of the set back and the orientation of the proposed structure run in opposing directions. Therefore, the variance being requested will only be for a short span of the building proposed before it returns inside the current setback line

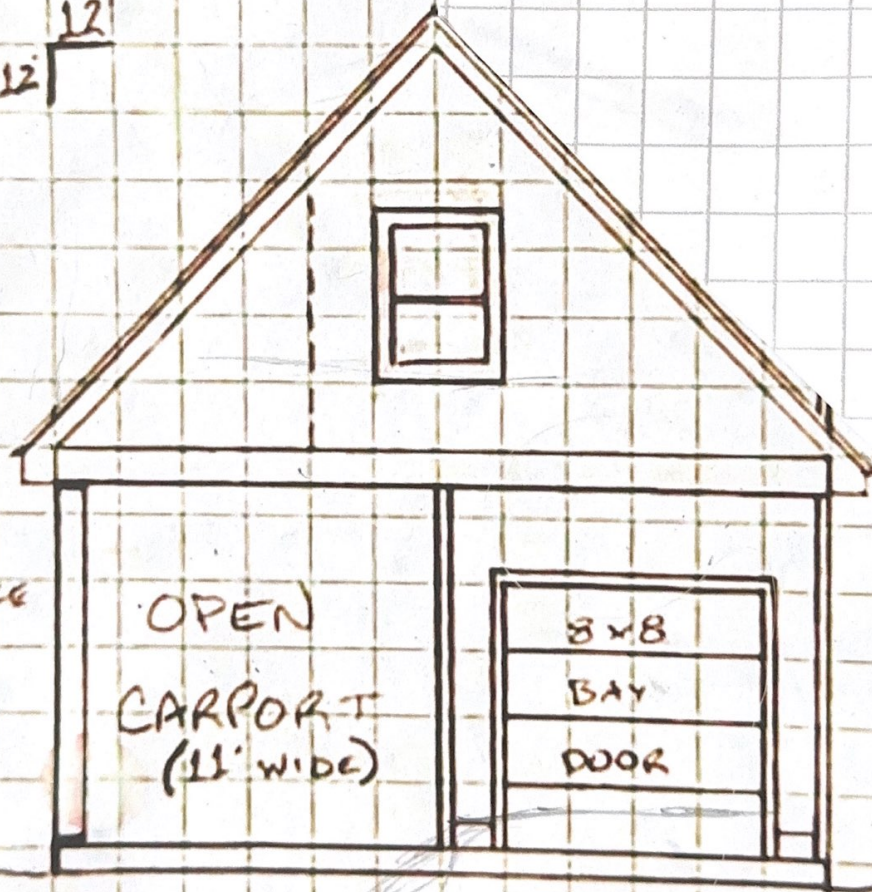
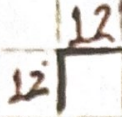
Attachment #3

11.

This structure will be in harmony with the home and the neighborhood as that it will be built with the same materials, the same color and design elements. Only one tree will need to be removed, but additional trees and shrubs will be added as needed to maintain the woody feel and to maintain privacy.



ROOF
PITCH



NET
CLEARANCE
OF 11'

SLAB

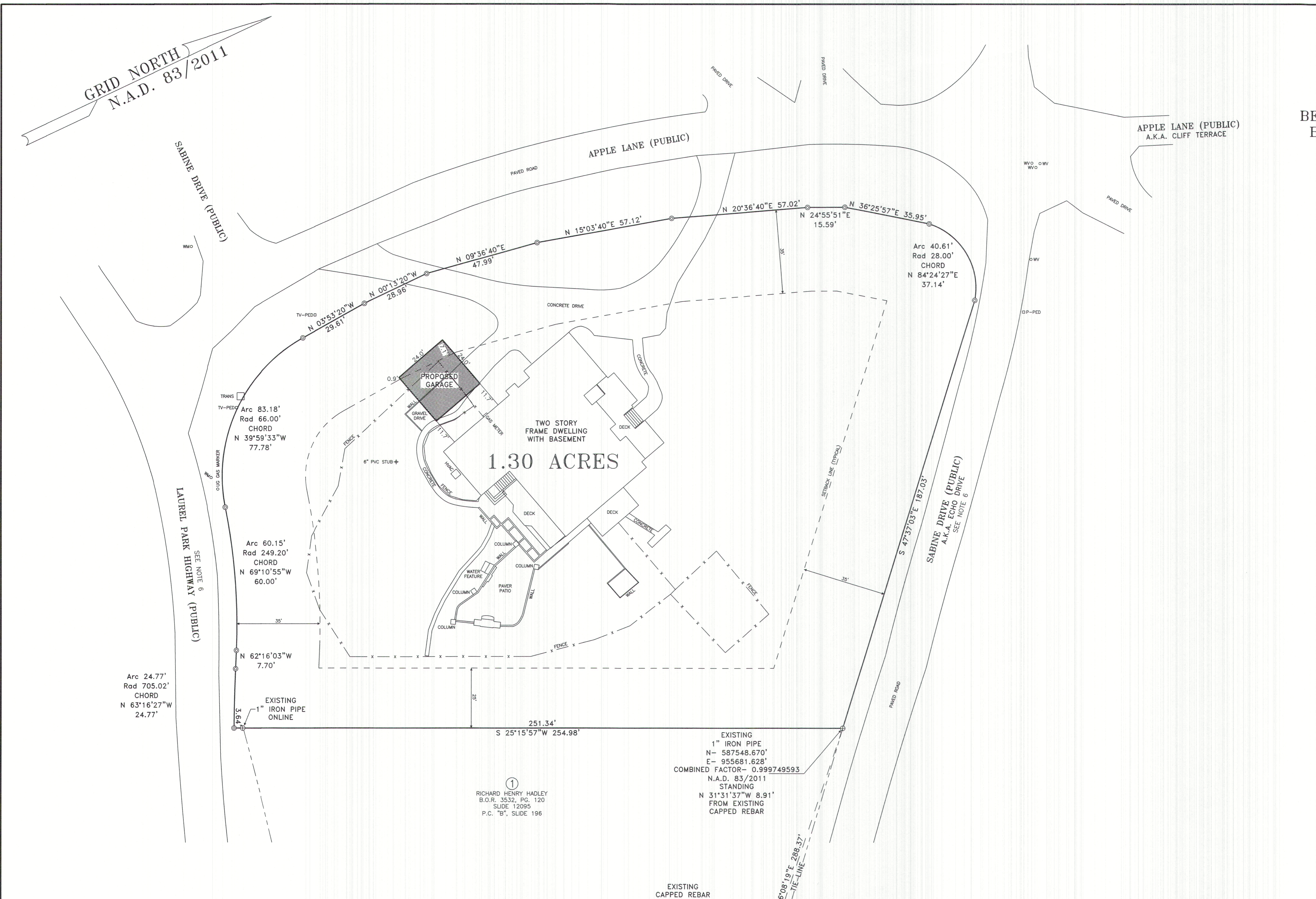
FRONT

PLAT OF SURVEY
FOR
VADYM DIDENKO
AND WIFE
LILA MAE DIDENKO

BEING THE PROPERTY DESCRIBED IN
BOOK OF RECORD 4129, PAGE 373

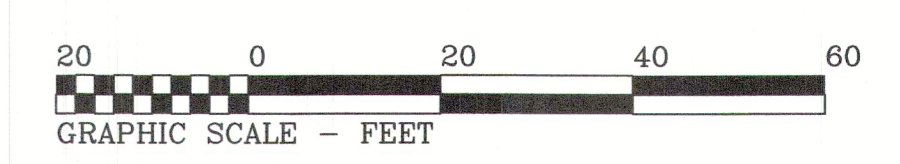
TOWN OF LAUREL PARK
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 20'
MAY 1st, 2024



I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: 0.03' HORIZONTAL AT 95%
(3) TYPES OF GPS FIELD PROCEDURE(S): VRS
(4) DATES OF SURVEY: FEBRUARY, 2024
(5) DATUM/EPOCH: NAD 83/2011
(6) PUBLISHED/FIXED CONTROL USE:
(7) GEOD MODEL: GEOD 12B
(8) COMBINED GRID FACTOR(S): 0.999750060
(9) UNITS: US SURVEY FOOT
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 1st DAY OF MAY, A.D., 2024.
David H. Hill L-3863
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (detailed description recorded in Book SEE, page REFERENCES); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my original signature, registration number and seal this 1st day of MAY, A.D., 2024.
David H. Hill
David H. Hill, NCPLS L-3863



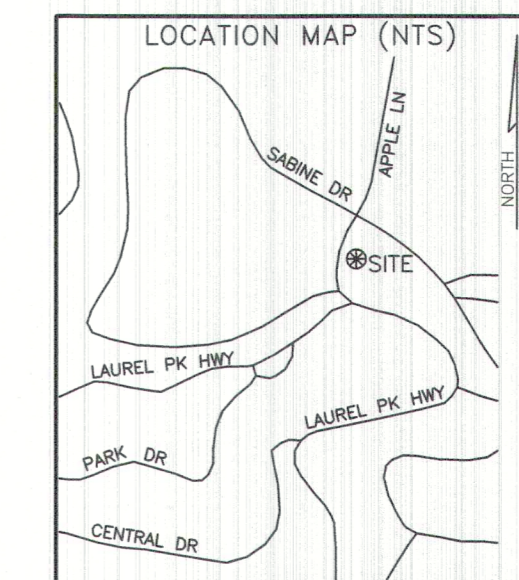
- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
 - 4- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED R-30 BY THE TOWN OF LAUREL PARK.
- SETBACKS (LOW SLOPE):
PRINCIPAL STRUCTURE FRONT- 35' (FROM RIGHT OF WAY) ACCESSORY STRUCTURE FRONT- 35' (FROM RIGHT OF WAY)
SIDE- 25' SIDE- 10'
REAR- 25' REAR- 10'
- 5- THE CURRENT OWNER OF RECORD IS VADYM DIDENKO AND WIFE LILA MAE DIDENKO.
 - 6- 40' RIGHT OF WAYS FOR LAUREL PARK HIGHWAY AND SABINE DRIVE, A.K.A. ECHO DRIVE, SHOWN ON PLAT CABINET "B", SLIDE 196.
 - 7- NOT FOR RECORDATION.

- LEGEND
- ⊕ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE

EXISTING 1" IRON PIPE
N- 587548.670'
E- 955681.628'
COMBINED FACTOR- 0.999749593
N.A.D. 83/2011
STANDING
N 31°31'37"W 8.91'
FROM EXISTING
CAPPED REBAR

EXISTING CAPPED REBAR
N- 587348.905'
E- 955889.494'
COMBINED FACTOR- 0.999750038
N.A.D. 83/2011

①
RICHARD HENRY HADLEY
B.O.R. 3532, PG. 120
SLIDE 12095
P.C. "B", SLIDE 196

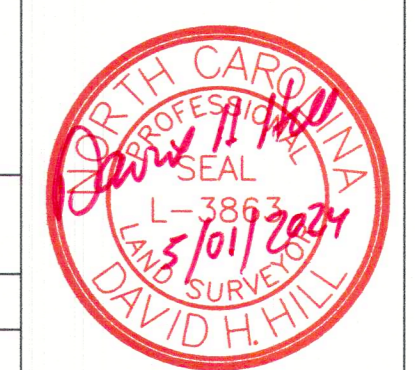


DEED REFERENCES:
B.O.R. 4129, PG. 373
P.C. "B", SLIDE 196

TAX REFERENCES:
9558-57-4494

PARTY CHIEF: CM

REVISIONS:



SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
(828) 693-1409

CHECKED BY: DHH DRAWING: 20242745
DATE: MAY 1st, 2024 DRAWN BY: DHH FILE: 20242475