



KNIGHTDALE BOARD OF ADJUSTMENT MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

January 11, 2016

The Knightdale Land Use Review Board Committee met at 7:00 p.m. in the Council Chamber Room of Town Hall.

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| QUASI-JUDICIAL LURB MEMBERS PRESENT: | Rita Blackmon, Michael Blake, George Hess, Stephen Morgan, Richy Narron |
| QUASI-JUDICIAL ALTERNATE MEMBERS PRESENT: | Richard Godwin, Chuck Piratzky |
| ABSENT: | Alice Alexander |
| Town Council Members Present: | Councilor Tripp |
| Attorneys Present: | John Silverstein, Board Attorney; David York, Town Attorney |
| Staff Members Present: | Chris Hills, Development Services Director; Jason Brown, Senior Planner Long Range; Bryn Terry, Development Services Intern; Donna Tierney, Planning Technician |

Meeting called to order by Chairman George Hess at 7:09 p.m.

ITEM I. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES
VAR-1-16, 112 Rochelle Drive

Senior Planner Long Range Jason Brown explained to board members that this request was originally heard and denied on October 12, 2015 (VAR-4-15). On November 18, 2015 the applicant received a door hanger from ArborMetrics Solutions, Inc. a Duke Energy contractor requiring the removal of a red building within the easement. This development has prompted the applicant to seek a new variance. The parcel in question is approximately .996 acres, is split zoned GR3 and GR8, and is currently vacant. The owners of the property own the two adjacent parcels and reside in the home at 112 Rochelle Drive.

Mr. Brown explained the applicant is requesting a variance to construct an accessory building in excess of the 800 square feet permitted by the Unified Development Ordinance and taller than the principal structure. Specifically the request is for a building of 1,840 square feet, which is 1,040 square feet over the maximum. The proposed height is 23 feet, which is 5 feet taller than the principal building. The new request has reduced

the size of the proposed building by 280 square feet and reduced the height by 6 feet from the original variance request.

Mr. Brown also stated that prior to an accessory building being built on this property a recombination plat will be required in order for the accessory building to be on the same lot as the principal structure it serves.

Mr. Morgan asked if the second and third tracts were landlocked. Mr. Brown confirmed and stated the only access to the parcel is through the applicant's property off Rochelle Drive.

Property owner Linda Dries presented her case to the board members. She stated that they lowered the square footage, the proposed location is bordered by farmland, and the structure would not be visible from the road. Additionally, they store their belongings in the 1,000 square foot red barn as well as in an offsite storage facility. With the recent requirement to remove the barn, they are without a place to store their possessions.

Neighbors Valerie and Tom Poe spoke on the applicants' behalf. They will not be able to see the shed from their home and do not take issue with the applicant's proposal.

Mr. Godwin inquired if a gravel or paved driveway would connect the shed to the main house. Ms. Dries responded that they do not intend to put in a driveway.

Mr. Hess requested to know what exterior building materials would be used. Property owner Pete Mandrino replied the shed would be stick built with hardi board siding that will be light in color.

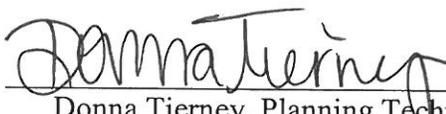
Mr. Godwin explained he would like to accommodate the applicants' request reasoning that it will improve the looks of the property. Several other members commented they were in support as well since the proposed location is tree lined and it will not be easily seen from the cul-de-sac and street.

...Motion by Stephen Morgan to grant VAR-1-16, 112 Rochelle Drive. Motion seconded by Richy Narron and carried unanimously.

ITEM II. ORDERS FOR QUASI-JUDICIAL CASES
None at this time.

ITEM III. ADJOURNMENT
The Board of Adjustment session ended at 7:44 p.m.


George Hess, Land Use Review Board Chairman


Donna Tierney, Planning Technician