

MINUTES
BOARD OF ADJUSTMENT MEETING
April 22, 2024
5:30 PM

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT:
Curtis Baker, Sharon T. Bryant, Michael Careccia, Kyle Case, Tim Scobie

MEMBERS ABSENT:
James Bradshaw, Leah Hamilton, Lucy McCarl

STAFF PRESENT:
Hannah Williams, Lauren Hartley, Matt Duchan

A quorum was established and Chairperson Bryant called the meeting to order.

MINUTES:
Board Member Scobie moved approval of the meeting minutes of July 24, 2023. Board Member Baker seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. 340 Finley Ave NW

Applicant: Equity Trust Co.

Owner: Equity Trust Co.

Location: 340 Finley Ave NW

V# 1-24 A variance to Section 800, Table A in the R-6 zoning district for requesting a 32-foot variance to the front setback, a 7-foot variance to the side setback, and a 22-foot variance to allow development.

Recommended Action: Staff recommends approval of the variance request, subject to the conditions in the staff report.

Matt Duchan, Daniel Fisher and Latoya Taylor were placed under oath.

This item was presented by Planner, Matt Duchan using a PowerPoint presentation. The request is for 340 Finley Ave NW. The applicant is requesting a variance for a 32 foot front setback, a 7 foot side setback, and a 22 foot rear setback to allow development.

The property is zoned R-6/S-2 and is in the North Main Street overly district. The lot size is 1,880 square feet, which is far below the minimum required area of 6,000 square feet. The lot is very narrow at 42 feet wide, and narrows to a corner at the north end. The applicant cannot meet the City of Lenoir's zoning setbacks, as is.

Matt Duchan read the draft findings from the staff report and answered questions from the board.

Board member Baker asked if the property had recently been listed for sale.

The applicant, Daniel Fisher stated this property was acquired with a second property. The properties were supposed to be sold together, but this property was withdrawn from the sale. He stated it's a difficult lot to build on without this variance. His expectation would be to build a similar type of home like others in the neighborhood.

Latoya Taylor at 431 Folk Street stated her parent's property is located on this street and she is over their estate. She asked what this means for her parents' property.

Staff explained to Mrs. Taylor this case isn't for the property her family owns specifically, and that staff is required to notice all neighbors surrounding the subject property.

Chairperson Bryant closed the public hearing.

Board Member Careccia made a motion to approve the variance request with the conditions and recommendations as presented in the staff report. Board Member Case seconded the motion, which was voted upon and passed unanimously.

ADJOURNMENT:

There being no further business to be brought before the Board, Chairperson Bryant adjourned the meeting at 6:20 p.m.

Sharon T. Bryant, Chair

**Hannah Williams
Planning Director**