

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services

420 McKinney Parkway

Lillington, NC 27546

June 14, 2021 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on June 14, 2021 the Harnett County Board of Adjustment makes the following findings of fact:

<p>Variance BOA2103-0002</p>	<p>Jordan & Ashley Harris. Applicant is requesting a variance for their accessory building to sit in the front yard setback. Specifically, the Harnett County Unified Development Ordinance, Article VI, Section 3.0 Accessory Structures; RA-30 Zoning District; Pin # 0615-93-8896.000; Buckhorn Township; NC Hwy 42.</p>	
<p>There <input checked="" type="checkbox"/> are / <input type="checkbox"/> are not extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district for the following reasons:</p>	<p><u>Testimony has verified that the property has a slope that would prevent the location of the structure to be in compliance with the standards. An undetected reduction in acreage occurred prior to ownership being transferred.</u></p>	<p>Motion By: <u>Sharlow</u> Second By: <u>Ruhland</u> Vote: <u>5</u> For / <u>0</u> Against</p>
<p>Granting the variance requested <input type="checkbox"/> will / <input checked="" type="checkbox"/> will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located for the following reasons:</p>	<p><u>Testimony rendered and findings of special and exceptional conditions verify that special privileges would not be conferred to the applicants.</u></p>	<p>Motion By: <u>Sharlow</u> Second By: <u>Pope</u> Vote: <u>5</u> For / <u>0</u> Against</p>
<p>A literal interpretation of the provisions of this Ordinance <input checked="" type="checkbox"/> would / <input type="checkbox"/> would not deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located for the following reasons:</p>	<p><u>Testimony has verified that errors in the development process not generated by the applicant would deprive the applicant of rights enjoyed by others in the area.</u></p>	<p>Motion By: <u>Sharlow</u> Second By: <u>Pope</u> Vote: <u>5</u> For / <u>0</u> Against</p>
<p>The requested variance <input checked="" type="checkbox"/> will / <input type="checkbox"/> will not be in harmony with the purpose and intent of this Ordinance and <input type="checkbox"/> will / <input checked="" type="checkbox"/> will not be injurious to the neighborhood or to the general welfare for the following reasons:</p>	<p><u>Documentation from the adjoining property owners verify that the structure is in harmony with the area and would not be injurious to the neighborhood.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Pope</u> Vote: <u>5</u> For / <u>0</u> Against</p>
<p>The special circumstances <input type="checkbox"/> are / <input checked="" type="checkbox"/> are not the result of the actions of the applicant for the following reasons:</p>	<p><u>Testimony rendered that the applicants were not responsible for the reduction in lot size and the failure to obtain proper permits were the responsibility of the licensed contractor.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Smith</u> Vote: <u>5</u> For / <u>0</u> Against</p>
<p>The variance requested <input checked="" type="checkbox"/> is / <input type="checkbox"/> is not the minimum variance that will make possible the legal use of the land, building or structure for the following reasons:</p>	<p><u>The requested variance is for a minimal area in which setbacks will be adhered to.</u></p>	<p>Motion By: <u>Sharlow</u> Second By: <u>Cruickshank</u> Vote: <u>5</u> For / <u>0</u> Against</p>
<p>I move that Variance Application BOA2103-0002 has met all of the findings of fact in the affirmative and that the variance request be approved.</p>		<p>Motion By: <u>Sharlow</u> Second By: <u>Cruickshank</u> Vote: <u>5</u> For / <u>0</u> Against</p>

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HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services

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Lillington, NC 27546

May 10, 2021 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on May 10, 2021 the Harnett County Board of Adjustment makes the following findings of fact:

Variance BOA2103-0002	Jordan & Ashley Harris. Applicant is requesting a variance for their accessory building to sit in the front yard setback. Specifically, the Harnett County Unified Development Ordinance, Article VI, Section 3.0 Accessory Structures; RA-30 Zoning District; Pin # 0615-93-8896.000; Buckhorn Township; NC Hwy 42.	
There <input type="checkbox"/> are / <input type="checkbox"/> are not extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
Granting the variance requested <input type="checkbox"/> will / <input type="checkbox"/> will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
A literal interpretation of the provisions of this Ordinance <input type="checkbox"/> would / <input type="checkbox"/> would not deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
The requested variance <input type="checkbox"/> will / <input type="checkbox"/> will not be in harmony with the purpose and intent of this Ordinance and <input type="checkbox"/> will / <input type="checkbox"/> will not be injurious to the neighborhood or to the general welfare for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
The special circumstances <input type="checkbox"/> are / <input type="checkbox"/> are not the result of the actions of the applicant for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
The variance requested <input type="checkbox"/> is / <input type="checkbox"/> is not the minimum variance that will make possible the legal use of the land, building or structure for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
I move that Variance Application BOA2103-0002 be tabled until the next regular scheduled meeting at the request of the applicant.		Motion By: Simpkins Second By: Massey Vote: 4 For / 0 Against

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services

420 McKinney Parkway

Lillington, NC 27546

HARNETT COUNTY BOARD OF ADJUSTMENT
Harnett County Commons Area
309 W. Cornelius Harnett Boulevard, Lillington, NC 27546

April 12, 2021 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on April 12, 2021 the Harnett County Board of Adjustment makes the following findings of fact:

Variance BOA2103-0002	Jordan & Ashley Harris. Applicant is requesting a variance for their accessory building to sit in the front yard setback. Specifically, the Harnett County Unified Development Ordinance, Article VI, Section 3.0 Accessory Structures; RA-30 Zoning District; Pin # 0615-93-8896.000; Buckhorn Township; NC Hwy 42.	
There <input type="checkbox"/> are / <input type="checkbox"/> are not extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
Granting the variance requested <input type="checkbox"/> will / <input type="checkbox"/> will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
A literal interpretation of the provisions of this Ordinance <input type="checkbox"/> would / <input type="checkbox"/> would not deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
The requested variance <input type="checkbox"/> will / <input type="checkbox"/> will not be in harmony with the purpose and intent of this Ordinance and <input type="checkbox"/> will / <input checked="" type="checkbox"/> will not be injurious to the neighborhood or to the general welfare for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
The special circumstances <input type="checkbox"/> are / <input type="checkbox"/> are not the result of the actions of the applicant for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
The variance requested <input type="checkbox"/> is / <input type="checkbox"/> is not the minimum variance that will make possible the legal use of the land, building or structure for the following reasons:	_____	Motion By: _____ Second By: _____ Vote: For / Against
I move to table Variance Application BOA2103-0002 at the request of the applicant until the next regular scheduled meeting.		Motion By: <u>Pope</u> Second By: <u>Simpkins</u> Vote: 5 For / 0 Against