



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

Memo To: John Paul Strickland

From: Snow Bowden, Town Manager

Subject: Zoning Verification for 700 Lucas Street Erwin, NC 28339- Harnett County
Tax PIN # 0597-94-9845.0000

Date: 10/20/2022

Mr. Strickland,

Please let this letter serve as a verification of a variance that was granted by the Erwin Board of Adjustments at their meeting on October 17th, 2022. The variance that you requested to allow up to a 960 square foot accessory building was approved by the Board of Adjustments. The case number for this variance is BOA-2022-001.

The building will need to be at least ten feet set back from both side property lines, rear property line and the home on the existing lot. The building cannot be used for any commercial or business activity. It needs to be used as a garage for storage. Please complete a zoning permit to be approved by the Town of Erwin. You will need to obtain building permits from Harnett County Development Services. They can be reached by phone at 910-897-7525.

If you have any other questions or need any additional information please let me know. I can be reached by phone at 910-591-4200 or by email at townmanager@erwin-nc.org.

Regards,

Snow Bowden
Town Manager

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: October 17, 2022

Subject: BOA-2022-001

The Town of Erwin has received a hardship variance request for the property located at 700 Lucas Street. The property owner has requested a variance for an accessory structure that they wish to place on their property. Our ordinance does not allow for an accessory structure larger than 40% to the total size of the principal structure on the lot. The property owner wants to place an accessory structure on this lot that would more than 60% the size of the existing principal structure on the lot.

Attachments:

- BOA-2022-001 Application
- BOA-2022-001 Staff Report
- BOA-2022-001 Property Owners notified
- Harnett County GIS Image with no zoning
- Harnett County GIS Image with zoning



PAID

SEP 15 2022

Variance Application (February 2011) TOWN OF ERWIN

Form with fields: Name of Applicant (John Strickland), Property Owner (SAME), Mailing Address (700 Lucas St.), City, State, Zip (Erwin NC 28339), Telephone (910-237-6357), Email (jstricknine73@gmail.com), Address of Subject Property (700 Lucas St.), Parcel Identification Number(s) (060597 0003)

Variance Description: On a separately attached document, please state the particular zoning regulation for which the variance is being requested. Also state the requested variance (For instance, in the case of a setback variance request: If the required side yard setback is 12' and the applicant can only meet a 10' setback; then the applicant will be requesting a 2' variance from the 12' setback requirement.). Please attach a site plan with all appropriate dimensional notations needed to demonstrate the variance request if applicable.

Findings of Fact: The following are the findings of fact associated with a variance request. Applicant is to note that all of the following findings must be found in the affirmative in order for the requested variance to be granted. The applicant is requested to review each of these findings and answer the same to the best ability of the applicant. Responses to each of these findings may be attached to this application on a separate document.

- a. There are 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.
b. Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.
c. A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located.
d. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
e. The special circumstances are not the result of the actions of the applicant.
f. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

John Strickland

Print Name

Handwritten signature of John Strickland

Signature of Owner or Representative

9-13-22

Date

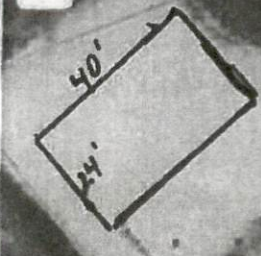
To: Board of Adjustments

This is an appeal to erect a metal garage on property at 700 Lucas St. Current ordinance only allows for (560) sq. ft. building, I would need a (800 - 1000) sq. ft. building. This garage is for storage of (3) vehicles. Building size 24'x40'x9'

The gravel area was prepared many yrs (6) ago, in hope of future use.

- A. Lucas St is the only access to property.
- B. No special privileges.
- C. Ordinance in place does hinder somewhat(?)
- D. Building will not be injurious to neighborhood.
- E. This request is not the result of work or buildings already in place.
- F. Needed to make use of property.

Search All



700

0 20 40ft

78.6641 35.329155 Degrees



BOARD OF ADJUSTMENTS VARIANCE REQUEST STAFF REPORT

Case: BOA-2022-001

Snow Bowden, Town Manager

townmanager@erwin-nc.org

Phone: (910) 591-4200 Fax: (910) 897-5543

Board of Adjustments Meeting Date: 10/17/2022

Requesting a variance for the size of an accessory structure to be placed on the lot at 700 Lucas Street. The applicant would like to place a 960 square foot accessory structure on this parcel. The maximum allowable size would be 563 square feet.

Applicant Information

Owner of Record:

Name: John Paul Strickland

Address: 700 Lucas Street

City/State/Zip: Erwin, NC 28339

Applicant:

Name: John Paul Strickland

Address: 700 Lucas Street

City/State/Zip: Erwin, NC 28339

Property Description

Harnett County Tax PIN 0597-94-9845.000

Acres 1.57

Zoning District-R-10

Vicinity Map

- See Attached Document
-
-

Physical Characteristics

Site Description: The parcel is 1.57 acres and has a single family home located on site. Based on Harnett County GIS data the home is 1,408. There is an existing accessory structure on the lot as well.

Surrounding Land Uses: This parcel is located at the end of Lucas Street and is adjacent to a vacant field that is zoned residential but is currently used for agriculture. There is a storage unit facility adjacent to the parcel. The parcel is located at the end of a street that is all residential. The parcel is also adjacent to the Dunn-Erwin Rail Trail.

Services Available

- Harnett County Water and Sewer is available in the area. Duke Energy for electrical needs.

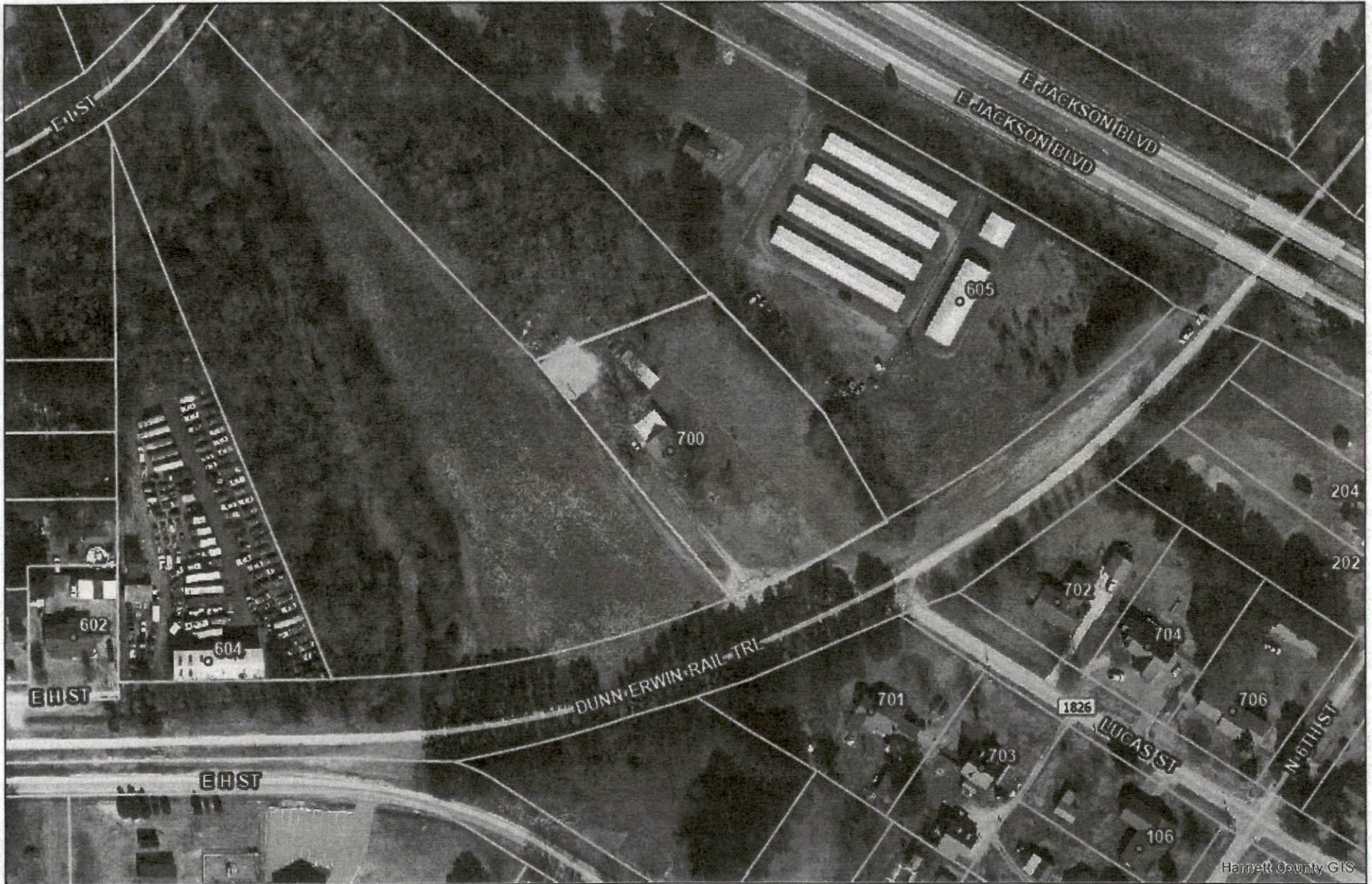
Staff Evaluation

Staff Evaluation

1. There are 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. **NO**
 - **Reasoning:** The parcel has an existing home an accessory structure located on the property. The land is large enough to incorporate a garage being attached to the home.
2. Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located. **NO**
 - **Reasoning:** The variance that has been requested would allow the applicant to have an accessory structure that is great than 40% of the total area of the single family that is already located on the home.
3. A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located. **NO**
 - **Reasoning:** The property owner already has an existing accessory structure located on the lot. The land is parcel is large enough that you could add onto the existing structure as well.
4. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare. **NO**
 - **Reasoning:** The requested variance would impair the harmony and intent of the ordinance. It would allow for an accessory structure that is more than 50% larger than the existing primary structure on the parcel.
5. The special circumstances are not the result of the actions of the applicant. **NO**
 - **Reasoning:** There are no special circumstances with this parcel that justify this request.
6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structures. **NO**
 - **Reasoning:** The applicant has the option to expand the size of the existing structure on site.

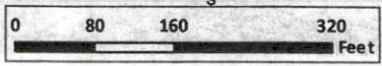
Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS

- | | | | |
|-------------------------------|--------------------|---------------------|-----------------|
| Surrounding County Boundaries | Airport | Roads | Cape Fear River |
| City Limits | Major Roads | Mile_Markers | |
| County Boundary | Interstate | Mile_Markers | |
| Address Numbers | NC | Railroad | |
| | US | Parcels | |



1 inch = 188 feet

GIS/E-911 Addressing
September 28, 2022

NOTICE OF PUBLIC HEARING

The Town of Erwin Board of Adjustments will hold a Public Hearing on the following item pursuant to NC General Statute 160D-302, on Monday, October 17, 2022, at 7:00 P.M. in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, NC 28339. Questions can be addressed to the Town Manager Snow Bowden at 910-591-4200 or by email at townmanager@erwin-nc.org.

- Case BOA-2022-001: Hardship Variance request for a 960 square foot accessory structure. The proposed location is at 700 Lucas Street. It can also be identified by it Harnett County Tax PIN #0597-94-9845.000.

This case is available for review at the Erwin Town Hall. All persons desiring to be heard either for or against the proposed item set forth above are requested to be present at the above-mentioned time and place.
9/30; 10/7/2022



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David L. Nelson
William R. Turnage

09/28/2022

Notice of a Public Hearing BOA 2022-001

The Board of Adjustments of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on October 17th, 2022 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina.

The Town of Erwin has received a hardship variance application for the property located at 700 Lucas Street. The requested variance is for an accessory structure that would be 960 square feet. The largest allowable size accessory structure for this parcel is 563 square feet.

A copy of this case is available for review at the Erwin Town Hall. Questions concerning this case can be addressed to the Town Manager Snow Bowden at 910-591-4200 or by email at townmanager@erwin-nc.org.

Regards,

Snow Bowden
Town Manager

John Paul Strickland
700 Lucas Street
Erwin, NC 28339

George Aaron Strickland
34 S Denise Street
Coats, NC 27521

Attic Additions Rentals, LLC.
111 Denim Drive
Erwin, NC 28339

Ricky and Tina Blackmon
702 Lucas Street
Erwin, NC 28339

Joseph and Dawn Lucas
701 Lucas Street
Erwin, NC 28339

William and Anita Cutler
703 Lucas Street
Erwin, NC 28339

William Allen Monds
704 Lucas Street
Erwin, NC 28339

United Community Bank
560 Airport Industrial Drive
Blairsville, GA 30512

Merle Cutler
104 North 6th Street
Erwin, NC 28339