

1/8/2024

Notice of Violation and Order to Comply

BARNETT BRIGNAC DAWN
645 FOX HUNTERS LN
BROADWAY, NC 27505-9094

Type of Delivery: ☒ First Class Mail ☐ Email ☐ Personal Delivery ☐ Property Posted

Violation Location: 643 FOX HUNTERS LN

PID #: 130509 0201

Case Number: CEZO2401-0004

Zoning District: RA-20R 4.92 ACRES (100%)

A site inspection performed on 1/8/2024, at the above referenced property, has identified one or more violations of the Harnett County Unified Development Ordinance. You will find the violation information listed below.

Violation: ACCESSORY STRUCTURE LOCATED IN FRONT YARD

Compliance Measures: The current location of the accessory structure fails to meet the front setback requirement in order to be located within the front yard of the above referenced property. The accessory structure must be relocated on the property in order to meet the requirements referenced in Article VI. Section 3.0 of the Harnett County Unified Development Ordinance. - See Attachment.

Compliance Must Be Met No Later Than: 2/13/2024

Failure to comply with the Harnett County Unified Development Ordinance will force the County to seek remedies through the courts under Chapter 153A, Article 6, Section 153A-123 of the North Carolina General Statutes. A one hundred dollar (\$100.00) civil citation shall be issued to any person(s) failing to take corrective actions by the compliance date specified above. Each day the violation exists after the expiration of the compliance period shall constitute a separate offence and be charged as a separate violation. In addition, the County may seek judicial enforcement such as court ordered injunctions and orders of abatement. Further, in accordance with the Unified Development Ordinance of Harnett County, Article XV Administration Enforcement and Penalties, Section 3.5 Right of Appeal: If any notice of violation or penalty is issued, the applicant has thirty (30) days to appeal the action of the Zoning Administrator to the Board of Adjustment. Beyond the decision of the Board of Adjustment, recourse shall be to the Courts as provided by law. The application for appeal may be obtained online at www.harnett.org or may be picked up at the Harnett County Development Services building located at 420 McKinney Parkway Lillington, NC 27546. For further information, staff may be reached by phone at (910) 893-7525.

Notification Issued By: KYLE HOLDER