

## FRANKLIN COUNTY BOARD OF ZONING APPEALS

### AGENDA

December 6, 2016 @ 6:00pm

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
  - A) Approval of Minutes from November 1, 2016 meeting
- IV. Public Hearings:
  - A) **PETITION of Walter H. and Patricia Holland, Applicants and Owners**, to apply for a Variance to Section 25-182 (a) FRONT SETBACK, Section 25-182 (b) left and right SIDE SETBACKS, Section 25-182 (c) REAR YARD, and Section 25-164 (a) of the Franklin County Zoning Ordinance, to allow the reconstruction of a single family house destroyed by fire. The proposed house will use the remaining foundation and be the same size and configuration of the house destroyed by fire. The property is currently zoned A-1 Agricultural District, and is located at 17 Hollandale Drive, in the Rocky Mount District. The property is identified on Franklin County Real Estate Tax Records as Tax Map # 0720015400 (Case # VAR-11-2016-16-15472).
  - B) **PETITION of Daniel and Belinda Morris, Applicants and Owners**, to apply for Variances to Section 25-226(c) and Section 25-164(a) of the Franklin County Zoning Ordinance, for property located at 24 Overlook Road, in the Gills Creek District, further identified on Franklin County Real Estate records as Tax Map/Parcel # 0150104500. The subject property is zoned R1 (Residential Suburban Subdivision District). Section 25-226(c); Rear yard states that the minimum rear setback, the distance from the rear property line of a lot to the nearest point on the house or principal structure (including porches, stoops or accessory building), to the 795 foot contour shall be equal to 20 feet. In no case shall any structure be located on or below the 800 foot contour. The petitioner is seeking a variance to Section 25-226(c) in order to allow a portion of the structure below the 800 foot contour and establish a rear setback of 7.7 feet, whereas 20 feet is required, resulting in a variance of 12.3 feet from the code requirement. Section 25-164(a); Expansion or Enlargement states that any nonconforming structure shall conform to the provisions of Chapter 25 of the Franklin County Code whenever such nonconforming structure is enlarged, increased, extended, or structurally altered. The petitioner is also requesting a variance to Section 25-164(a) of the Franklin County Zoning Ordinance to allow the expansion or enlargement of a nonconforming structure. (VAR-11-16-15475)
- V. New Business: None
- VI. Old Business: None
- VII. Adjourn