

REGULAR MEETING  
TOWN OF WAYNESVILLE  
BOARD OF ADJUSTMENT  
JUNE 7, 2011  
TUESDAY - 5:30 P. M.  
TOWN HALL - 9 SOUTH MAIN ST.

The Board of Adjustment held a regular meeting Tuesday, June 7, 2011. Members present were Gail Cross, John Richardson, Stephanie Welch, Ken Stahl and Neal Ensley. Also present at the meeting were Land Use Administrator Byron Hickox, and Administrative Assistant Eddie Ward. Acting Chairperson John Richardson called the meeting to order at 5:40 p.m.

Approval of Minutes of April 5, 2011

Gail Cross moved, seconded by Neal Ensley to approve the minutes of April 5, 2011 as presented. The motion carried unanimously.

Variance Request: A request from George and Beverly Stubbs for a set back variance to add a carport to their existing house and driveway, located at 151 Hummingbird Lane, Waynesville NC

Ms. Beverly Stubbs stated she and her husband would like to add a carport at the back of their house located at 151 Hummingbird Lane, Waynesville. Mr. Stubbs is disabled and has to use a walker at all times, and has to be helped from the house to the car.

The placement of the carport would be attached to a small porch that is at the back door and expands over the driveway. The carport will go to the edge of their property line, and will be violating set back codes. Ms Stubbs explained to the board this was the only option to have protection for him from the weather. She has spoken with the neighbors and they are in agreement that building the carport would not interfere with them, or their properties, and would enhance the appearance of the Stubbs' home.

Ms. Stubbs gave a brief history of the property and house that she felt would be useful in the decision the board made. The house was originally built on the wrong piece of property, and when this was discovered, 60 feet was given to the owners of the house in exchange for 60 feet on the other side to balance it out. This caused the property lines to be close to the house.

Land Use Administrator Byron Hickox asked Ms. Stubbs to point out the area of the intended carport on the pictures given to the board. The property adjoining Ms. Stubbs' is owned by Sherell Johnson. She stated she had discussed her plans with Mr. Johnson and he had no objections at all to her plans to place the carport next to his property line. Mr. Hickox asked her how many feet would it be to the neighbors property from the edge of the carport. She said the carport is going to be ten feet by twenty feet and there would be very little area between the carport and the property line. He then clarified that the set back required in the Eagles Nest Area is 20 feet from the edge of a roadside. Because this is a private gravel road, and does not have a clear edge, the variance would need to state the amount of footage area from the property line.

Mr. Jack Sudduth, 115 Hummingbird Lane, Waynesville, NC, a neighbor of the Stubbs' then asked to speak. He explained to the board that the slope adjoining on the left side of their property is very steep and it cannot be utilized for the carport.

Neal Ensley asked Ms. Stubbs if the carport could be shifted back towards the southern direction, allowing more space to the property lines. Ms. Stubbs said as long as she had enough driveway and concrete she would be willing to move it back.


A motion was made by Neal Ensley and seconded by Ken Stahl, that a variance be granted to Mr. and Mrs. Stubbs under Section 154.084 Variances, 154.109 Eagles Nest Rural District, to extend the drip line, which means the edge of the roof line, so it is at least one foot minimum from the property line. The motion was approved unanimously.

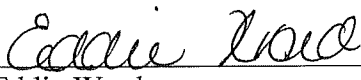
Upcoming Election of Officers.

Mr. Hickox then mentioned to the board they needed to have an election to replace the vacancy of chairperson Mike Erwin. This will be held at the next board meeting.

Adjournment

A motion was made by Gail Cross and seconded by Ken Stahl to adjourn the meeting at 6:05 p.m.

  
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John Richardson  
Acting Chairperson

  
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Eddie Ward  
Administrative Assistant