

**Town of Garner  
BOARD OF ADJUSTMENT  
MEETING SUMMARY**

Thursday, September 22, 2011 7:10 p.m.  
Garner Town Hall Building B, Council Meeting Room  
900 7<sup>th</sup> Avenue, Garner, NC

The following Board members were present: Phillip Belvin, Clint Ferrell-Chairman, Jeanette Hagwood, John Jamison, Tom Teabo – Vice-Chairman

Alternates: Justin Rametta, Inside Alternate

Members Absent: William Pittman, Outside Alternate

Staff present: Mr. Jason Brown, Enforcement Planner representing the Planning Department.

**ITEMS**

**ACTION**

**Item 1 Approval of the minutes of the meeting of the August 25, 2011.**

*The Board voted (5-0) to approve the minutes as submitted.*

**Item 2 Variance:**

**VARIANCE – A-11-05, 139 Twinberry Lane** – RBS Holdings, LLC is requesting relief from the corner side yard setback requirements as stated in Article 6 Section 6.1.A Residential District Development Standards of the Town of Garner Unified Development Ordinance (UDO). The applicant specifically is requesting relief of approximately a 4 foot encroachment into the corner side yard setback reducing the side yard setback to approximately 21 feet. The property is located at 139 Twinberry Lane and can be further identified as Wake County PIN 1720 01 7357.

*The Board voted (5-0) to grant the variance request **A-11-05.***

**Item 3 Old Business:**

The Board reviewed the proposed motion worksheets and felt the motion worksheets will be helpful.

**Item 4 Adjournment**

*The Board meeting was adjourned at 7:43 pm*



# Town of Garner Planning Department

## Board of Adjustment A-11-05

0 100 200 Feet



PROPERTY OWNER: RBS Holdings LLC  
 LOCATION: 139 Twinberry Lane  
 PINS#: 1720017357  
 ZONING: R-12 C123  
 ACREAGE: 0.31

REQUEST: The existing covered deck does not meet the corner-side building setback of 25 feet. It encroaches approximately 3.6 feet and is 21.32 feet from the corner-side property line. The request is to receive a variance to allow a 4-foot encroachment into the corner-side setback.