



May 24, 2018 7:00 PM

Town of Garner Board of Adjustment Agenda

Town Council Meeting Room

900 7th Avenue · Garner, North Carolina 27529

Conduct of the Board of Adjustment:

The Board of Adjustment is a "quasi-judicial" board that acts as a court. Its members are appointed by the Town Council to serve three-year terms. All testimony received is "sworn" testimony. At the meeting, the Secretary will read the request as written on the agenda. The Planning Staff will explain how the request does or does not meet the requirements of the code. The applicant, after being sworn, testifies and presents information regarding the case. The proponents or opponents then have the opportunity, after being sworn, to speak. The applicant can rebut any testimony given.

The Board members ask that you limit your testimony to relevant facts. If there are a number of people who are opposed to a case, they will be recognized, but speakers must not be repetitive. A spokesperson can also represent the views of a group.

I. Call to Order

II. Roll Call

III. Election of Officers

IV. Minutes

A. January 26, 2017

V. Old/New Business:

A. Variance:

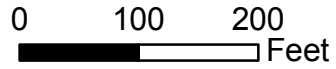
A-18-01, 129 Zulabelle Court - D.R. Horton is requesting a variance from Article 6.1 A. Single-family residential dimensional standards of the Town of Garner Unified Development Ordinance (UDO) requiring front yard setback of 25 feet in the Residential 9 (R-9) zoning district. The application is specifically requesting to reduce the front yard setback to +/- 4.1 feet reducing the front yard setback to +/- 20.9 feet. The property is located at 129 Zulabelle Court and can be further identified by Wake County PIN **1710-87-9794**.

VI. Adjournment

**Town of Garner
Planning Department**

Board of Adjustment

A-18-01



Project: New House
Lot 35 Preakness Place
Location: 129 Zulabelle Court
Zoning: R-9
Acres: .022
Owner: Terramor Homes Inc
PIN: 1710879794

Request: Variance to allow new home
to encroach into the front setback 4.1 feet

Applicant: D.R. Horton