



**BOARD OF ADJUSTMENT AGENDA**  
Regular Scheduled Meeting  
Thursday, April 17, 2014  
7:00 PM

**I. Opening of the meeting**

**II. Invocation**

**III. Roll call**

**IV. Old Business**

1. None

**V. New Business**

1. A request has been made by Jerome & Lorenda Pearce for a **Variance** from Section 40-147 of the City of Washington Zoning Ordinance from the setback requirements in order to locate an attached single car carport to their home located at 210 Simmons Street. The property is zoned R6S and the required front yard setback is 25 feet. The proposed carport would encroach into the required front yard setback by 9 feet.

**VI. Other Business**

1. None

**VII. Approval of minutes – May 13, 2013**

**VIII. Adjourn**

CITY OF WASHINGTON  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APPLICATION FOR A VARIANCE

Date 4-4-14

Fee \_\_\_\_\_

Applicant JEROME D. and LORENDA PEARCE

Address 210 SIMMONS ST WASHINGTON NC 27889

Phone No. (252) 946-6723 CELL (252) 721-1180

Location of property for which variance is requested:

210 SIMMONS ST WASHINGTON NC 27889  
(Address of property)

Parcel Tax Card No. 5685-26--2665 Zone \_\_\_\_\_

TO THE BOARD OF ADJUSTMENT:

I, JEROME + LORENDA PEARCE  
(Name of applicant)

hereby petition the Board of Adjustment for a VARIANCE from the literal provisions of the City of Washington Zoning Ordinance because it prohibits the use of the parcel of land described above in a manner shown by the attached plot plan. I request a variance from the following provisions of the ordinance:

MORE THAN  
structure shall be 25 1/2 feet from center line  
also other setbacks? of SIMMONS ST.

so that the property can be used in a manner indicated by the attached plot plan or, if the plot plan does not adequately reveal the nature of the variance, as more fully described herein:

erection of a single size aluminum  
CARPORT - see brochure with picture of carport

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board is required to reach three conclusions before it may issue a variance:

- (a) that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance;
- (b) that the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit; and
- (c) that in granting the variance, the public safety and welfare have been assured and substantial justice has been done.

b. THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE AND PRESERVES ITS SPIRIT. (State facts and arguments to show that the variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land, and that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.)

Statement by Applicant: see attached letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. THE GRANTING OF THE VARIANCE SECURES THE PUBLIC SAFETY AND WELFARE AND DOES SUBSTANTIAL JUSTICE. (State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

❖ NOTE: APPLICANTS, AND/OR THEIR AGENTS OR PARTIES OF INTEREST ARE PROHIBITED FROM ANY CONTACT IN RELATION TO THIS MATTER WITH BOARD OF ADJUSTMENT MEMBERS OR PLANNING BOARD MEMBERS PRIOR TO THE PUBLIC HEARING.

I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Respectfully submitted, this 4 day of April-2014

[Signature]  
(Signature of Applicant) [Signature]

glenn mone

page 4  
PROPERTY OWNERS WITHIN 100 FEET

975-9383

LIST THE ADJOINING PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT PROPERTY. (NOTE: WHERE THE PROPERTY IS BOUND BY A STREET, ALLEY, STREAM, OR SIMILAR BOUNDARY, THE LAND OWNER ACROSS SUCH BOUNDARY SHALL ALSO BE CONSIDERED AS AN ADJOINING LAND OWNER.)

TO FIND LISTINGS OF ADJOINING PROPERTY OWNERS, FOLLOW THESE STEPS.

- STEP 1. Locate the subject property on the map in the City Planning Office and write down the entire parcel number. Be sure to write down the map number, section number, and individual parcel number, in that order. (Example: 5675-06-3291)
- STEP 2. Go to the Beaufort County Land Records Office at 220 N. Market Street, show the attendant the parcel number, and ask the attendant to run off a map of the property that shows the adjacent property for at least 100 feet on all sides. The attendant can look up the owners names, parcel numbers, and addresses for the lots within 100 feet of the subject property, or show you how to find the information on the land records computer. (In the Beaufort County records, the parcel number is called the "alternate parcel number.")
- STEP 3. Write down the name(s) of the owner of each of the adjacent lots within 100 feet, the parcel number of the lot, and the owner's entire address. If no address is listed, make a note to that effect.

◆ PLEASE NOTE: ACCURACY IS VERY IMPORTANT BECAUSE IF SOMEONE WITHIN 100 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE BOARD VOTES IN YOUR FAVOR.

Pin #

NAME	PARCEL NUMBER	ADDRESS
1. Rachel Wolfe	5685-26-3693	215 SIMMONS ST
2. Stacy ELKS	5685-26-3512	900 PARK DR.
3. Deborah Page	5685-26-1682	820 PARK DR.
4. Debbie Kostella	5685-26-2745	214 SIMMONS ST
5. Lorenda Pearce	5685-26-2528	208 SIMMONS ST
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Walter

61-01283K

(Use additional sheet if necessary)



# City of Washington

P.O. Box 1988, Washington, NC 27889-1988

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Planning Department  
252-975-9383

April 8, 2014

**Subject: Variance Request**

Dear Adjoining Property Owner:

The Department of Planning and Development has received a request from Jerome & Lorenda Pearce for a **Variance** from Section 40-147 of the City of Washington Zoning Ordinance from the setback requirements in order to locate an attached single car carport to their home located at 210 Simmons Street.

The Board of Adjustment will hold its public hearing on the Variance request at the following date and time:

**Date: Thursday, April 17, 2014**

**Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.**

**Time: 7:00 P.M.**

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request.

During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Glen Moore  
Planning Administrator



Simmons Street



210 Simmons St.  
Washington, NC 27889

March 31, 2014

City of Washington  
Dept. of Planning and Development  
102 W. 2<sup>nd</sup> St.  
Washington, NC 27889

Re: variance for carport

We are requesting a variance for the installation of an aluminum, single size carport on our property at 210 Simmons St. Washington, NC. (picture attached).

A carport will, in no way, detract from the character of the neighborhood and allows us to use it in a reasonable manner, without threatening the safety of the public. It also increases the value of our property, resulting in higher taxes.

Attached is a drawing, showing where our house is located on our property and how far the carport would extend from the house toward Simmons St.

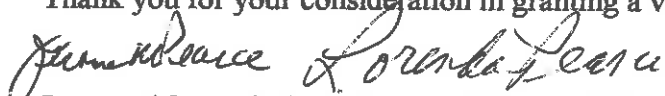
It would be placed over the existing driveway at 210 Simmons St. and will not block the neighbor's vision anymore than our vehicle does when it is parked in the driveway and it doesn't block anyone's vision. A carport conforms with the original intent of the driveway, which was to park a vehicle off the street.

From a practical standpoint, a carport will protect our vehicle from the elements (sun, hail, etc.). From a personal standpoint, at 87 and 70, it would make our lives easier and safer.

Last November, I had shoulder surgery. Over an unusually cold, wet, and snowy winter, Jerry had to do all the shopping, driving, and running errands. Because we didn't have a carport, he dealt with juggling groceries, an umbrella, and the weather every time he had to use the car. We both had to deal with the same problems when I had to go out for physical therapy and/or doctor's appointments, and not being able to use my right arm to get in and out of the car and in and out of the house in the cold rain and getting wet and chilled.

Over the years, we had talked about getting a carport, but the need of having one increased dramatically after the events of this past winter.

Thank you for your consideration in granting a variance.

  
Jerry and Lorenda (Lori) Pearce (252) 946 6723



Ballew's Aluminum carports are made with a baked-on enamel finish designed to hold its' color and provide a virtually maintenance-free protection for your car, boat, or RV. Remember..aluminum will never rust.

**Single Carport**



**Double Carport**



**Available Colors**

- |   |   |
|---|---|
|    |    |
| White   | Light Brown   |
|    |    |
| Ivory   | Ivy Green   |
|    |    |
| Autumn Brown  | Terra Cotta   |
|  |  |
| Woodgrain   | Bronze  |
|  |  |
| Cadet Gray  | Black   |
|  |   |
| Clay  |   |

**Insulated Covers**



These covers are constructed with a 3 inch panel made up of styrofoam insulation with aluminum on both sides. This style is perfect for a patio that may be eventually enclosed. Available in white or ivory.