

Town of Indian Trail



P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone 704/821-5401
PLANNING AND DEVELOPMENT DEPARTMENT

PUBLIC HEARING

BOARD OF ADJUSTMENT AGENDA

January 27, 2005

7:00p.m.

1. Call to order

2. Approval of minutes for December, 2004 Board meeting.

3. Public Hearing:

a) VAR2004-08: This is a request for a variance from section 141 of the Indian Trail Zoning Ordinance titled "Building Setback Requirements". The property is zoned PUD/R-20 and has a 3' side setback requirement. The applicant is seeking a 2' variance from this requirement to allow for a side "porch" to exist in the side yard. The address of the property is 5115 Alysheba Drive.

b) VAR2004-09: This is a request for a variance from section 141 of the Indian Trail Zoning Ordinance titled "Building Setback Requirements". The property is zoned PUD/R-20 and has a 20' front setback requirement. The applicant is seeking a variance of 4.5' for a covered porch to extend into the front setback. The subject property is located at 3002 Magna Lane

c) SUP2004-016: This is a request for a Special Use Permit to divide a single family residence into a duplex. The property is zoned RA-40 and is required by the Indian Trail Zoning Ordinance to obtain a Special Use Permit for this use. The subject property is located at 5222 Rocky River Road.

4. Adjourn