

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Labrecque Application Information Variance

Case Number: VAR 2024-19

Application Type: Variance

Applicant: Ronald Labrecque

Owners: Ronald Labrecque

Location: Approximately 650 feet southeast of the intersection of Balcombe RD and Kimberly Ct. The property is located at 531 Kimberly Ct.

Property ID #(s): 3234-18-7388-0000

Description: Request for a variance to permit a residential accessory structure within the setbacks.

Total Area of Project: 0.46

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting: N/A

Board of County Commissioners/Planning Board Meeting/Board of Adjustment:
01/15/2024

Application Materials

Application Package

Narrative

Site Plan

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Variance Submission

Applications will be considered for the Board of Adjustment hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. _____ **Pre-submittal Meeting**
Date of Meeting _____
2. _____ **Signed Application**
3. _____ **Payment**
\$250 (online payment preferred, invoice generated upon receipt of application)
4. _____ **Narrative**
A narrative shall be submitted to include the specific Ordinance Section for the requested variance.
5. _____ **Digital Submission**
For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. *Physical media such as CD or USB drives will not be accepted.*
- _____ **Adjacent Property List**
A numbered list of names and addresses, including the applicant, the owner, and owners of all properties located within 500-feet of the perimeter of the project bounds of the property under consideration as obtained from the county tax listings and tax abstract.
7. _____ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to the applicant, the owner, and each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Ronald Labrecque

Date 11-12-24

Printed Name

RONALD LABRECQUE

Staff Initials: _____

Date: _____

APPLICATION FOR VARIANCE

THIS SECTION FOR OFFICE USE

Application No.	VA 2024-19	Date	11/12/2024
Application Fee	\$ 250.00	Invoice Number:	00043914

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	RONALD LABRECAVE	Owner's Name:	RONALD LABRECAVE
Applicant's Address:	531 Kimberly CT Rocky Point, 28459	Owner's Address:	531 Kimberly CT Rocky Point, 28459
City, State, & Zip	Rocky Point, N.C. 28459	City, State, & Zip	Rocky Point, 28459 N.C.
Phone Number:	203- 605 518-5126	Phone Number:	203-518-5126
Email Address:	Bluebomber72@gmail	Email Address:	Bluebomber72@gmail

Legal relationship of applicant to landowner:

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3234-18-7388-0000	Total property acreage:	4.6 ACRE
Zoning Classification:		Variance Size:	
Variance Location & Address	531 Kimberly CT Rocky Point N.C. 28459	Township:	
Describe Variance and amount or type requested:		Water Provider	Pender County Utilities
		Waste Water Provider:	
		NAICS (if applicable):	

SECTION 3: SIGNATURES

Applicant's Signature	Ronald Labrecave	Date:	11-12-24
Applicant's Name Printed	RONALD LABRECAVE	Date:	11-12-24
Owner's Signature	Ronald Labrecave	Date:	11-12-24
Owner's Name Printed	RONALD LABRECAVE	Date:	11-12-24

NOTICE TO APPLICANT:

1. The Board of Adjustment shall review applications for a variance and shall be the approving authority for all requirements.
2. All applicants seeking a variance shall schedule a pre-application conference with the administrator to discuss the procedures, standards, and regulations required for variance approval.
3. An application for a variance shall be submitted in accordance with application requirements.
4. Once the application has been determined complete, the Administrator shall schedule a public hearing and give notice to adjoining/abutting property owners and aggrieved parties in the form of applicant supplied #10 envelopes with paid first class postage.
5. The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.
6. Applicant must also submit the information described in the Variance Checklist provided below.
7. Applicant or agent authorized in writing must attend the public hearing.
8. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing.

OFFICE USE ONLY

<input type="checkbox"/>	VA Fees \$250	Total Fee Calculation \$
Payment Method :	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa
		Check: <input type="checkbox"/> Check # _____

Application received by:		Date:	
Application completeness approved by:		Date:	
Date scheduled for public hearing:			

Ron and Linda Labrecque

531 Kimberly Court

Rocky Point, NC 28457

To whom it may concern,

When we started measuring our property to put up our garage, we could not find the property line on the left side because it was buried in the ground which made it difficult for measuring. This was on the side in which 505 Kimberly Court is located. This made it so difficult to measure exactly when we used the GIS was used to measure.

We had to measure a two-car garage that would not work out, so we had to go with a one car garage. The other reason was to measure from the other side where the septic tank was located and the pipe that leads down to the back of the property. This was marked by the health department. It was approved when we had it inspected after the footings were put in. We then figured the measurements were correct after it was marked by the health department to fit the building in the place where we measured so it will fit.

It was stressful not knowing we had to get the footings sprayed for termites then going through the whole process which took longer than we expected.

We measured everything we had to with using the GIS that was 5 years old and seemed like it was correct. It was surveyed last but did not know it should have been done sooner. We did all we could to have our garage complete.

We were not told at this point we had to it surveyed and it was frustrating to us that it should have been in the process. If that was the case, why were the measurements wrong? The GIS had to be off not having the correct property line either. When someone is having a building put up on their property why isn't a survey stated to be done first, otherwise these issues would not happen.

Our measurements were correct to our knowledge, and we feel that we did the best we could with what we had to work with. Pender County approved the permit to go ahead with the project after we measured it on the GIS.

This will make the building on our property at 531 Kimberly Court not on the property at 505 Kimberly Court of being short of the limitations of 10 Feet of the property of 505 Kimberly Court.

We talked to the property owner of 505 Kimberly Court that owns the land, and he approved the building to be short of the 10 feet from his property line.

NOTES:

- FEMA FLOOD MAP INFORMATION:
MAP PANEL No.: 37203224001
EFFECTIVE DATE: FEB. 16, 2007
FLOOD ZONE: "X" BASE FLOOD ELEV.: NONE
CORNERS ARE MARKED AS NOTED ON MAP.
- ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
- AREA COMPUTED BY THE COORDINATE METHOD.

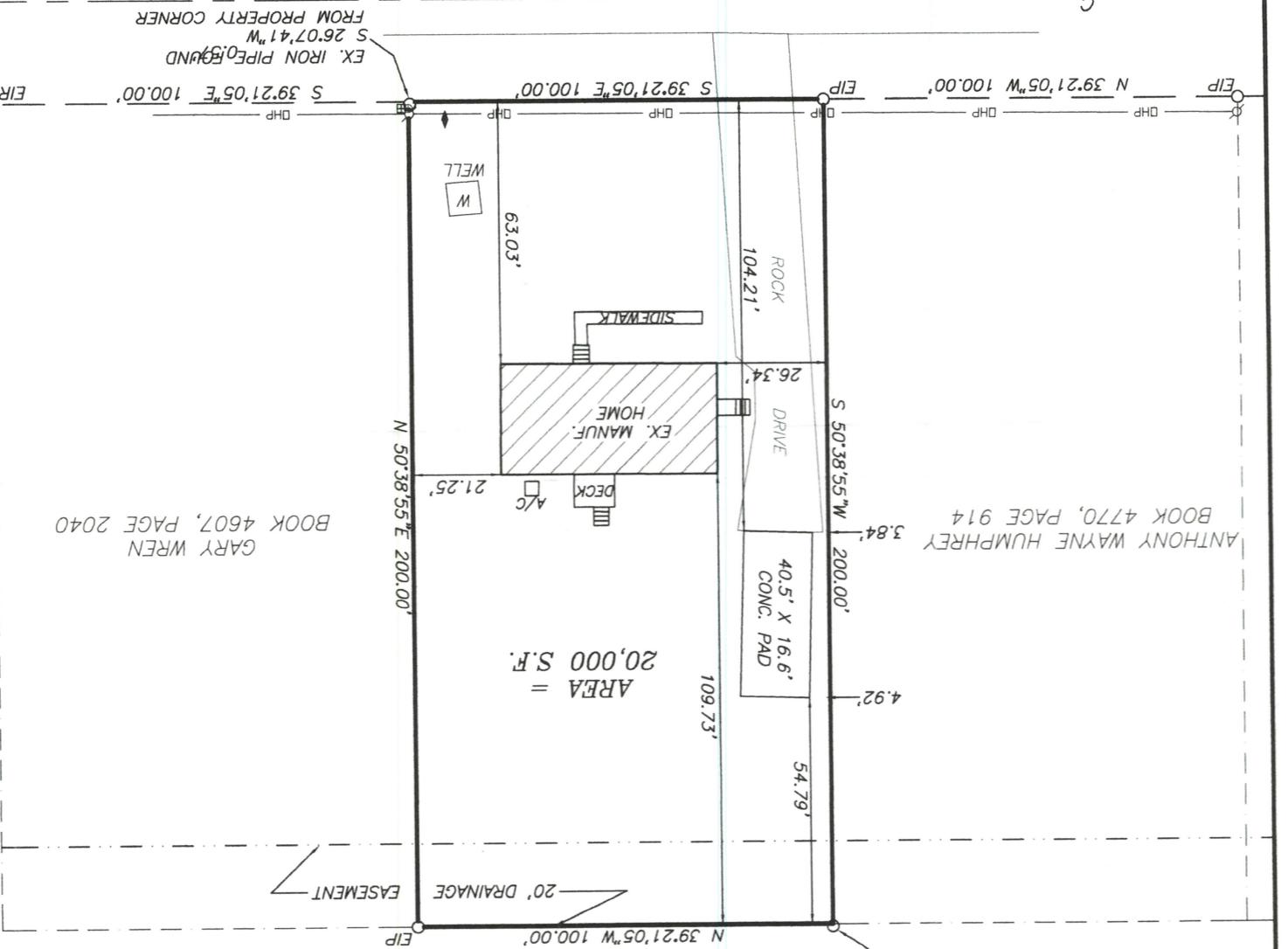
- LEGEND:**
- EIR
 - EXISTING IRON ROD
 - SIR SET IRON ROD
 - EXISTING IRON PIPE
 - UTILITY POLE & GUY ANCHOR
 - TELEPHONE PEDASTAL
 - CABLE TV PEDASTAL
 - WATER METER
 - PROPERTY LINE
 - - - TIE LINE
 - - - RIGHT OF WAY LINE
 - x FENCE LINE
 - - - ADJACENT LINE
 - - - EASEMENT LINE
 - - - OVERHEAD POWERLINE



DEED BOOK 4820, PAGE 678

EX. IRON PIPE FOUND
S 43°06'15"W 0.51'
FROM PROPERTY CORNER

RAY LANDER SMITH HEIRS



KIMBERLY COURT - 50' ROADWAY EASEMENT

MAP OF SURVEY FOR

RONALD T. LABRECQUE and wife, LINDA A. LABRECQUE

PENDER COUNTY TAX PARCEL: 3234-18-7388-0000
531 KIMBERLY COURT, ROCKY POINT, NC
ROCKY POINT TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
SCALE: 1" = 40'
DATE: OCTOBER 25, 2024



Bob M. Jones, Jr., PLS
NC License No. L-2977

Bob M. Jones, Jr.

LAND SURVEYORS - LAND PLANNERS
FIRM LICENSE NUMBER: C-1167
PO BOX 133 - 317 E. MURRAY STREET
WALLACE, NORTH CAROLINA 28466
(910)285-4210 or (910)763-1941
bjones2977@bellsouth.net
FILE No.: PL1317

I, Bob M. Jones, Jr., PLS, certify that this plat was drawn by me from an actual field survey made under my supervision and information as noted hereon; that the boundaries not surveyed and clearly indicated as dashed lines; that the ratio of reduction calculated is 1:10,000+ and is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal this 28 day of OCT., AD, 2024.