

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 – Kimberley Court Variance

Case Number: VAR 2025-22

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. This case is being reheard due to the presentation of new evidence.

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:
6/18/2025

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. _____ **Signed Application**
2. _____ **Payment**
\$250 (online payment preferred, invoice generated upon receipt of application)
3. _____ **Narrative**
A narrative shall be submitted to include the specific Ordinance Section for the requested variance.
4. _____ **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.**
5. _____ **List of Property Owners Within 500'**
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. Instructions to obtain list of addresses available on Pender County's website on the Planning and Community Development page.
6. _____ **500' Buffer 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 5-6-25
Printed Name Ronald Labrecque

APPLICATION FOR VARIANCE

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Ronald Labrecque	Owner's Name:	Ronald Labrecque
Applicant's Address:	531 Kimberly ct	Owner's Address:	531 Kimberly ct
City, State, & Zip	Rocky Point N.C. 28457	City, State, & Zip	Rocky Point N.C. 28457
Phone Number:	203-518-5126	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
Zoning Classification:		Variance Size:	
Variance Location & Address	531 Kimberly ct Rocky Point N.C. 28457	Township:	
Describe Variance:	Re-zoning	Water Provider	Pender county util
		Waste Water Provider:	
		NAICS (if applicable):	
SECTION 3: SIGNATURES			
Applicant's Signature	Ronald Labrecque	Date:	5-6-20
Applicant's Name Printed	RONALD LABRECQUE	Date:	5-6-20
Owner's Signature	Ronald Labrecque	Date:	5-6-20
Owner's Name Printed	RONALD LABRECQUE	Date:	5-6-20

To the board of Pender County,

The planning staff suggested to get another survey that shows proof that we cannot move the garage from where it is located. The distance from the right side of the garage is only 5 to 6 feet by the guidelines stated by environmental health. We have a building setback requirement of 10 feet and the building is 3.84 feet away from the property line. We are requesting a variance for 6.16 feet of relief from the required setback of 10 feet. The septic drain lines also go back 67 feet towards the drainage easement in the rear of the property. There also is a well on the right side of the property, so there would be no room to put a building or driveway.

The only place where it is located now is where it has to stay. The owner of the land, Mr. Marshall, at 360 Kimberly Ct said he did not care if the garage is closer to the line, which is not an issue with him. There is not much more we can do so we are asking for you to approve the garage staying just like it is. I'm hoping we explained it in detail for you to understand. Thank you.

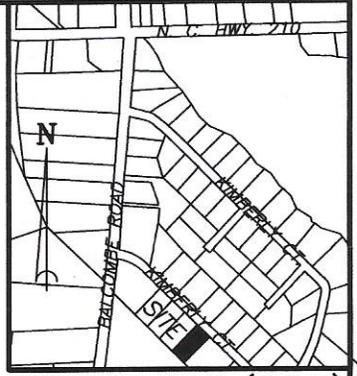
Linda and Ronald Labrecque

SURVEY REFERENCE:

DEED BOOK 4820, PAGE 678
 PIN: 3234-18-7388-0000

LEGEND:

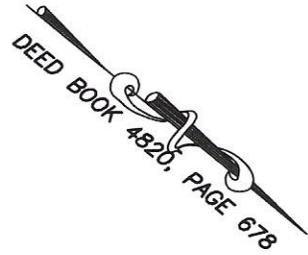
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- SIR SET IRON ROD
- ⊕ CABLE TV PEDASTAL
- ⊕ TELEPHONE PEDASTAL
- ⊕ UTILITY POLE & GUY ANCHOR
- ⬇ WATER METER
- PROPERTY LINE
- - - TIE LINE
- - - RIGHT OF WAY LINE
- x - FENCE LINE
- - - ADJACENT LINE
- - - EASEMENT LINE
- - - OHP OVERHEAD POWERLINE



VICINITY MAP (N.T.S)

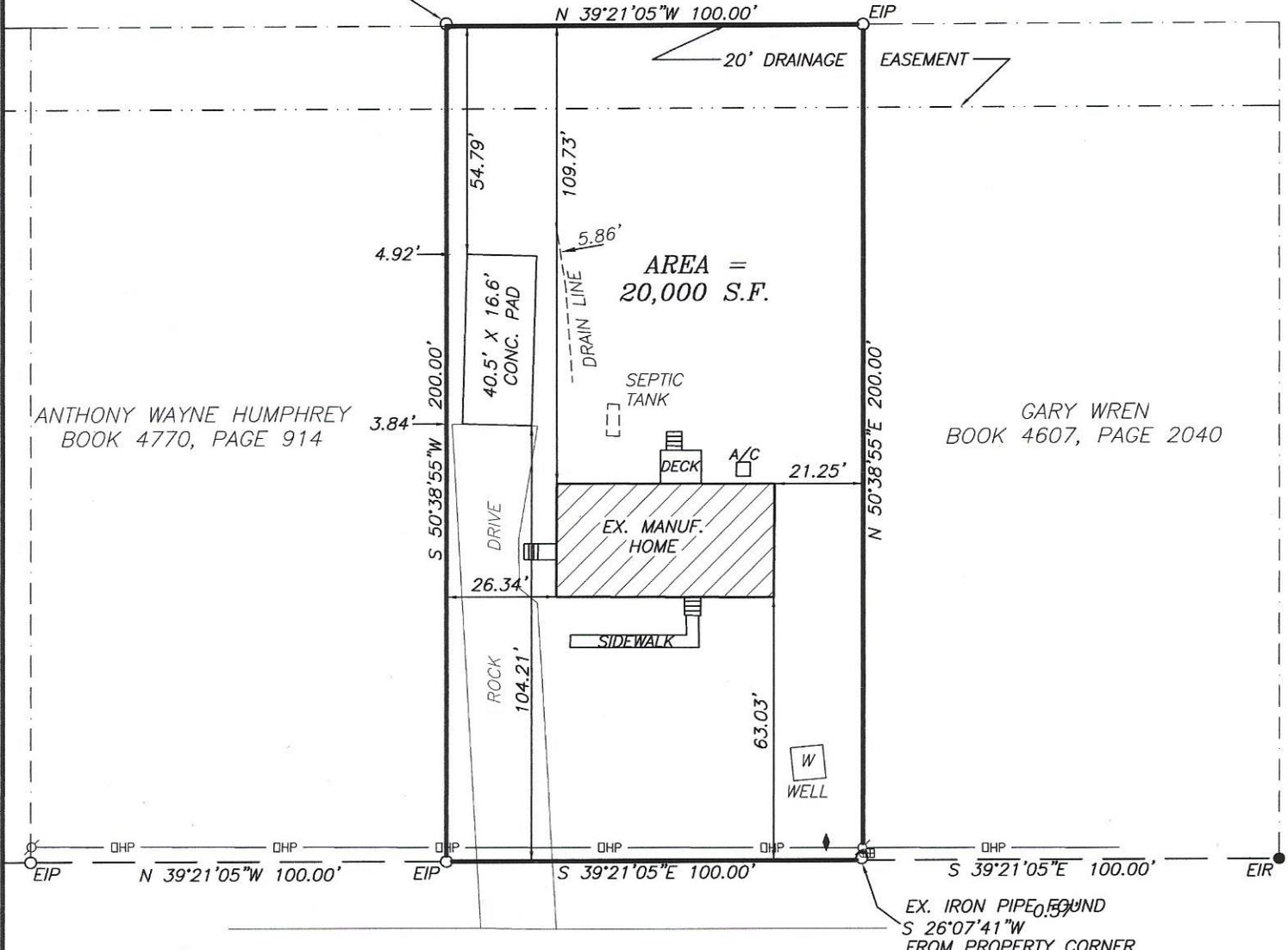
NOTES:

1. FEMA FLOOD MAP INFORMATION:
 MAP PANEL No.: 3720322400J
 EFFECTIVE DATE: FEB. 16, 2007
 FLOOD ZONE: "X" BASE FLOOD ELEV.: NONE
2. CORNERS ARE MARKED AS NOTED ON MAP.
3. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
4. AREA COMPUTED BY THE COORDINATE METHOD.
5. THE DRAIN LINE SHOWN WAS FLAGGED BY PENDER COUNTY ENVIRONMENTAL HEALTH PERSONNEL ON APRIL 30, 2025.



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

RAY LANDER SMITH HEIRS



ANTHONY WAYNE HUMPHREY
 BOOK 4770, PAGE 914

GARY WREN
 BOOK 4607, PAGE 2040

⌒ KIMBERLY COURT - 50' ROADWAY EASEMENT

MAP OF SURVEY FOR
RONALD L. LABRECQUE and wife, LINDA A. LABRECQUE
 OF

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
 REVISED: APRIL 30, 2025 TO SHOW SEPTIC TANK AND DRAIN LINE & ADD NOTE 5.

I, Bob M. Jones, Jr., PLS, certify that this plat was drawn by me from an actual field survey made under my supervision from information as noted hereon; that the boundaries and surveyed area are clearly indicated as dashed lines; that the ratio of precision as 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 15th day of MAY, AD, 2024.



40 0 40 80

 1 INCH = 40 FEET
ROBERT H. GOSLEE & ASSOCIATES, PA
 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

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