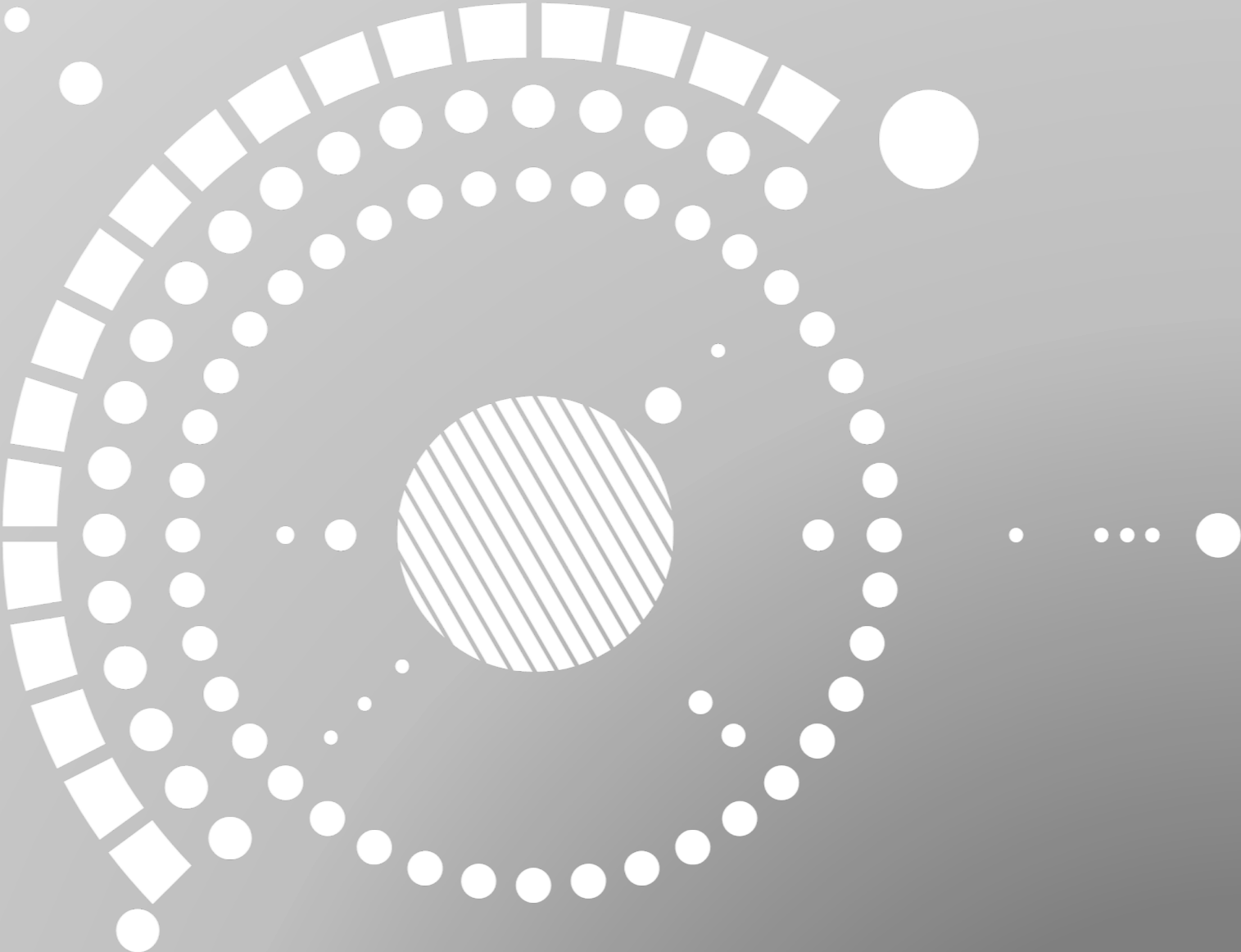


Board of Adjustment Staff Report

September 2, 2025



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT BOARD OF ADJUSTMENT MEETING
SEPTEMBER 2, 2025, AT 5:30 P.M.
GEORGE W. DUDLEY CITY COUNCIL CHAMBER, FREDERICK E. TURNAGE MUNICIPAL BUILDING

Voting Members: Apryl Davison-Cobb, Mark Osterhout, Aaron Pait, Tonya Parker, Carl Revis, Corey Folta, *Vacant*

Alternate: *Vacant*

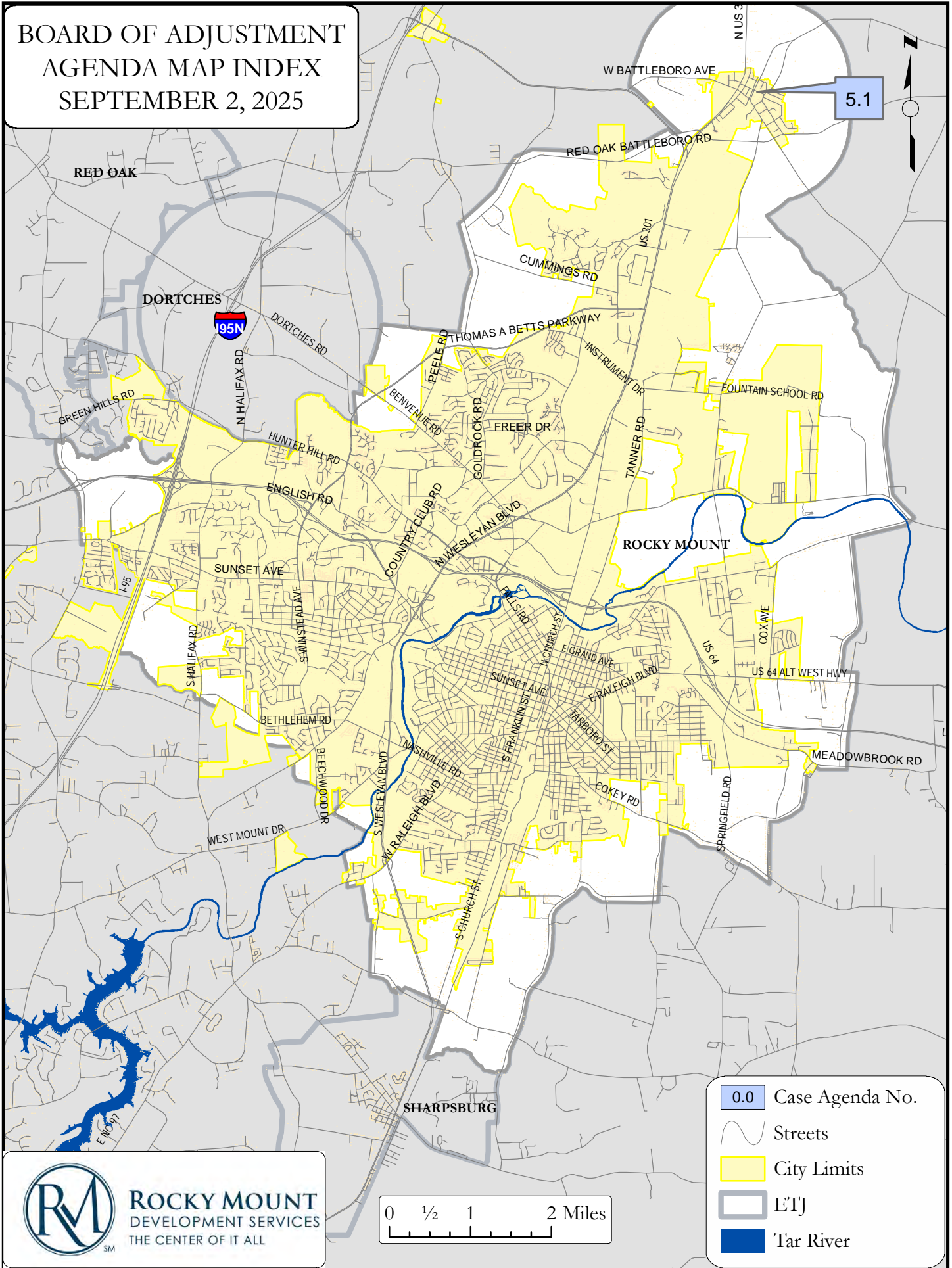
Edgecombe County: *Vacant*

Nash County: *Vacant*

1. **Call to Order**
2. **Approvals**
 - a. **Agenda**
 - b. **Minutes**
3. **Explanation of Rules of Procedure**
4. **Review of Application for Special Use Permits Relative to Public Hearings**
5. **Review of Variance Requests 09-02-25-03**

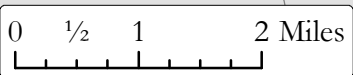
Requested Action:	To allow a variation from minimum yard regulations
Location:	110 E Bridges Street
Existing Land Use:	Residential (Single-family dwelling)
Proposed Land Use:	Residential (Single-family dwelling)
Zoning:	R-10, Low Density Multifamily Residential District
Applicable Regulations:	LDC Sec. 509: Zoning Variance Provisions
Property Owner:	Antwon Brothers
Applicant:	Antwon Brothers
Case Manager:	Bernetta Smith, Planner
Voting Representatives:	City Members
6. **Review of Requests for Appeals**
7. **Unfinished Business**
8. **New Business**
 - a. **Items from the Board**
 - b. **Items from the Secretary**
9. **Adjournment** [Next meeting: October 7, 2025]

BOARD OF ADJUSTMENT
 AGENDA MAP INDEX
 SEPTEMBER 2, 2025



5.1

- 0.0 Case Agenda No.
- Streets
- City Limits
- ETJ
- Tar River



Minutes of the Rocky Mount Board of Adjustment Meeting

Held on Tuesday, July 1, 2025, at 5:30 PM
In the Frederick E. Turnage Municipal Building
George W. Dudley City Council Chamber

MEMBERS PRESENT

Tonya Parker, Ward 1
Apryl Davison-Cobb, Ward 2
Corey Folta, Ward 5
Mark Osterhout, Ward 6

MEMBERS ABSENT

Carl Revis, Ward 3
Vacant, Ward 4
Aaron Pait, Ward 7

MEMBERS SEATED

Tonya Parker, Ward 1
Apryl Davison-Cobb, Ward 2
Corey Folta, Ward 5
Mark Osterhout, Ward 6

STAFF PRESENT

Bernetta Smith, Planner
Samantha Andelin, Administrative Assistant
Tyra Hines, Planning Administrator
JoSeth Bocook, Director
Tiffany Wright, Planner

ATTORNEY TO THE BOARD

Vacant

1. Call to Order

Mr. Osterhout called the meeting to order at 5:52 pm.

Mr. Osterhout requested Board members to identify themselves and state what ward they represented.

2. Approvals

a. Approval of the Agenda

Mr. Osterhout presented the agenda and staff advised there were no changes.

Board action: A motion was made by Corey Folta seconded by Tonya Parker and unanimously carried to approve the agenda as submitted.

b. Approval of the March 4, 2025, Meeting Minutes.

Mr. Osterhout presented the March 4, 2025, meeting minutes to the Board.

Board action: A motion was made by Tonya Parker seconded by Corey Parker and unanimously carried to approve the minutes as submitted.

3. Explanation of Rules of Procedure

Mr. Osterhout stated that the Board of Adjustment is a quasi-judicial board and explained the Rules of Procedure. Mr. Osterhout explained that the case will be announced, and a representative from the city will be sworn in and present a general description of the case. The appellant/petitioner will be sworn and present facts in support of their request. Mr. Osterhout will call for witnesses to speak in favor of the request and then witnesses to speak who oppose the request. When both sides have completed their presentation, the Chair will call for the City's recommendation relative to conformance with the City of Rocky Mount Land Development Code. The appellant will have an opportunity to present any rebuttal to the City's recommendation. After the Board has heard each appeal/request and discussion, the public hearing will be closed and the Board will hold an executive session, which is open to the public, to reach a decision as to the particular appeal or request. The Board will not entertain any additional comments from the public during this portion of the meeting. The Board will discuss the case and then call for the vote.

4. Review of Application for Special Use Permit Relative to Public Hearing.

There were none.

5. Review of Variance Requests

5.1 Variance Request #07-01-25-02

Mr. Osterhout called for a representative from the city to present the case. Ms. Smith was sworn in and presented the petition to allow a variation from minimum yard regulations.

Ms. Smith stated the subject site is a single parcel with an area of .06 acres located at 408 Middle Street and currently has a 924SF, single-story, detached single-family dwelling which is privately owned; the property is zoned R-6MFA (Medium Density Multifamily Residential District). To the north are parcels zoned R-6MFA & I-2 with land use listed as single-family dwelling, detached & Heavy Industrial. To the south, are parcels zoned R-6MFA & O-I with land use listed as single-family dwelling detached & Office & Institutional. To the east parcels are zoned R-6MFA, I-2, & O-I with land use listed as single family dwelling detached, heavy industrial & Office & Institutional and to the west parcels are zoned R-6MFA with land use listed at single-family dwelling, detached.

Ms. Smith stated that the applicant, Jerome Crawford, has requested a variance from the required minimum yard regulations. Per Land Development Code (LDC) Section 602, Variance for prior lots of record, notwithstanding the other setback provisions of this LDC, a building or structure may be constructed and occupied by one (1) family on any lot meeting all of one (1) line of the following table:

Having a Frontage of	Made a Lot of Record Prior to	Having Side Yards of	Having Front Yard of	Having Rear Yard of
Less than 50 feet	August 15, 1946	5 feet each side	15 feet	20 feet
50 feet	August 15, 1946	5 feet one side, 8 feet opposite side	15 feet	20 feet
60 feet or less	August 16, 1975	8 feet each side	15 feet	20 feet
90 feet or less	August 16, 1962	10 feet each side	25 feet	35 feet

Ms. Smith advised that the applicant has submitted a site plan indicating the proposed location of a single-family dwelling with a total footprint of 924 square feet. Based on the submitted plan, the proposed setbacks from the property lines will be approximately 3.5 feet from the property line on the south side yard, on the north side yard an approximate 3.6 feet from the property line, on the west (rear) yard an approximate 7.6 feet from the property line and on the east (front) yard an approximate 11.2 feet from the property line.

Ms. Smith stated that under the applicable zoning requirements, the minimum required setbacks are 5 feet on the side yard, the rear yard is 20 feet, and the front yard is 15 feet. She stated to situate the structure as proposed; the applicant is requesting the variance of a side yard relief of 1.5 feet on the south side and 1.6 feet on the north side. On the rear the applicant is seeking a 12.4 feet relief and a 3.8 feet relief on the front yard.

Ms. Smith advised that the variance is being requested in order to allow construction of the proposed residence in the indicated location, which cannot meet all required setback standards due to the configuration and size of the lot.

Ms. Smith stated that the board of adjustment is authorized to grant variances from the zoning district provisions, dimensional standards and off-street parking and loading standards of the LDC that will not be contrary to the public interest or the spirit of the LDC where, owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary physical (not economic) hardship to the property owner; and in approving the permit, the Board of Adjustment shall find that **all** the following conditions exist: 1)The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action. 2)The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. 3)The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards. 4)The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of this LDC; and 5)The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of this LDC or the comprehensive plan.

Ms. Smith concluded her presentation and stated she would be happy to answer any questions the board may have and indicated that the applicant was present to answer any additional questions.

Mr. Osterhout called for questions from the Board. Mr. Osterhout asked for clarity on the current setbacks and the conforming setbacks to replace the current house. Ms. Smith stated that the current setbacks are nonconforming as the property is listed as a prior lot of record. When an existing structure is replaced, it must be brought up to conformity of the current LDC. Mr. Osterhout asked what the square footage of the current house is. Ms. Smith stated that information was not provided, however, the proposed house would be 924 square feet.

Mr. Osterhout asked if there were further questions for city staff. There was none.

Mr. Osterhout called for anyone to speak in favor of the request. Mr. Jerome Crawford, applicant, was sworn in by Mr. Osterhout. Mr. Crawford stated that he and his lifetime disabled son has resided at the residence for over 40 years. He stated that the property on both sides of his are vacant with no structures. He stated that he had maintained and provided upkeep to those properties for 30 years, by mowing the grass and when trees fall, he cleans it up or cuts them down. He stated that he began working with ReBUILD NC in 2020 and is just trying to get a house built for a better quality of life for him and his son.

Mr. Osterhout asked why couldn't a house be built to the same dimensions and square feet as the current house. Mr. Crawford stated that the current house is just a little smaller than what is proposed by ReBUILD NC which is 924 square feet. He stated that due to the new code he would have to apply for a variance either way.

Mr. Osterhout asked city staff what the setbacks for that zone are. Ms. Smith stated that for R-6MF the setback for the front yard is 25 feet, the sides are 10 feet, and the rear is 20 feet.

Mr. Crawford stated that his current residence had several issues mostly caused by previous hurricanes. After ReBUILD NC went out with inspectors, they determined that they would rebuild instead of repair.

Ms. Smith stated that the LDC states that structures destroyed by any means to an extent of more than sixty-six and two-third ($66\frac{2}{3}$) percent of its replacement cost at time of destruction, it shall be reconstructed except in conformity with the provisions of the LDC. She stated that the house as it exists is fine but replacing it requires a variance.

Mr. Folta asked Mr. Crawford if he owned the property on either side of his existing residence. Mr. Crawford stated he did not, and it was his understanding that heirs cannot be located.

Mr. Osterhout called for anyone else to speak in favor of the request. There were none.

Mr. Osterhout called for anyone to speak in opposition to the request, there being none, he sought a motion to close the public portion and move to the executive session.

Board action: A motion was made by Tonya Parker seconded by Corey Folta and unanimously carried to close the public portion and move to the executive session.

After discussion among the board members the executive portion of the meeting was closed.

Mr. Osterhout stated that he believes the five (5) criteria's have been met to move forward with this application.

Corey Folta made a motion to accept the request to allow the variance request from the minimum yard regulations at 408 Middle Street. Tonya Parker seconded the motion.

Board Action: Samantha Andelin conducted a roll-call vote with all members seated voting in favor of the request to allow a variance from the minimum yard regulations.

Findings of Fact:

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.
4. The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of this LDC; and
5. The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of this LDC or the comprehensive plan.

6. Review Requests for Appeals

There was no request for appeals.

7. Unfinished Business

There was no unfinished business.

8. New Business

- a. Items from the Board
There were none.

- b. Items from the Secretary

Mr. Bocook informed the Board that Attorney Bill Hoyle has resigned from the Board of Adjustment and that Ben Moore has elected not to renew for another term. He advised that the Board of Adjustment still has one vacant seat.

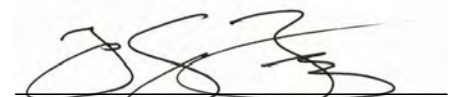
Mr. Bocook stated that with the beginning of the new Fiscal Year it was time for officer elections which they can do at a later meeting.

Mr. Bocook introduced Tyra Hines as the new Planning Administrator. Ms. Hines stated it was a pleasure to meet everyone and that she looks forward to working with them in the future.

9. Adjournment [Next meeting; August 5, 2025]

There being no further business Mr. Osterhout adjourned the meeting at 6:24p.m.

Respectfully submitted,



JoSeth Bocook, Secretary
Rocky Mount Board of Adjustment

Variance Requests

5.1 Variance Request # 09-02-25-03 Board of Adjustment Staff Report

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Requested Action: To allow a variation from minimum yard regulations
Location: 110 E. Bridges Street E. Bridges Street
Existing Land Use: Residential (Single-Family Dwelling, Detached)
Zoning: R-10, Low Density Residential District
Applicable Regulations: LDC Sec. 509: Zoning Variance Provisions
Property Owner: Antwon Brothers
Applicant: Antwon Brothers
Case Manager: Bernetta Smith, Planner
Voting Representatives: City Members

CURRENT PROPERTY INFORMATION

Land Use: 1125 SF, single-story, detached single-family dwelling. Privately owned.
Site Features: 0.26 acres lot located on Bridges Street, Battleboro,
Flood Hazards: The property is in Flood Zone X (Minimal Flood Risk) according to FEMA Flood Insurance Rate Map Number 3720387300J dated 11/3/2004

SURROUNDING ZONING AND LAND USES

	Zoning:	Land Use:
North:	R-10 & R-6	Single-Family Dwelling, Detached
South:	R-10	Single-Family Dwelling, Detached
East:	R-10, R-6, & MHP	Single-Family Dwelling, Detached & Manufactured Home Park
West:	R-10	Single-Family Dwelling, Detached

BACKGROUND

The applicant has requested a variance from the required minimum yard regulations. Per Land Development Code (LDC) Section 601, the R-10, residential zoning district, requires a minimum front yard setback of 30 feet, a minimum side yard width of 12 feet and a minimum rear yard depth of 30 feet.

The applicant has submitted a site plan indicating the location of a single-family dwelling with a total footprint of 1125 square feet. Based on the submitted plan, the setbacks from the property lines are as follows:

- **Side yard:** Approximately 11.7 feet from the property line
- **Rear yard:** Approximately 28.9 feet from the property line
- **Front yard (house):** Approximately 25.6 feet from the property line
- **Front yard (porch):** Approximately 20.6 feet from the property line

The applicant is requesting the following variances:

- **Side yard relief:** 0.3 feet
- **Rear yard relief:** 1.1 feet
- **Front yard relief:** 4.4 feet (house)

Although the front porch extends 9.4 feet into the required front yard setback, it is allowed under LDC Sec. 603.A, which provides an exception permitting an unenclosed porch or deck to project up to ten feet into the required front or rear yard.

The variance is being requested due to the configuration and size of the lot.

CONFORMANCE WITH SECTION 509. ZONING VARIANCE PROVISIONS

The board of adjustment is authorized to grant variances from the zoning district provisions, dimensional standards and off-street parking and loading standards of the LDC that will not be contrary to the public interest or the spirit of the LDC where, owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary physical (not economic) hardship to the property owner.

In approving the variance, the Board of Adjustment shall find that all the following conditions exist:

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;
3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;
4. The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of this LDC; and
5. The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of this LDC or the comprehensive plan.



5.1– Variance Request # 09-02-25-03
Aerial Image & Written Notice Map

110 East Bridges Street



-  Subject Property
-  Property Owners Mailed Notice

Theodore Ricks Heirs
1825 Burntmill Rd
Rocky Mount NC 27804

Jeremiah Jr Ward Et Al
Po Box 125
Rocky Mount NC 27802

Bryan Development Co
One Page Ave #260
Asheville NC 28801

Dwaynette Dowd
136 Pratt Pl
Battleboro NC 27809

Lloyd Duke Phillips
5201 Pearsall Street
Battleboro NC 27809

Mary W Avent Heirs
1708 Augustus Dr
Rocky Mount NC 27801

Pamela Cherry
4119 Lee St Ne
Washington DC 20019

Angela T Cherry Et Al
113 E Bridgers St
Battleboro NC 27809

Betty Copeland
128 E Bridges St
Battleboro NC 27809

Evangeline Bullock
P O Box 222
Battleboro NC 27809

Curtis Jenkins Et Al
110 Hillside Ave
East Haven CT 06512

Emma P Stallings
Po Box 268
Battleboro NC 27809

Samuel M Lancaster
117 E Bridges St
Battleboro NC 27809

Mary B Parker
121 East Bridges St.
Battleboro NC 27809

Mamie Heirs Braswell
P O Box 373
Battleboro NC 27809

Emma P Stallings
Po Box 268
Battleboro NC 27809

Antwon Brothers
4345 Glen Castle Way
Winterville NC 28590

James E Bridges Et Al
594 New Hope Ch Rd
Battleboro NC 27809

Elsie Rivera Et Al
104 S Pine Street
Rocky Mount NC 27804

Lloyd Phillips
249 Denzel Lane
Battleboro NC 27809

Renee Sallee Abney
6631 Lovell Ct
Dayton OH 45424

Albert W Heirs Mercer
5217 Pearsall St
Battleboro NC 27809

Helena Clark
P O Box 742
Battleboro NC 27809



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL

August 21, 2025

Reference: Request for Variance

Dear Citizen:

The City has received a request for a variance from the front, side and rear lot setbacks for property located at 110 E Bridges Street, Battleboro, NC. (Parcel# 3873094591). You are receiving this letter because, according to tax records, you are the owner of an adjoining or confronting property

The request will be considered by the City of Rocky Mount Board of Adjustment at its meeting on Tuesday, September 2, 2025, at 5:30 p.m. The meeting will be conducted in person in the City Council Chamber located on the third floor of the Frederick E. Turnage Municipal Building [city hall; 331 S. Franklin Street]. This meeting is open to the public; if interested, you are welcome to attend. At this time, all parties having special interest or potential to be impacted distinctly different from the rest of the community will be granted an opportunity to present evidence to the board regarding the request on the subject site.

The Board of Adjustment is a quasi-judicial board with the authority to hear and make decisions concerning requests for special use permits, variances, and appeals of administrative decisions. Members of the Board of Adjustment are appointed by the elected officials of the City of Rocky Mount, Nash County, and Edgecombe County.

If you would like additional details about the case, please feel free to contact me directly at (252) 972-1102.

Sincerely,

Bernetta Smith
Planner

Proposed location.



Request for Variance Application

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



PROPERTY ADDRESS(ES): 110 E. BRIDGES ST. BATTLEBORO NC 27809

PROPERTY TAX PIN(S): 3873-09-4591

PROPERTY OWNER(S): ANTWON BROTHERS

OWNER ADDRESS: 4345 GLEN CASTLE WAY, WINTERVILLE NC 28590

OWNER EMAIL AND PHONE #: ABROTHERS05@GMAIL.COM, 407-276-2391

APPLICANT (if different from owner):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

APPLICANT ADDRESS:

APPLICANT EMAIL AND PHONE #:

APPLICABLE LDC REGULATIONS FROM WHICH VARIANCE(S) IS/ARE SOUGHT:

NATURE OF VARIANCE REQUEST: *Requesting relief from the required 30 ft front, 12ft side and 30 ft rear yard setbacks (R-10 zoning). The completed home sits 25.6 from the house front, 20.6 from the porch, 11.7ft from the side, and 23.9 from the rear property line. The variance is needed to legalize unintentional mistakes during construction.*

REQUIRED DOCUMENTATION

- Application Fee (\$150 Single-Family Residential Use; \$300 All Other Uses)
- Site Plan
- Variance Review Criteria Statement

By submitting this application, the undersigned acknowledges that they are either the property owner or one of the persons authorized by [North Carolina General Statute 160D-403](#) to make this application. Also, the undersigned acknowledges that the information and statements made in the application are correct and that development approval is subject to revocation for false statements or misrepresentations made in securing the development approval.

APPLICANT SIGNATURE:  DATE: 8/14/25

TO BE COMPLETED BY DEVELOPMENT SERVICES STAFF

RECEIVED BY: _____ DATE: _____

DETERMINED COMPLETE: _____ DATE: _____

CASE #: _____

Revised 08/2024

Request for Variance Application

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



VARIANCE REVIEW CRITERIA

Each of the following conditions require an affirmative finding from the Board of Adjustment to grant a variance. Please indicate the facts and arguments that satisfy these criteria:

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district, and that are not a result of the owner's intentional action;

The lot's dimensions and site layout created conditions not typical of other properties in the district. The encroachment is not due to any deliberate action by the owner.

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;

The home maintains appropriate separation from neighboring properties. The encroachment does not interfere with light, air, access, or the rights of adjacent owners.

3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

Strict enforcement of setback standards would require disproportionate physical alterations to a completed home, which would be unreasonable.

4. The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of the Land Development Code; and

The requested variances are the smallest adjustments necessary to resolve the issue and bring the property into compliance.

5. The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of the Land Development Code or the comprehensive plan.

The structure meets all building and safety codes, and granting this variance will not harm public health, safety, or the intent of the zoning ordinance.

Request for Variance Application

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



NOTICE OF RIGHT TO HAVE MATERIALS FORWARDED TO MEMBERS OF ROCKY MOUNT BOARD OF ADJUSTMENT OR CITY COUNCIL

Prior to each meeting of the board of adjustment, materials pertaining to each appeal request for a variance from the zoning ordinance, request for a special use permit, request for interpretation, and all other matters scheduled for hearing are forwarded to individual members of the board of adjustment for their review. If you are scheduled to appear before the board, you are entitled to have forwarded any written materials pertaining to your case, which can be duplicated and forwarded by U.S. Mail. To have your materials included in the packet of information, you must deliver the materials to the Department of Development Services at the same time the application is submitted. Materials must be reproduced on 8.5" x 11" sheets, except for surveys and maps. You are reminded that you are not entitled to contact any board of adjustment member in any attempt to discuss your case prior to the scheduled evidentiary hearing. If your written materials are not received by the date and time prior to the hearing, you will be deemed to have waived your right to have written materials of your choosing forwarded to board or council members.

Variance Request Letter

Date: August 4, 2025

To: City of Rocky Mount Board of Adjustment

Planning Division – Development Services

331 S Franklin Street

Rocky Mount, NC 27802

Subject: Variance Request – 110 E Bridges Street, Battleboro, NC

Dear Members of the Board,

I am submitting this letter to respectfully request a variance from the setback requirements under the Rocky Mount Land Development Code for my property located at 110 E Bridges Street (Zoning: R-10).

Requested Variances

- Front Yard Setback: Required 30 ft Existing 25.6 ft (from house) and 20.6 ft (from edge of porch). Variance requested: 4.4 ft (house) and 9.4 ft (porch)
- Side Yard Setback: Required 12 ft Existing 11.7 ft (variance of 0.3 ft / 3% reduction)
- Rear Yard Setback: Required 30 ft Existing 28.9 ft (variance of 1.1 ft / 4% reduction)

Basis for the Request

The need for this variance arises from unique physical conditions related to the lot and the construction process. The home was built in good faith under approved plans; however, an unintentional encroachment was discovered after construction was completed. While the front yard variance from porch is larger than typical, it is necessary to address the physical site conditions. This requested relief remains compatible with the neighborhood and does not negatively affect adjacent properties.

Compliance with Variance Criteria

1. Unique Conditions – The lot's dimensions and site layout created conditions not typical of other properties in the district. The encroachment is not due to any deliberate action by the owner.
2. No Adverse Effect on Neighbors – The home maintains appropriate separation from neighboring properties. The encroachment does not interfere with light, air, access, or the rights of adjacent owners.

3. Unnecessary Physical Hardship – Strict enforcement of setback standards would require disproportionate physical alterations to a completed home, which would be unreasonable.

4. Minimum Necessary Relief – The requested variances are the smallest adjustments necessary to resolve the issue and bring the property into compliance.

5. No Harm to Public Health or Ordinance Intent – The structure meets all building and safety codes, and granting this variance will not harm public health, safety, or the intent of the zoning ordinance.

Conclusion

For these reasons, I respectfully request that the Board of Adjustment grant the requested variances. Approval will allow the property to remain in compliance without unnecessary hardship or negative impact on the community.

Thank you for your consideration.

Sincerely,
Antwon Brothers
4345 Glen Castle Way
Winterville, NC 28590
407-276-2391
abrothers05@gmail.com

DEED BOOK 1813, PAGE 981
 PIN: 3873-09-4591
 ROCKY MOUNT TOWNSHIP
 EDGECOMBE COUNTY, NORTH CAROLINA
 ADDRESS: 110 E. BRIDGES ST.

LEGEND

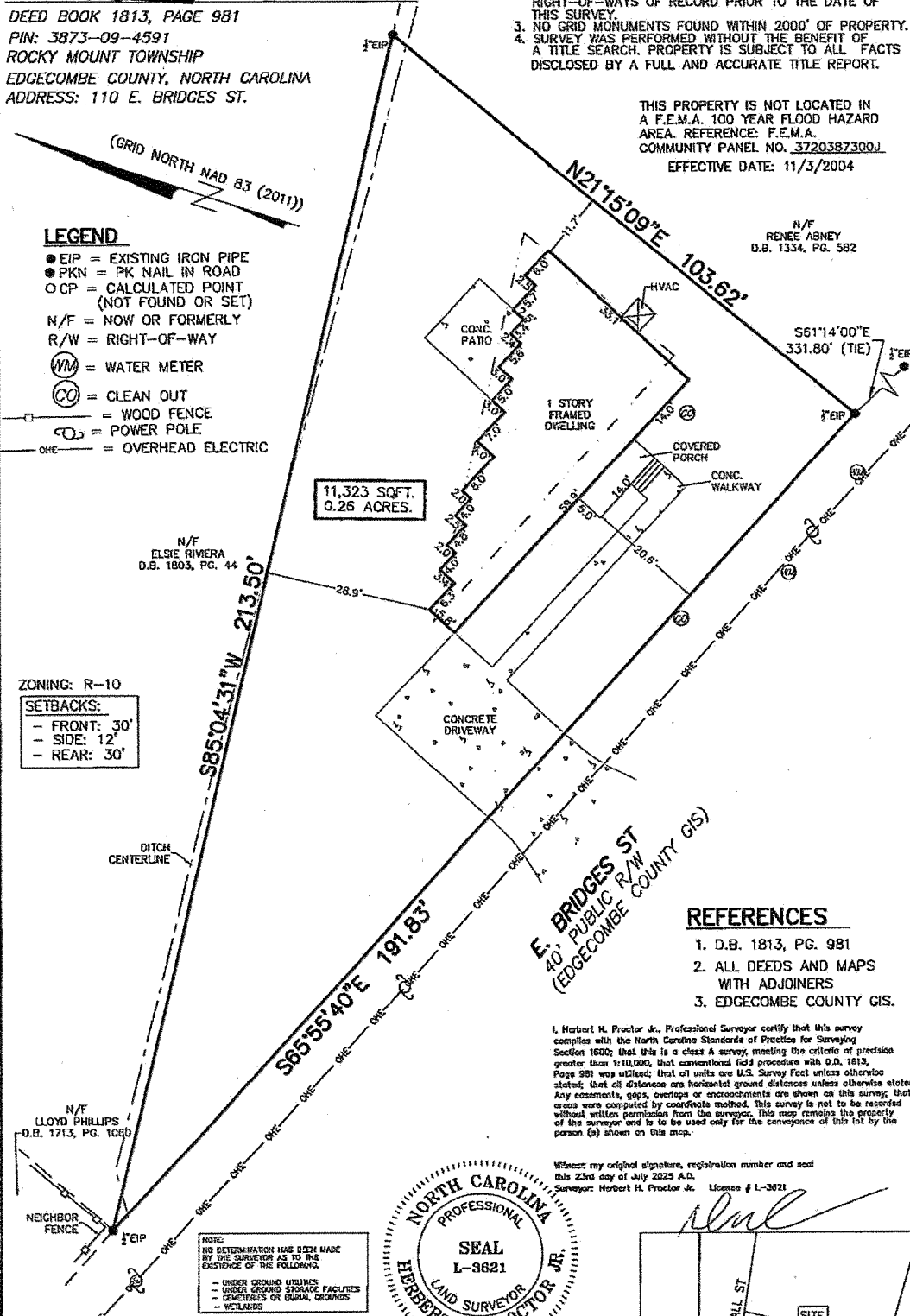
- EIP = EXISTING IRON PIPE
- PKN = PK NAIL IN ROAD
- CP = CALCULATED POINT (NOT FOUND OR SET)
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- ⊕ = WATER METER
- ⊖ = CLEAN OUT
- = WOOD FENCE
- ⊕ = POWER POLE
- = OVERHEAD ELECTRIC

ZONING: R-10
SETBACKS:
 - FRONT: 30'
 - SIDE: 12'
 - REAR: 30'

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
4. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720387300J. EFFECTIVE DATE: 11/3/2004

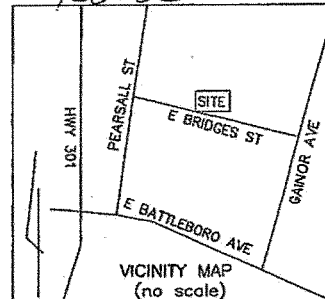
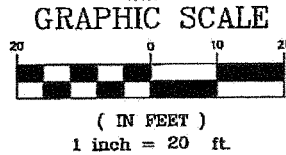
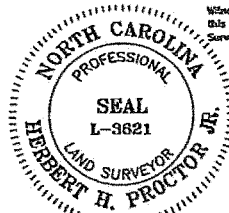


REFERENCES

1. D.B. 1813, PG. 981
2. ALL DEEDS AND MAPS WITH ADJOINERS
3. EDGECOMBE COUNTY GIS.

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedures with D.J. 1813, Page 981 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the convenience of this lot by the person (s) shown on this map.

Witness my original signature, registration number and seal this 23rd day of July 2025 A.D.
 Surveyor: Herbert H. Proctor Jr. License # L-3621

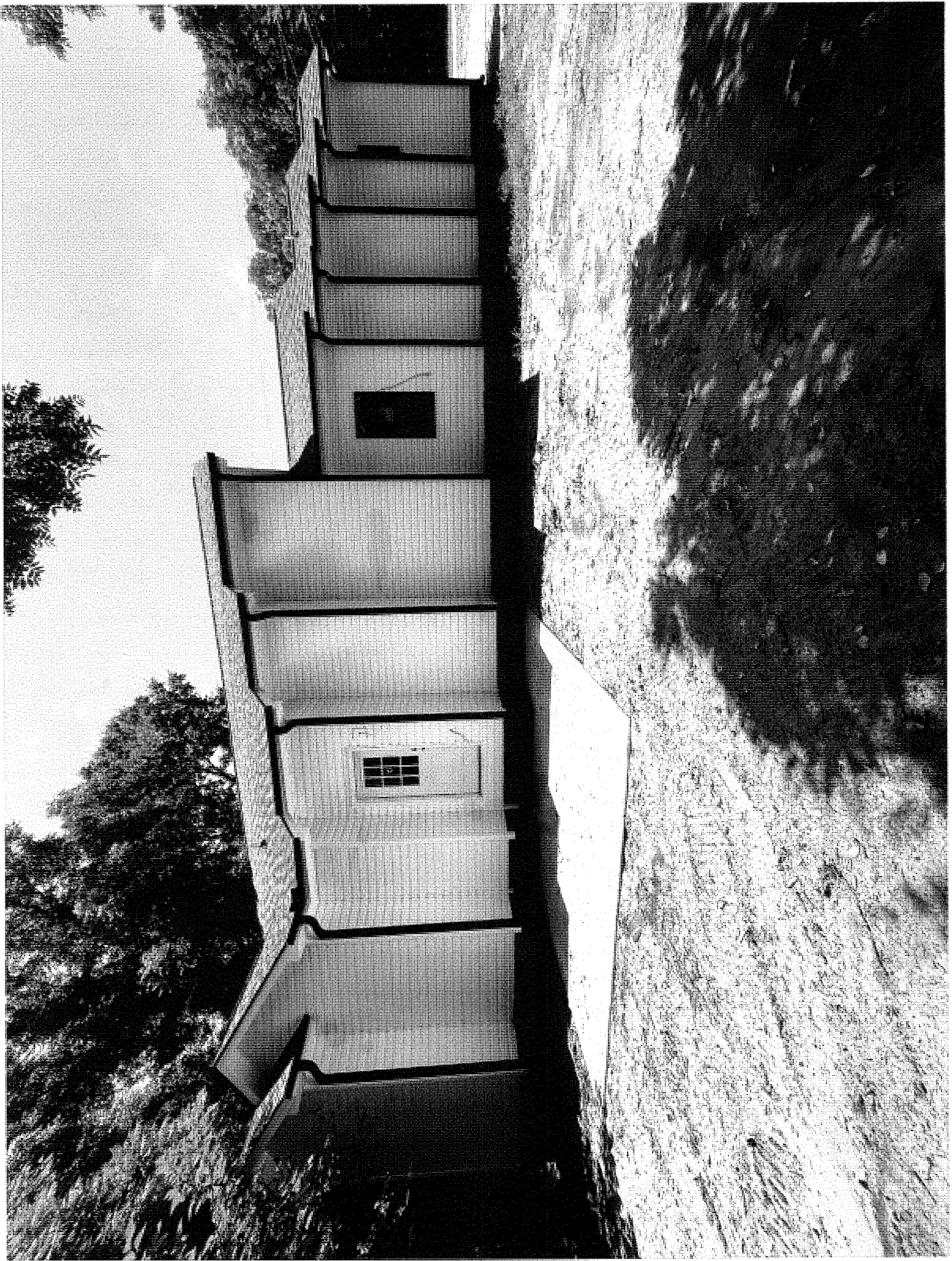


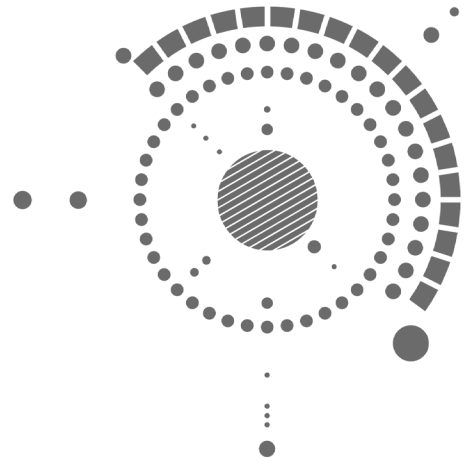
STEWART-PROCTOR
 ENGINEERING and SURVEYING
 319 CHAPANOKE ROAD, SUITE 106
 RALEIGH, NC 27603 (LICENSE # P-0148)
 TEL 919 779-1855 FAX 919 779-1661

DATE 7/23/25 DRAWING
 SCALE 1"=20' E BRIDGES ST 110

NOTE:
 NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
 - UNDER GROUND UTILITIES
 - UNDER GROUND STORAGE FACILITIES
 - DEMISES OR BURIAL GROUNDS
 - WETLANDS







ATTENTION:

The next regular meeting of the
City of Rocky Mount Board of
Adjustment
is scheduled for
Tuesday, October 7, 2025 at 5:30 p.m.

