

# TOWN OF SMITHFIELD BOARD OF ADJUSTMENT AGENDA PACKET



Chairman: Stephen Upton  
Vice-Chairman: Mark Lane

Sarah Edwards  
Keith Dimsdale  
Jeremy Pearce  
Richard Upton  
Monique Austin

Stephen Wensman, AICP, RLA, Planning Director  
Mark Helmer AICP, CZO, Senior Planner  
Julie Edmonds, Administrative Assistant

**Meeting Date: Thursday, February 24, 2022**

**Meeting Time: 6:00 p.m.**

**Meeting Place: Council Chambers, Smithfield Town Hall**

**AGENDA  
BOARD OF ADJUSTMENT  
REGULAR MEETING  
FEBRUARY 24, 2022  
MEETING TIME: 6:00 PM  
TOWN HALL**

**Call to Order.**

Approval of the minutes for November 30, 2021

**Public Hearings.**

**BA-22-01 Jancuska Construction Company:** The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.3 to allow for a decrease in front building setbacks, rear building setbacks and a decrease in minimum lot size for the construction of a two-family dwelling on property located within an R-8 (Residential) zoning district. The property considered for a variance is located on the east side of South Fifth Street approximately 290 feet south of its intersection with East Market Street and further identified as Johnston County Tax ID#15026019.

**Old Business.**

**New Business.**

**Adjournment.**

**Draft  
Smithfield  
Board of Adjustment Minutes  
Thursday, November 30, 2021  
6:00 P.M.,  
Town Hall, Council Chambers**

Members Present:

Stephen Upton, Chairman  
Mark Lane, Vice Chairman  
Sarah Edwards  
Richard Upton  
Jeremy Pearce  
Keith Dimsdale  
Monique Austin

Members Absent:

Staff Present:

Mark Helmer, Senior Planner  
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

Motion to change agenda was made by Keith Dimsdale, seconded by Richard Upton.  
Unanimously approved

Swearing in of new member Monique Austin

Approval of minutes from July 29th, 2021

Sarah Edwards made a motion, seconded by Mark Lane to approve the minutes as written.  
Unanimously Approved

**Open Public Hearing**

Keith Dimsdale made a motion, seconded by Richard Upton to open the public hearing.

**BA-21-04 ALA Johnson Sewer Easement:** Johnston CD, LLC is requesting a 10-foot reduction to the minimum required 30-foot sewer easement width for the construction of utility services required to server the American Leadership Academy. The property considered for the variance is located on the north side of Cloverdale Drive approximately 360 feet east of its intersection with Juniper Drive. The property is further identified as Johnston County tax ID# 15J08090A.

Mark Helmer stated that Johnston CD, LLC is requesting a 10' variance from the 30' wide utility easement standard found in the Unified Development Ordinance, Section 10.110.1.5.1. The project is located at 320 Cloverdale Drive, Clayton, NC 27520. The property to the north of the subject property is being developed as a charter school, American Leadership Academy and the easement is needed to connect the school to the sewer line located in the Cloverdale Drive right-

of-way. The sewer line location is being dictated by the location of existing sewer in the Cloverdale Subdivision and the ability to gravity flow the sewer. The space between the existing homes limits the ability to provide a standard 30-foot-wide sewer easement. The 30-foot-wide easement is the standard to ensure the Town has the ability maintain its sewer lines without having to evaluate each proposed sewer line. Public Utilities has evaluated the depth of this sewer line and has determine a 20-foot-wide easement is sufficient.

**STAFF FINDINGS OF FACT:**

In order to approve a variance, the Board of Adjustments shall find all of the following provisions can be met (Staff's findings are in bold/ italic):

**4.10.2.2.1.** Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. **Without the variance, the charter school project would not have public sewer available.**

**4.10.2.2.2.** The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. **The need to gravity flow the sewer to an existing sewer line is the hardship necessitating an easement in that location and the need for a reduced easement due to the existing residential structures.**

**4.10.2.2.3.** The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. **The applicant had no control over the location of the single-family homes.**

**4.10.2.2.4.** The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved. **The variance is consistent with the spirit, purpose, and intent of the Ordinance. The Public Utilities Director has evaluated the easement and had determined the 20-foot-wide easement to be sufficient.** Mark Lane asked if it was correct that C.A. Byrd had offered a 20-foot variance?

Mark Helmer said he has offered Johnston ALA to go through his land to get to the needed sewer connection for the school.

Mark Lane asked why the variance was required?

Mark Helmer said a 30-foot easement is what we would like to have. However, it can be done on 20-feet.

Jim Way of 1080 the Old Place, Raleigh, NC and he represents Johnston CD, LLC. The distance between houses has limited the ability to get sewer through there. 30 feet wasn't available but 20 feet is and that's suitable for us to get in there and run sewer lines. There is no other way to get sewer served to this site. With all the growth that's in Johnston County there is a sewer across

the highway that is not available. There isn't enough capacity. After consulting with the utility director and Johnston County this was the recommendation of the path we should take.

Mark Lane asked if another business came to this area would they also have to do the gravity fed sewer since the County is at full capacity?

Mark Helmer said he didn't know about the capacity to the sewer main someone would tie into but ultimately the County says they have enough to allocate to this project. We've been told sewer capacity at this point is being reserved for job generating businesses only.

Sarah Edwards made a motion to close BA-21-04, seconded by Keith Dimsdale. Unanimously approved.

Keith Dimsdale made a motion to approve variance BA-21-04, based on the finding of fact found in the staff report, seconded by Mark Lane. Unanimously approved.

#### Old Business

Mark Helmer stated that a new sign ordinance will be brought before the Planning Board in January.

#### New Business

None

Keith Dimsdale made a motion to adjourn, seconded by Mark Lane. Unanimously Approved

Julie Edmonds



Administrative Support Specialist  
Town of Smithfield Planning Department



# Request for Board of Adjustment Action

Agenda BA-22-  
Item: 01  
Date: 2/24/22

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**Subject:** South Fifth Street Duplex  
**Department:** Planning  
**Presented by:** Mark Helmer  
**Presentation:** Yes

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## Issue Statement

Tom Jancuska is requesting a variance from Article 8, Section 8.3 to allow for a reduction to the minimum front and rear building setbacks and for a reduction to the minimum lot size for the construction of a two-family dwelling

## Financial Impact

None.

## Action Needed

To hold a public hearing and to review the variance application to approve, approve with conditions or deny.

## Recommendation

Planning Staff recommends approval of variance BA-22-01 based on finding of fact.

Approved:  Town Manager  Town Attorney

## Attachments:

- Staff Report
- Application
- Site Plan



# Staff Report

Agenda Item: BA-22-01  
Date: 2/24/22

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**APPLICATION NUMBER:** BA-22-01  
**APPLICANT/OWNER:** Terraeden Landscape & Design / Tom Jancuska  
**AGENTS:** None  
**TAX ID NUMBER:** 15026019  
**TOWN LIMITS/ETJ:** Town

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**PROJECT LOCATION:**

The property considered for a variance is located on the east side of South Fifth Street approximately 290 feet south of its intersection with East Market Street.

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**REQUEST:**

The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.3 to allow for a decrease in front building setbacks, rear building setbacks and a decrease in minimum lot size for the construction of a two-family dwelling on property located within an R-8 (Residential) zoning district.

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**SITE DATA:**

**Acreage:** 0.23 acres  
**Present Zoning:** R-8  
**Existing Use:** Vacant  
**Water Service:** Town of Smithfield  
**Sewer Service:** Town of Smithfield  
**Electrical Service:** Town of Smithfield

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**ADJACENT ZONING AND LAND USE:**

	Zoning	Existing Use
North	R-8 Residential	Residential
South:	R-8 Residential	Residential
West:	OI Office-Institutional	Smithfield Police Department
East:	R-6 Residential	Vacant

**STAFF ANALYSIS:**

The subject property is approximately 133 linear feet wide and varies in depth from 69.2 feet and 78.11 feet. After subtracting out the required front and rear required yards, only a 14.62 linear foot deep building envelope remains. Granting a variance to the required front and rear building setback will allow the lot to be built upon. Without a variance, the lot would be considered by most builders as undevelopable.

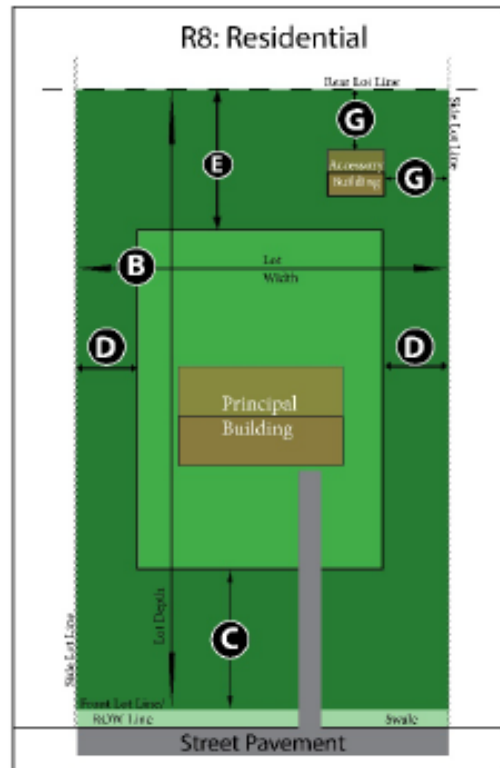
The subject property is approximately 9,650 square feet in area. The applicant is requesting a 350-foot variance to the minimum lot size for the construction of a two-family dwelling which is a permitted use by right within the R-8 zoning district. The following chart documents the required yards as published in the Town of Smithfield Unified Development Ordinance.

**SECTION 8.3 R-8 SINGLE, TWO, AND MULTI-FAMILY RESIDENTIAL DISTRICT.**

**8.3.1. Dimensional Requirements.**

(A) Minimum Lot Area	
• Single-family dwelling	8,000 sq ft
• Two-family dwelling	10,000 sq ft
• Multi-family dwelling*	9,000 sq ft
• Other building	10,000 sq ft
(B) Minimum Lot Frontage	70 ft
(C) Front Yard Setback	30 ft
(D) Side Yard Width	10 ft
(E) Rear Yard Depth	25 ft
(F) Maximum Building Height	35 ft
(G) Accessory Buildings	10 ft (see Note 8.13.2)

\*See Note 8.13.1 for additional multi-family dimensional requirements.





**STAFF FINDINGS OF FACT:**

In order to approve a variance, the Board of Adjustments shall find all of the following provisions can be met (Staff's findings are in *bold/italic*):

**4.10.2.2.1.** Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. *Without the variance, the property would unlikely ever be built upon given the shallow depth of this existing lot.*

**4.10.2.2.2.** The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. *The lots within the 100 block of South Fifth Street are uncommonly shallow even for the R-8 zoning district. The subject property is considered legal non-conforming and was platted prior to modern zoning and standardized setbacks.*

**4.10.2.2.3.** The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. *The applicant had no control over the platting of this property which was done years before modern zoning standards.*

**4.10.2.2.4.** The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved. *The variance is consistent with the spirit, purpose, and intent of the Ordinance and will allow for the development of a uncommonly small lot which might otherwise go undeveloped.*

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**RECOMMENDATION:**

Planning Staff recommends the Board of Adjustment approve the variance, BA-22-01, based on the finding of fact.

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**RECOMMENDED MOTION:**

Planning Staff recommends approval with the following motion:

*“Move to approve variance BA-22-01, based on the finding of fact found in the staff report.*



Town of Smithfield  
 Planning Department  
 350 E. Market St. Smithfield, NC 27577  
 P.O. Box 761, Smithfield, NC 27577  
 Phone: 919-934-2116  
 Fax: 919-934-1134

## VARIANCE APPLICATION

*Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Board of Adjustment for relief from a requirement of the Unified Development Ordinance and to permit construction in a manner otherwise prohibited by this Ordinance where specific enforcement would result in unnecessary hardship.*

*In granting variances, the Board of Adjustment may impose such reasonable conditions as will insure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.*

*Variance applications must be accompanied by nine (9) sets of the complete application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee.*

### SITE INFORMATION:

Name of Project: Fifth Street Duplex      Acreage of property: 0.23 acres  
 Parcel ID Number: 169419-50-2783      Tax ID: 15026019  
 Deed Book: 04676      Deed Page(s): 0059  
 Address: 113 S Fifth Street  
 Location: across from Police Department

Existing Use: Vacant      Proposed Use: Residential Duplex  
 Existing Zoning District: R-8  
 Requested Zoning District: R-8

Is project within a Planned Development:      Yes      No  
 Planned Development District (if applicable):

**Variance Request (List Unified Development Code sections and paragraph numbers)**  
reduce front yard setback 20% to 24 ft., reduce rear yard setback 20% to 20 ft and reduce 10,000 sf min. lot area for duplex to 9000 sf which meets the min. area per dwelling unit for multifamily housing (4,500 sf/unit). Applicable sections of UDO 9.2.1 and 9.2.2.

### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

### OWNER INFORMATION:

Name: Jancuska Construction Co. LLC (Tom Jancuska)  
Mailing Address: 116 Kensington Ct., Clayton, NC 27527  
Phone Number: 919-369-1844 Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant: Terraeden Landscape & Design, LLC  
Mailing Address: 11 Kentwood Drive  
Phone Number: 919-219-3410 Fax: \_\_\_\_\_  
Contact Person: Paul Emblar  
Email Address: pemblar@embarqmail.com

**REQUIRED PLANS AND SUPPLEMENTAL INFORMATION**

*The following items must accompany a variance application. This information is required to be present on all plans, except where otherwise noted:*

- All required plans *(please see the plan requirements checklist).*
- Owner Consent form
- A Statement of Justification.
- Required Finding of Fact.
- Other Applicable Documentation: \_\_\_\_\_

**STATEMENT OF JUSTIFICATION**

*Please provide detailed information concerning all requests. Attach additional sheets if necessary.*  
The lot is existing but is of such a configuration that renders the lot almost unbuildable because of the depth of the lot is not deep enough to offer adequate front and rear yard setbacks required by the UDO. Plus there is a large drainage ditch to the rear of the property that carries significant off site water in an open channel with side slopes that further inhibit the development of the lot. Per the UDO the Owner is asking the Board of Adjustments to issue variances as follows:  
-reduce the front yard setback by 20% or 6 ft to allow for a 24 foot setback in lieu of required 30 ft (Sec 9.2.2)  
-reduce the rear yard setback by 20% of 5 ft to allow for a 20 foot setback in lieu of required 25 ft (Sec 9.2.1)  
-reduce the min.10,000 sf lot area requirement in R-8 for a duplex to 9,000 sf (Sec 9.2.1) please note that this reduction in lot area is in compliance with the UDO requirement of 4,500 sf of lot area per multifamily dwelling unit (ie. 2 units x 4,500 sf/unit = 9,000 sf of lot area)

**REQUIRED FINDINGS OF FACT**

*Article 4, Section 4.10.2.2 of the Town of Smithfield Unified Development Ordinance requires applications for a variance to address the following findings. The burden of proof is on the applicant and failure to*

*adequately address the findings may result in denial of the application. Please attach additional pages if necessary.*

**4.10.2.2.1** Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

See justification above (not sufficient depth of lot).

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**4.10.2.2.2.** The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

See justification above (difficulty in meeting requirements due to ditch in rear of property).

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**4.10.2.2.3.** The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The lot was plotted well before the Town had zoning and subdivision ordinance to regulate development.

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**4.10.2.2.4.** The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

The requested variance requests are already permitted in the UDO administratively (Secs 9.2.1 and 9.2.2)...however due how the UDO is worded it was deemed necessary to submit to the Board of Adjustment for issuance of the requested variances.

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**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Smithfield to approve the subject Variance request. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.*

Paul Conley Embler, JR



2/11/2022

*Print Name*

*Signature of Applicant*

*Date*



Town of Smithfield  
 Planning Department  
 350 E. Market St Smithfield, NC 27577  
 P.O. Box 761, Smithfield, NC 27577  
 Phone: 919-934-2116  
 Fax: 919-934-1134


**OWNER'S CONSENT FORM**

Name of Project: 113 S Fifth Street Duplex      Submittal Date: 2/11/2022

**OWNERS AUTHORIZATION**

I hereby give CONSENT to Terraeden Landscape & Design, LLC (Paul Embler) (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

      Tom Jancuska      2/11/2022  
*Signature of Owner*      *Print Name*      *Date*

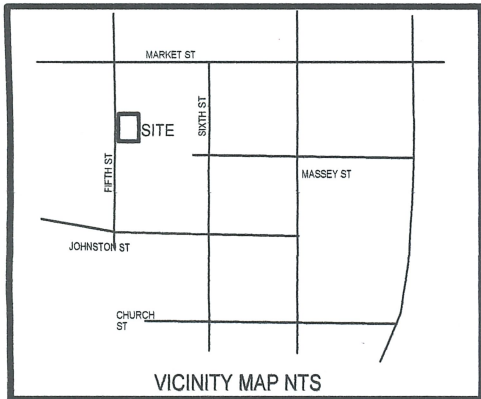
**CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER**

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

      Paul C. Embler, Jr.      2/11/2022  
*Signature of Owner/Applicant*      *Print Name*      *Date*

**FOR OFFICE USE ONLY**

File Number:      Date Received:      Parcel ID Number:



NC GRID  
NORTH  
NAD 83  
USING  
NSRS  
2011

- LEGEND:**
- EIP.....EXISTING IRON PIPE
  - IPS.....IRON PIPE SET
  - EIS.....EXISTING IRON STAKE
  - ISS.....IRON STAKE SET
  - R/W.....RIGHT OF WAY
  - PK.....PARKER KALON NAIL
  - ECM.....EXISTING CONC MONUMENT
  - CMIS.....CONCRETE MONUMENT SET
  - FH.....FIRE HYDRANT
  - SC.....SEWER CLEAN-OUT
  - CB.....CABLE BOX
  - TR.....TRANSFORMER
  - WM.....WATER METER
  - SSMH.....SANITARY SEWER MANHOLE
  - NF.....NOW OR FORMERLY
  - BC.....BACK OF CURB
  - CP.....COMPUTED POINT
  - GM.....GEODETIC MONUMENT
  - RCP.....REINFORCED CONCRETE PIPE
  - PARCEL BOUNDARY
  - RIGHT OF WAY
  - TIE LINE
  - FEATURE
  - STREAM (IE WATER COURSE)
  - NOT SURVEYED
  - POWER LINE
  - FORMER LINE
  - MINIMUM BUILDING SETBACK LINE
  - CENTERLINE
  - AREA BY COORDINATE METHOD
  - TITLE BY LAWYER
  - PROPERTY SUBJECT TO EASEMENT OF RECORD

ALLIED COMMERCIAL  
PROPERTIES  
DB 4126 PG 444

*Smithfield  
RD.*

S. FIFTH ST. 50' PUBLIC R/W

GOLDEN LINK MASONIC  
LODGE DB 779 PG 647

JOHN A. WHITLEY  
DB 1922 PG 919

CAROLYN F. GRAIN  
DB 4963 PG 193  
PB 4 PG 357 (LOT 3)

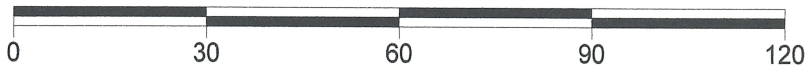
BESSIE ANNE BECKWITH SMITH  
DB 1169 PG 591

0.05 acres  
1973.63 sq ft

IMPERVIOUS AREAS  
BUILDING 2099 SF  
CONCRETE SLABS 360 SF  
CONCRETE DRIVES 780 SF  
TOTAL 3239 SF OR 32%

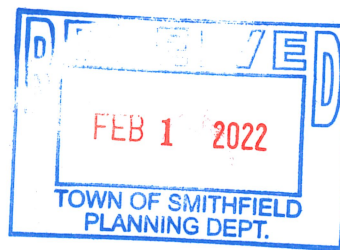
ZONING SURVEY FOR:  
**JANCUSKA CONSTRUCTION  
CO. LLC**

TP NO. 15026019 NC PIN 169419-50-2783  
DB 6167 PG 298 PG 95 PG 144  
SMITHFIELD TWP. JOHNSTON CO. NC  
SCALE 1"=30' DATE 01/31/2021

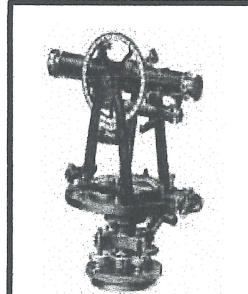


TWIN STATES  
FARMING INC.  
DB 409 PG 298  
PB 86 PG 257

OWNERS ADDRESS:  
JANCUSKA CONSTRUCTION CO. LLC  
116 KENSINGTON CT  
CLAYTON NC 27520



I ALSEY J. GILBERT CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 455, PAGE 521 OR OTHER REFERENCED SOURCE PB 95 PGS 144); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OR OTHER REFERENCE SOURCE PB 86 PGS 257; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:36702 AND THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 31ST DAY OF JANUARY 2022



*(Signature)*  
PROFESSIONAL LAND SURVEYOR

ALSEY J. GILBERT PLS  
442 1/2 EAST MAIN ST.  
CLAYTON NC 27520  
PHONE 919/553-5104  
FAX: 919/553-3663

# 100 Block of South Fifth Street

File Number:  
BA-22-01

Project Name:  
South Fifth St  
Duplex

Request:  
Variance to  
Front and Rear Setbacks  
& Minimum Lot Size

Existing Zoning:  
R-8 (Residential)

Existing Land Use:  
Vacant

Tax ID#:  
15026019

Owner:  
Jancuska Const. Co.

Applicant:  
Terraeden  
Landscape & Design



1 in = 100 ft

Map created by the Mark E. Helmer, AICP  
Senior Planner, GIS Specialist on 2/18/2022







**PLANNING DEPARTMENT**  
Mark E. Helmer, AICP, Senior Planner

**ADJOINING PROPERTY OWNERS CERTIFICATION**

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, BA-22-01, were notified by First Class Mail on 2-11-22.

*Mark E. Helmer*

Signature

Johnston County, North Carolina

I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

11th day of February, 2022

*Julianne Edmonds*

Notary Public Signature

*Julianne Edmonds*

Notary Public Name

My Commission expires on January 15, 2023  
(Seal)



Adjacent Property Owners of  
BA-22-01

TAG	PIN	NAME	ADDRESS2	CITY	STATE	ZIPCODE
15026018	169419-50-2634	GRAIN, CAROLYN F	APT 2L	HARRISON	NY	10528-3841
15025051	169419-50-1877	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC	27577-0000
15025048	169419-50-2949	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC	27577-0000
15025052B	169419-50-1850	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC	27577-0000
15026019	169419-50-2783	E & F PROPERTIES INC	PO BOX 1352	SMITHFIELD	NC	27577-1352
15026023	169419-50-5824	TWIN STATES FARMING INC	P O BOX 1352	SMITHFIELD	NC	27577-1352
15026020	169419-50-3821	WHITLEY, JOHN A	317 S 3RD ST	SMITHFIELD	NC	27577-4543
		Jancuska Construction Co.	116 Allison Way	Archers Lodge	NC	27527



**PLANNING DEPARTMENT**

Mark E. Helmer, AICP, Senior Planner

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**Notice Of Public Hearing**

Notice is hereby given that a public hearing will be held before the Board of Adjustment of the Town of Smithfield, N.C., on Thursday, February 24, 2022 at 6:00 p.m. in the Town Hall Conference Room located at 350 East Market Street to consider the following request:

**BA-22-01 Jancuska Construction Company:** The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.3 to allow for a decrease in front building setbacks, rear building setbacks and a decrease in minimum lot size for the construction of a two-family dwelling on property located within an R-8 (Residential) zoning district. The property considered for a variance is located on the east side of South Fifth Street approximately 290 feet south of its intersection with East Market Street and further identified as Johnston County Tax ID#15026019.

You have been identified as a property owner in the area specified above and are being advised of this meeting as you may have interest in this matter. You are welcome to attend; however, you are not required to in order for the Board to act on this request. Additional information may be obtained by contacting the Town of Smithfield Planning Department at 919-934-2116.