TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Board of Adjustment	Meeting Date: September 15th, 2026

Title of Item:
Variance – 55 Baldwin Circle (26-16-VAR) – Tyler Morrow, Planning & Zoning Director

SUGGESTED MOTION:

For Approval

With regard to the request by Crissy N. Brown and Shawn Lewis of Stonewater Inc. for a variance from Article 2.5 Residential Districts (R-1, R-1A, R-2, R-3), B. Minimum Development Standards: R-2 Side Setback (Minimum) and Appendix 2 Heart of Fletcher Overlay: Development Guidelines Section 5 5. Town Center Housing – East, Building Location, Side:

1. Allow a 2-foot reduction in the required side setback, permitting an 8-foot side setback in lieu of the required 10-foot side setback.

I move the Board to find that:

1) An unnecessary hardship **would** result from the strict application of the ordinance.
2) The hardship **results** from the conditions that are peculiar to the property, such as location, size, or topography.
3) The hardship **did not** result from actions taken by the applicant or the property owner.
4) The requested variance **is consistent** with the spirit, purpose, and intent of the regulation, such that public safety **is**

For Denial

With regard to the request by Crissy N. Brown and Shawn Lewis of Stonewater Inc. for a variance from Article 2.5 Residential Districts (R-1, R-1A, R-2, R-3), B. Minimum Development Standards: R-2 Side Setback (Minimum) and Appendix 2 Heart of Fletcher Overlay: Development Guidelines Section 5 5. Town Center Housing – East, Building Location, Side:

1. Allow a 2-foot reduction in the required side setback, permitting an 8-foot side setback in lieu of the required 10-foot side setback.

I move the Board to find that:

1) An unnecessary hardship **would not** result from the strict application of the ordinance.
2) The hardship **does not** result from the conditions that are peculiar to the property, such as location, size, or topography.
3) The hardship **did** result from actions taken by the applicant or the property owner.
4) The requested variance **is not consistent** with the spirit, purpose, and intent of the regulation, such that public safety **is not secured** and substantial **justice is not**

secured and substantial justice **is achieved.** For the following reasons: **[list factual basis for Approval here.]**	**achieved** For the following reasons: **[list factual basis for Denial below.]**

Attachments:	1. Exhibit A- Staff Report 2. Exhibit B- Site Plan 3. Exhibit C- Variance Application