# Renae Masters, 252 Elm Bend Rd

March 31, 2023- Permitted new house based on the application and site plan submitted.

April 6, 2023- Conducted preliminary inspection, with the owner and Eddie McBride onsite at time. Spoke to both about how dug footers are very close to west side property lines (lines staked out), and to make sure a full 6 feet of clearance exists between new wall and property line. Both assured me that there is plenty of clearance.

End of June 2023- Received complaint from adjoining neighbor (Mr. Brown) that the house is being built too close to the property line and is not meeting setbacks.

July 3, 2023- Called owner and spoke to her about possible violation. Set appointment to come out to house to remeasure and meet with owner on July 12, 2023.

July 12, 2023- Received email that Eddie is sick and they need to reschedule appointment.

August 1, 2023- Revisited the site and found that the house wall appears too close to the west property line. In addition, there is stairs and a landing on the west side past the wall location that is not on the permit. There are unpermitted decks on the east side that are not on the permit and may not meet setbacks either. I spoke to owner who assured me that they do meet setbacks, and are hiring a surveyor to confirm this. I confirmed that I will be unable to complete any further inspections until I receive the survey that confirms setbacks are met. I emailed Mr. Brown to let him know that they have hired a surveyor and that I will not do any further inspections until received.

January 4, 2024- Received the new survey from Joey Allison at Freeland-Clinkscales & Associates via email. They are trying to so a lot line adjustment on the east property side between the two properties she owns. It clearly shows the entire house is in violation of the 6’ setback, which means the stairs and landing is also in violation.

January 5, 2024- I issued a Stop Work Order for the house. I emailed the owner and posted the order at the house. I also notified the County Building Dept.

February 6, 2024- Mr. Sam Wheeler came to visit me to discuss her Stop Work Order. Stated he is an attorney and is helping the owner. I explained the owner built a house within a side setback after being warned it looks like it will not meet the requirements. Also explained then she built unpermitted landing with stairs into the setback too and on the east side has unpermitted decks that may not meet setbacks on that side either. Declined to remove the Stop Work Order. He then emailed me asking for an administrative minor modification under UDO 16.9.E(3).

February 8, 2024- Spoke to Paul Ray about Mr. Wheeler asking for the modification. He reviewed the UDO, and did decide that he would decline the request in writing. I emailed the decision to Mr. Wheeler.

February 13, 2024- The attorney emailed again about request for minor modification. I resent the letter Paul made as the attorney said he did not receive it. He then requested the information about next steps for the owner. I explained the variance process and sent applications and timelines. He responded by wanting to appeal Paul’s decision, so I sent him the appeal process and timelines.