

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETINGS
April 30, 2025**

The Henderson County Board of Adjustment held its regularly scheduled meeting at 4:00 p.m. at the King Street Meeting Room.

Board Members Present:

Stephen Wilkie
Andrew Riddle (Chair)
Carlos Ruiz
Mark Casoria
Louise St.Romain (Vice Chair)

Staff Members Present:

Matt Champion
Autumn Radcliff
Russ Burrell

Call to Order / Introduction of the Board: Chairman Riddle called the meetings to order at 4:00 pm.

Review and Approve February 21, 2025, Meeting Summary: Chairman Riddle asked for approval of the February 21, 2025, meeting summary. Carlos Ruiz motioned to approve the meeting summary. Mark Casoria seconded the motion. All members voted in favor.

V-25-01 Bragg

Chairman Riddle opened the quasi-judicial hearing for appeal V-25-01 Bragg. Chairman Riddle swore in Mr. Jeffrey Bragg and Mrs. Katrina Bragg.

Matt Champion gave the Zoning Administrator's report for the variance application. Henderson County received a variance application from Jeffrey Bragg on behalf of property owner Anne Elisabeth Reddish. The subject area is located at lot 22 of Kanuga Ridge Subdivision on PIN 9547-42-1526. The applicant is requesting a variance to reduce the right-of-way setback in the Estate Residential District (R-40) from 60' to 35.2' for a 24.8' variance. Additionally, the applicant is requesting a variance to reduce the side yard setback in the R-40 zoning district from 35' to 21.1' for a 13.9' variance. Section 42-37 (B) of the Henderson County Land Development Code requires the right-of-way setback for a structure off a Local Road to a minimum of 60' from the center of the right-of-way. Additionally, the setback off a side yard property line is 35'. The applicant had a soil scientist test the subject area and found a single location to support the proposed structure as shown on the site plan. Additionally, the subject area is bound to specific deed restrictions for the Kanuga Ridge Subdivision that requires dwellings to be a minimum of 1,700SQFT.

After discussion, Chairman Riddle asked for a motion to approve or deny the variance application. Mark Casoria made a motion to approve the variance as stated in the staff report. Louise St.Romain seconded the motion. All voted in favor.

Adjournment: Chairman Riddle asked for a motion to adjourn. Louise St.Romain made a motion to adjourn. Carlos Ruiz seconded the motion. All voted in favor. The meeting adjourned at 4:13 pm.

Andrew Riddle, Chairman

Matt Champion, Zoning Administrator