

**HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
July 13, 2026**

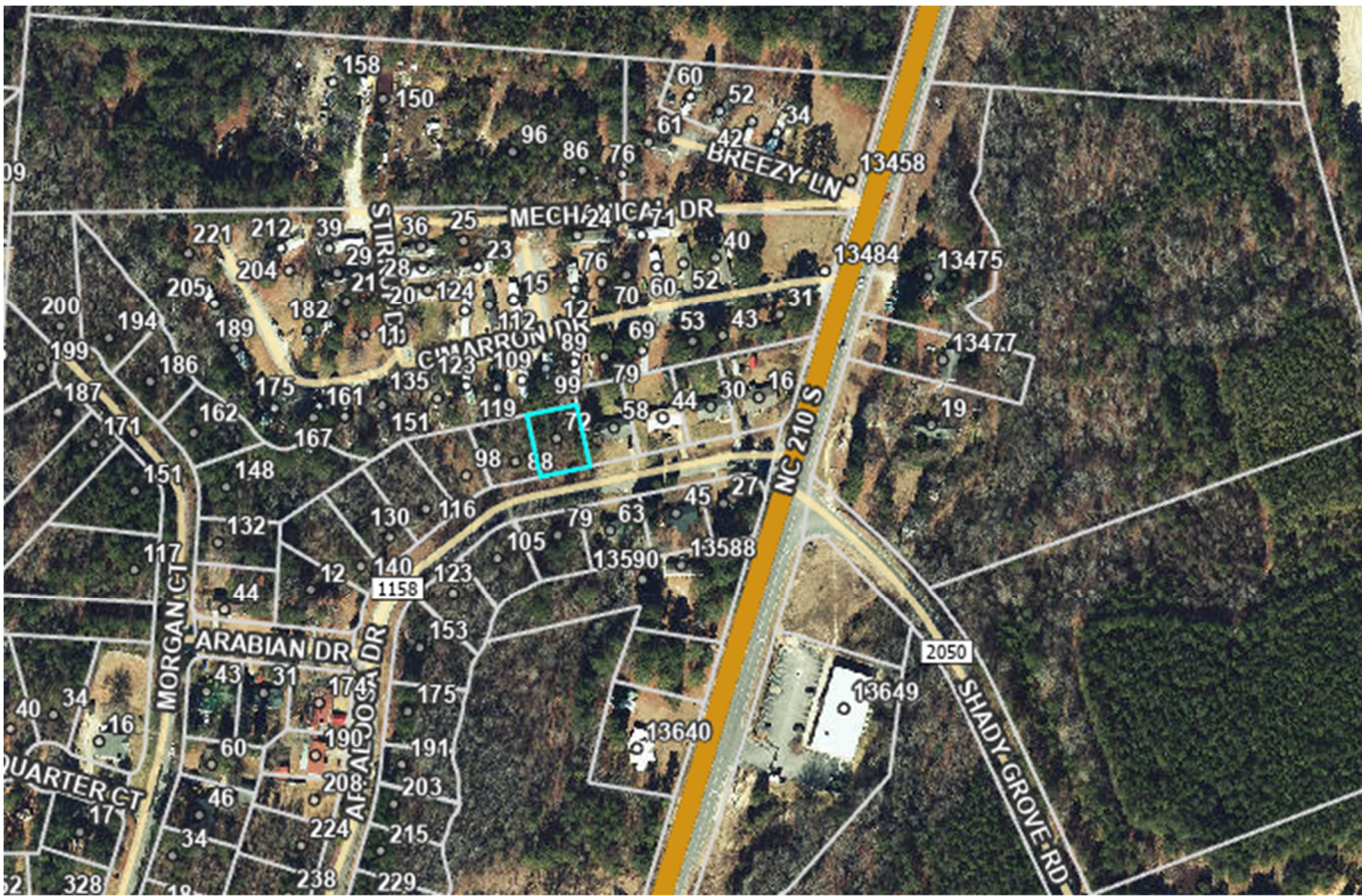
---

Staff Contact: Meade Bradshaw III, CZO  
(910) 893-7525 Email: mbradshaw@harnett.org

**CASE NUMBER:** BOA2606-002  
**APPLICANT:** Johan Esquivel  
**OWNER:** Johan Esquivel  
**LOCATION:** 72 Appaloosa Drive Spring Lake NC 28390  
**ZONING:** RA-20M  
**ACREAGE:** +/- .19                      **PIN#** 0513-99-0259  
**LAND USE CLASSIFICATION:** Low Density Residential

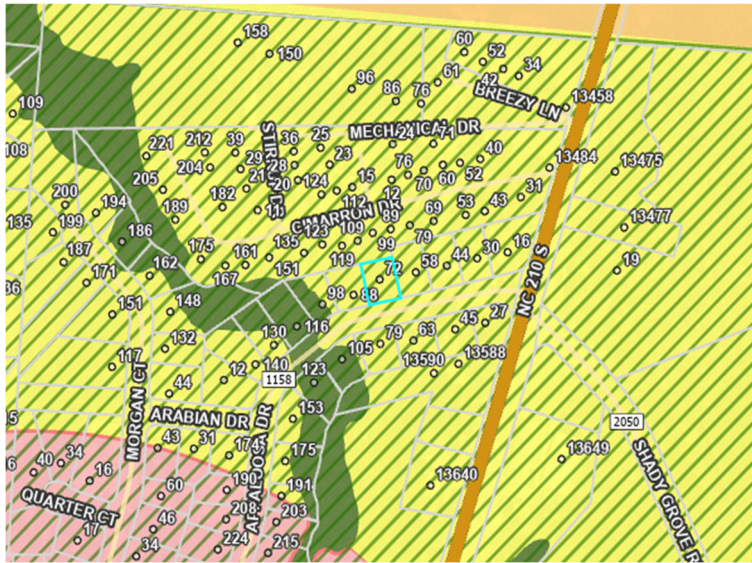
**REQUEST:** Seeking a side property line variance of 2' 2"

**AERIAL:**



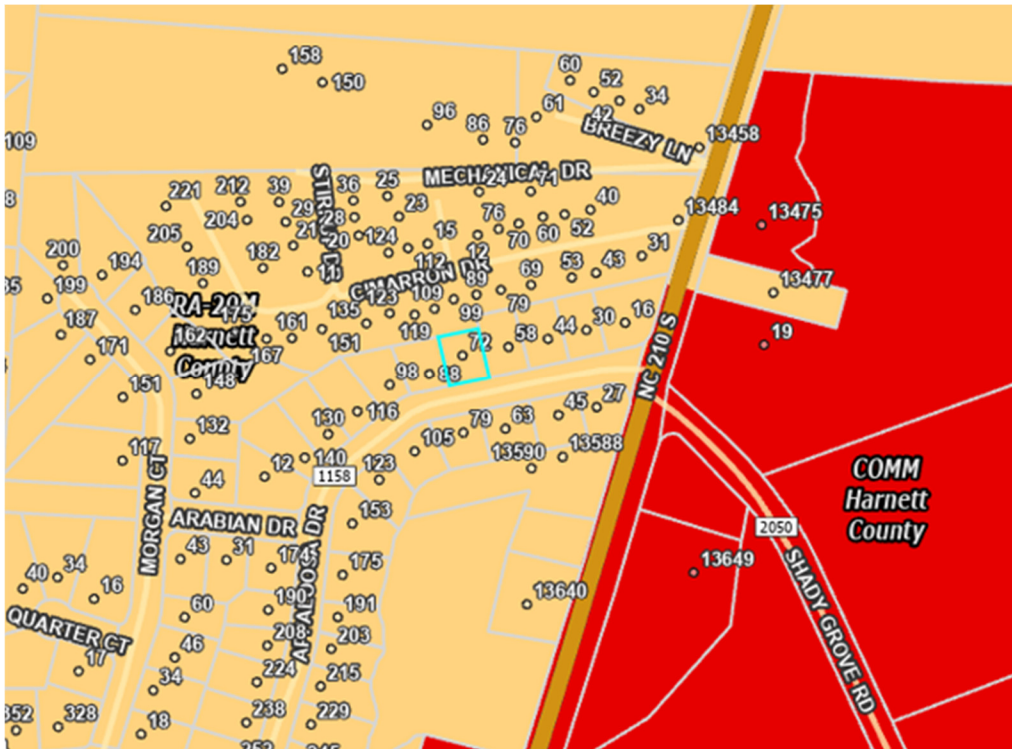
**Directions from Lillington:** Travel south on NC Hwy 210 S. Turn right onto Appaloosa Drive. Arrive at 72 Appaloosa Drive.

# LAND USE CLASSIFICATION MAP



- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

# ZONING DISTRICT MAP



## PHYSICAL CHARACTERISTICS

- A. **Site:** Currently there is single-family house under construction.
- B. **Surrounding Land Uses:** Consists of single-family residential home sites, a manufactured home park, and a vacant property.
- C. **Utilities:** A water line and sewer line are located along Appaloosa Drive.

## TRANSPORTATION:

- Annual daily traffic count for this section of Appaloosa Drive is unavailable.
- Site distances are adequate along Appaloosa Drive.

## BACKGROUND:

- The applicant is requesting a 2' 2" variance from the required 10-foot side setback requirement on the western side property line.
- The house was constructed on the property with 8' 10" or 8.8' as referenced on the site plan.
- All residential structures must comply with the residential minimum dimensional requirements as illustrated in the table under Unified Development Ordinance Regulations.
- Based on information provided from Harnett County permitting system, a permit was applied for March 28, 2022 showing a 17.5' or 17' 6" side setback on the western property line.
- A footing Inspection was denied on August 26, 2022 due to the current structure of the house was not placed on-site in the position displayed on the plans.
- If the applicant's request for a variance is approved, the process will include the necessary reviews and inspections to ensure all regulatory codes and guidelines are adhered to as well as any conditions that the Board of Adjustment may place on the requested variance.

## UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

### ARTICLE IV. ZONING & OVERLAY DISTRICTS

### SECTION 7.0 DIMENSIONAL REQUIREMENTS

#### 7.2 Residential Zoning Minimum Dimensional Requirements

ZONING DISTRICT	RA-40	RA-30	RA-20M	RA-20R
Minimum Lot Area (square feet)	40,000	30,000	20,000	20,000
Connection to public water and/or sewer including any NCDOT right-of-way (square feet)	35,000	25,000	15,000	15,000
Minimum Lot Width	150 ft	100 ft	80 ft	80 ft
Minimum Front Yard Setback	35 ft	35 ft	35 ft	35 ft
Minimum Rear Yard Setback	25 ft	25 ft	25 ft	25 ft
Minimum Side Yard Setback	10 ft	10 ft	10 ft	10 ft
Maximum Building Height, Required	35 ft	35 ft	35 ft	35 ft
Minimum Side Yard Setback, Corner Lot	20 ft	20 ft	20 ft	20 ft
Minimum Side Yard Setback, Corner Lot on Major Thoroughfare	35 ft	35 ft	35 ft	35 ft

**SITE PHOTOS**

**Site**



**Across Street**



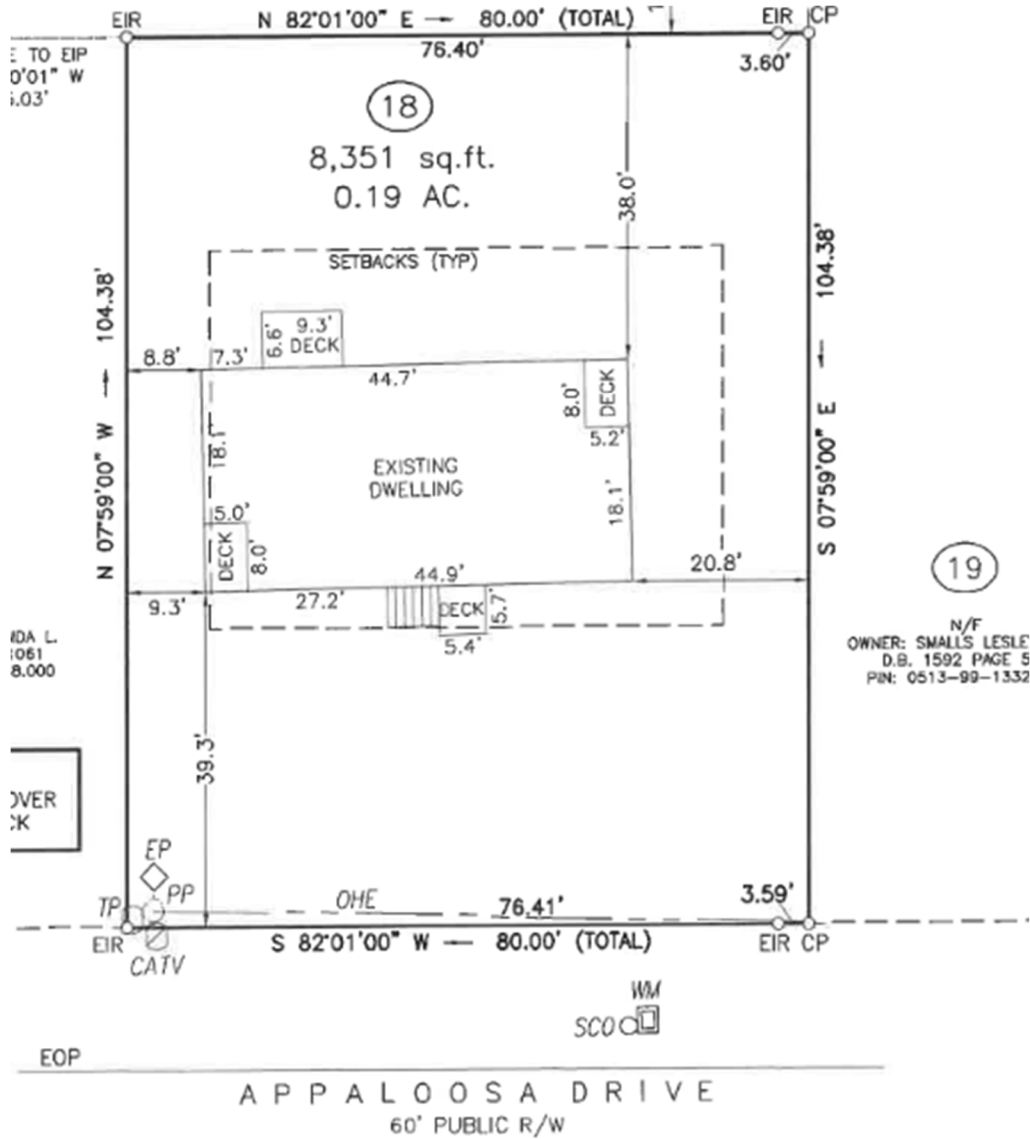
**Adjacent Properties**



**Street View**



**SUBMITTED SITE PLAN - VARIANCE REQUEST**



19

N/F  
OWNER: SMALLS LESLIE  
D.B. 1592 PAGE 5  
PIN: 0513-99-1332

APPALOOSA DRIVE  
60' PUBLIC R/W

CALE

APPROVED SITE PLAN – MARCH 28, 2022

