

HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 10, 2026

Contact: Jay Sikes
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CASE NUMBER: BOA2607-0002
APPLICANT: Dinh Tran
OWNER: Dinh Tran
LOCATION: 172 Chinaberry Ln
ZONING: RA-30
ACREAGE: 0.32 PIN# 0663-95-7222
LAND USE CLASSIFICATION: Medium Density Residential

REQUEST: Seeking a rear property line variance of 20' 19" for an accessory building

AERIAL:



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A. Site: Currently there is single-family house under construction.

B. Surrounding Land Uses: Consists of single-family residential home sites, and agricultural/ undeveloped property.

C. Utilities: A water line is located along Chinaberry Ln Drive.

TRANSPORTATION:

- Annual daily traffic count for Chinaberry Ln is unavailable.
- Site distances are good along Chinaberry Ln Drive.

BACKGROUND:

- The applicant is requesting a 20' 19" variance from the required 25-foot side setback requirement on the rear property line.
- The applicant states that the accessory building was in its current location when he purchased the property in April 2025.
- There are not any records of permits for this structure.
- All structures greater than 600 square feet must comply with typical residential setbacks.
- Development Services discovered this violation via a complaint.
- 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



Structure in violation





Tax Department: reappraisal file photos

SUBMITTED SITE PLAN - VARIANCE REQUEST



