



Board of Adjustment

**** NOTICE OF PUBLIC HEARING ****
BOARD OF ADJUSTMENT (BOA) CASE
BOA-2026-0001: VARIANCE

BOA Hearing Date:	February 19, 2026
Time:	6:00 PM, or shortly thereafter
Hearing Location:	Court Room 3, Old Court House Building, 2 nd floor 130 Gillespie Street, Fayetteville, NC
Hearing Item:	Variances from Section 1102.C, Fences & Walls, County Zoning Ordinance, requesting encroachment of the front yard setback standard by up to 10 feet for a privacy fence in a lot along Rubell Smith Lane and requesting an increase in height from three feet up to six feet for the same privacy fence on a lot containing 0.32 +/- acres; located at 1746 Smith Farm St; submitted by Tovahn Scott and Ernie Tadius Gilberto Sophia (Owners).

February 3, 2026

Dear Property Owner(s):

The Board of Adjustment will hold a public hearing on Thursday, February 19, 2026, beginning at 6:00 P.M. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Court House Building, located at 130 Gillespie Street, Fayetteville, NC and will hear the following:

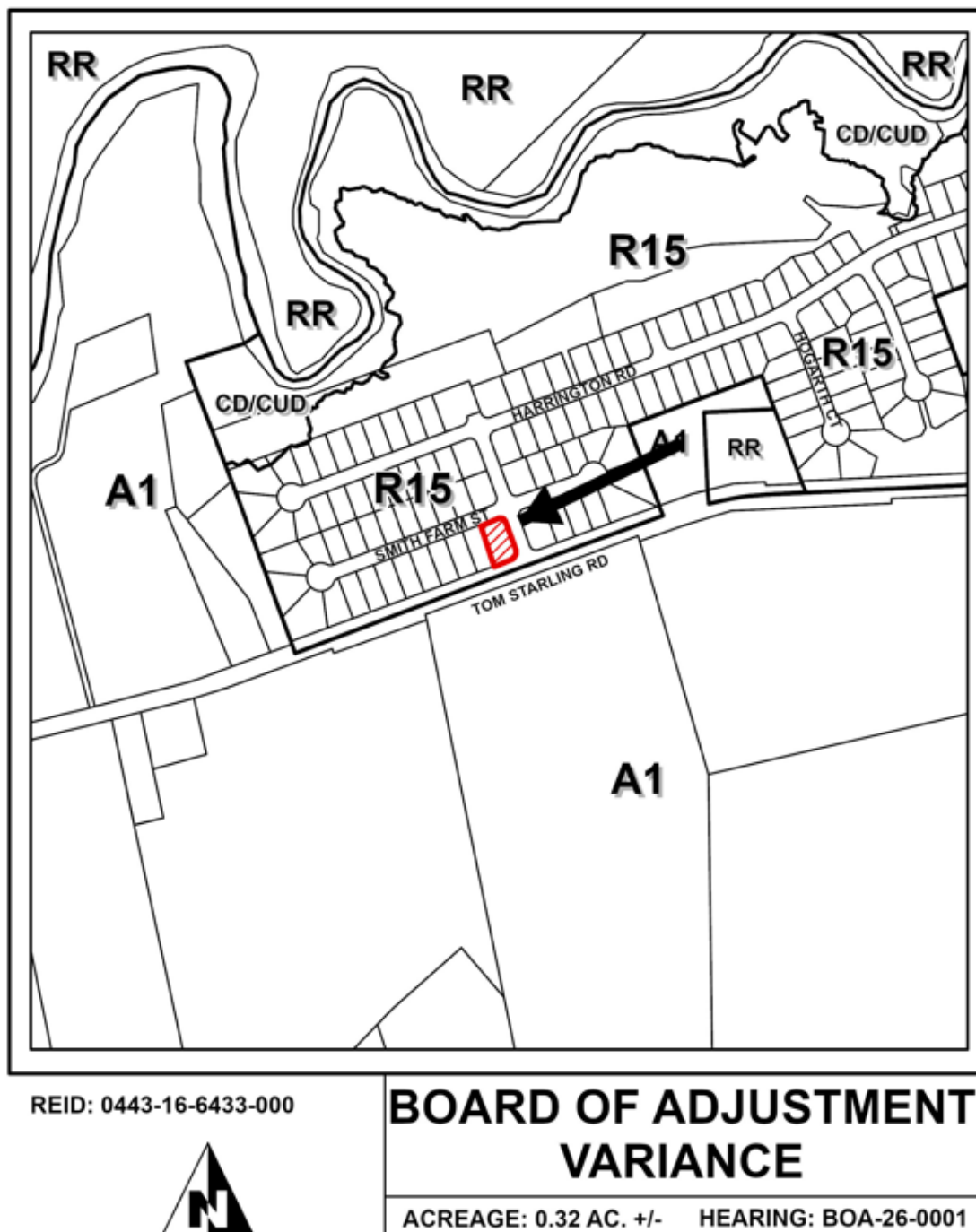
BOA-2026-0001: Variances from Section 1102.C, Fences & Walls, County Zoning Ordinance, requesting encroachment of the front yard setback standard by up to 10 feet for a privacy fence in a lot along Rubell Smith Lane and requesting an increase in height from three feet to six feet for the same privacy fence on a lot containing 0.32 +/- acres; located at 1746 Smith Farm St; submitted by Tovahn Scott and Ernie Tadius Gilberto Sophia (Owners).

A sketch map identifying the location of the above referenced property, shown in a cross-hatched pattern, appears on the reverse side of this letter. Also, a site plan is attached. Persons who wish to speak at this public meeting before the Board of Adjustment must sign up prior to commencement of the hearing. A sign-up sheet will be available 15 minutes before the start of the BOA hearing.

A copy of the variance application can be viewed by the public at the Department of Planning and Inspections, Room 103, 130 Gillespie Street, Fayetteville, NC, from 8:00 AM to 4:30 PM weekdays but excluding holidays. If you have questions regarding the proposed variance request application or the upcoming BOA hearing, please call the Planning Department at (910) 678-7758 or -7627.



Board of Adjustment



REID: 0443-16-6433-000



**BOARD OF ADJUSTMENT
VARIANCE**

ACREAGE: 0.32 AC. +/- HEARING: BOA-26-0001



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