

# Notice to Remedy Code Violation

CITY OF HENDERSONVILLE, NORTH CAROLINA

Date: October 13, 2022

**Name:** PATRICIA E. ADDIS  
**Mailing Address:** 714 FLORIDA AVE  
HENDERSONVILLE NC 28739

**YOU ARE HEREBY NOTIFIED** that at or on property owned or occupied by you located at:  
**714 FLORIDA AVE**

There exists Violations of the Code of Ordinances of the City of Hendersonville.  
Upon investigation, your property is in violation of:

**Sec. 9-2** No building or other structure shall be erected, moved, added to or structurally altered without a building permit issued by the administrative officer. No building permit shall be issued by the administrative officer except in conformity with the provisions of this ordinance, unless the administrative officer receives a written order from the board of adjustment in the form of an administrative review, special use, or variance as provided by this ordinance.

In accordance with Section 1-6 and Ordinance #20-0589 of said Code, which states the following:

Whenever in this Code or in any ordinance of the city any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor or whenever in such Code or ordinance the doing of any act is required or the failure to do such act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision shall subject the offender to one or more of the following:

1. A Class 3 misdemeanor, punishable by a fine not exceeding \$500.00 or by imprisonment for a term not exceeding 30 days; or
2. A civil penalty in the amount of \$50.00 per violation to be recovered by the City in a civil action in the nature of debt if the offender does not pay the penalty within forty-five (45) days after the citation for violation of the ordinance or this Code.

**Each day that any violation of this Code or of any ordinance shall continue shall constitute a separate offense.** The ordinances contained in this Code and other ordinances of the City may be enforced by appropriate equitable remedies issuing from a court of competent jurisdiction.

You are hereby directed to remedy the violations by the end of day on: 10/28/2022

or the City shall cause the same to be remedied and assess the cost to you in addition to any fines associated with said violations in accordance with the Ordinance, a copy is enclosed for your information.

**The shed erected on the rear of the property is required to have a building permit and to be placed outside of the setbacks for the property – Accessory Structure setbacks for Medical, Institutional and Cultural Zoning District Classification setback for the side lot line is 10 feet and rear lot lines are 20 feet.**



**KATHY G. MARTIN**  
Code Enforcement Officer  
100 N. King Street, Hendersonville, NC 28712  
Community Development Dept. – Planning Division Phone: 828-233-3214  
<mailto:kmartin@hvlnc.gov>

5-10.3. - Dimensional requirements.

Minimum lot area in square feet:	8,000
Lot area per dwelling unit in square feet:	10,000 for the first 5,000 square feet for each additional dwelling unit in one building.
Minimum lot width at building line in feet:	30
Minimum yard requirements in feet:	Front: 30 Side: 10 Rear: 20
Maximum height in feet:	50 (no building shall exceed 50 feet in height unless the depth of the front and total width of the side yards required herein shall be increased by one foot for each two feet, or fraction thereof, of building height in excess of 50 feet)

Henderson County, NC

Tax Parcel Report

Thursday, October 13, 2022

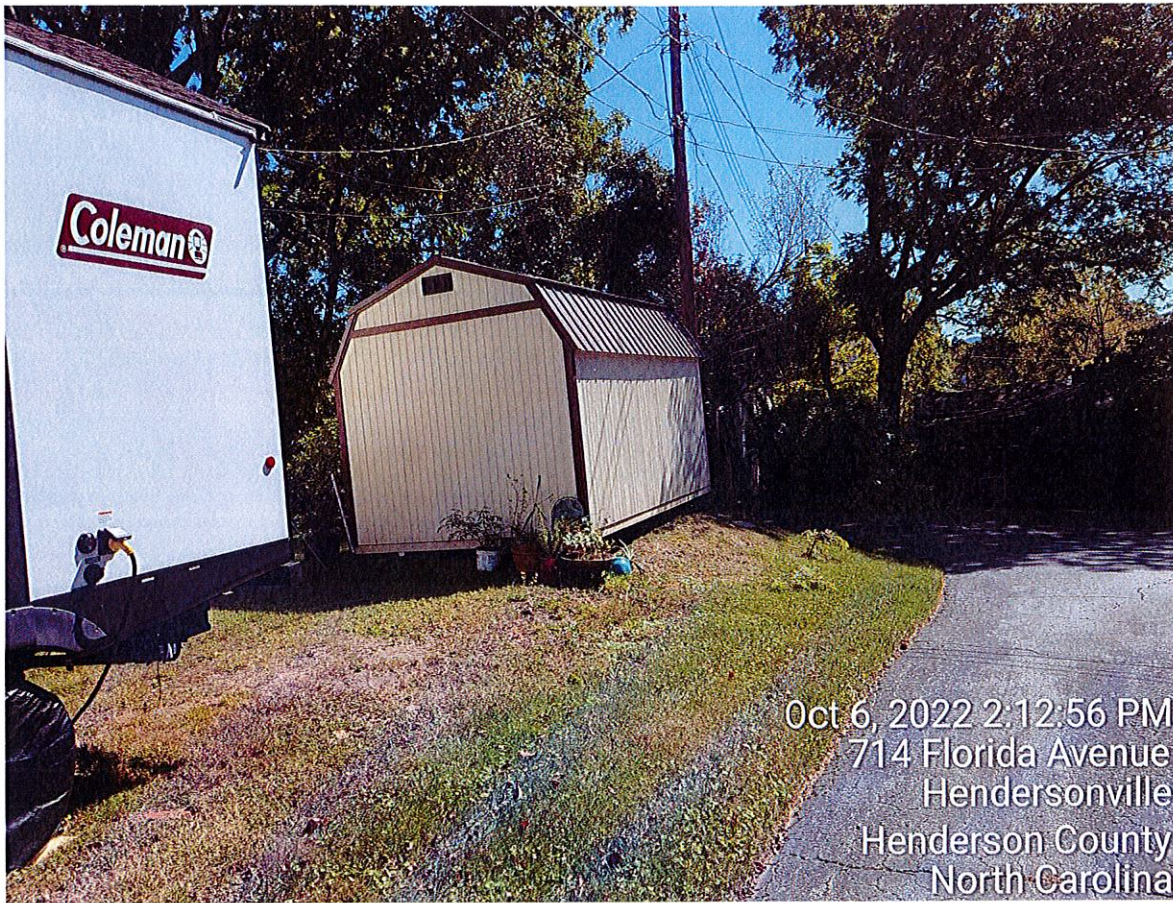


WARNING: THIS IS NOT A SURVEY

Parcel Information

REID:	114816	Pin:	9568583641
Listed to:	ADISS, PATRICIA E	Neighborhood:	FLORIDA AVE
Mailing Address:	714 FLORIDA AVE	Township:	Hendersonville
Mailing City, State, Zip:	HENDERSONVILLE, NC 28739	Municipality:	HENDERSONVILLE
Physical Address:	714 FLORIDA AVE	Tax District:	HENDERSONVILLE CITY
Deed:	003772/00695	Plat:	Not Available
Date Recorded:	2021-08-27 10:25:00.0	Elementary School District:	BRUCE DRYSDALE
Revenue Stamps:	0	Middle School District:	HENDERSONVILLE MIDDLE
County Zoning:	Cities	High School District:	HENDERSONVILLE HIGH





Oct 6, 2022 2:12:56 PM  
714 Florida Avenue  
Hendersonville  
Henderson County  
North Carolina