

BA V 2088-07 32

# Wake County



## ZONING HARDSHIP VARIANCE APPLICATION

NOV 26 2007

File #  
Fee  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6335 for additional information.

**Zoning Ordinance Regulation(s) Proposed to be Varied** (cite each section(s) and identify requirement from which the variance(s) is (are) being requested; quantify variance – i.e. if this is a variance to allow an encroachment into a setback, give depth of encroachment and total square feet of area proposed to encroach into setback:

Unified Development Ordinance Article 5, Section 5-11-2 states that the minimum lot area per dwelling unit for R-40 zoning be 40,000 sq ft. This application is to seek a variance for for that minimum lot size. The proposed lot size is 37,085 sq ft; all other applicable standards apply to the lot including set backs and minimum dimensions.

### Property

Parcel Identification Number: 1773.01-35-8454

Address: 6608 Richardson Rod Wendell, NC

Location: South side of Richardson Road, at/between  
(north, east, south, west) (street)

Martin Pond Road and Poole Road  
(street) (street)

Total site area in square feet and acres: 39,926 square feet 0.917 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: N/A

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential

### Property Owner

Name: Clifford & Rhonda Richardson

Address: 6608 Richardson Road

City: Wendell State: NC Zip Code: 27591

E-mail Address: Fax:

Telephone Number: 919.365.3847

### Applicant (person to whom all correspondence will be sent)

Name: Ariana Jeske The Louis Berger Group, Inc.

Address: 1001 Wade Ave Suite 400

City: Raleigh State: NC Zip Code: 27605



Project Tracking Form  
Board of Adjustment  
Special Use Permit/Variance/Appeal

Project Name & Request    Variance Request regarding the minimum lot size of 6608  
Richardson Road

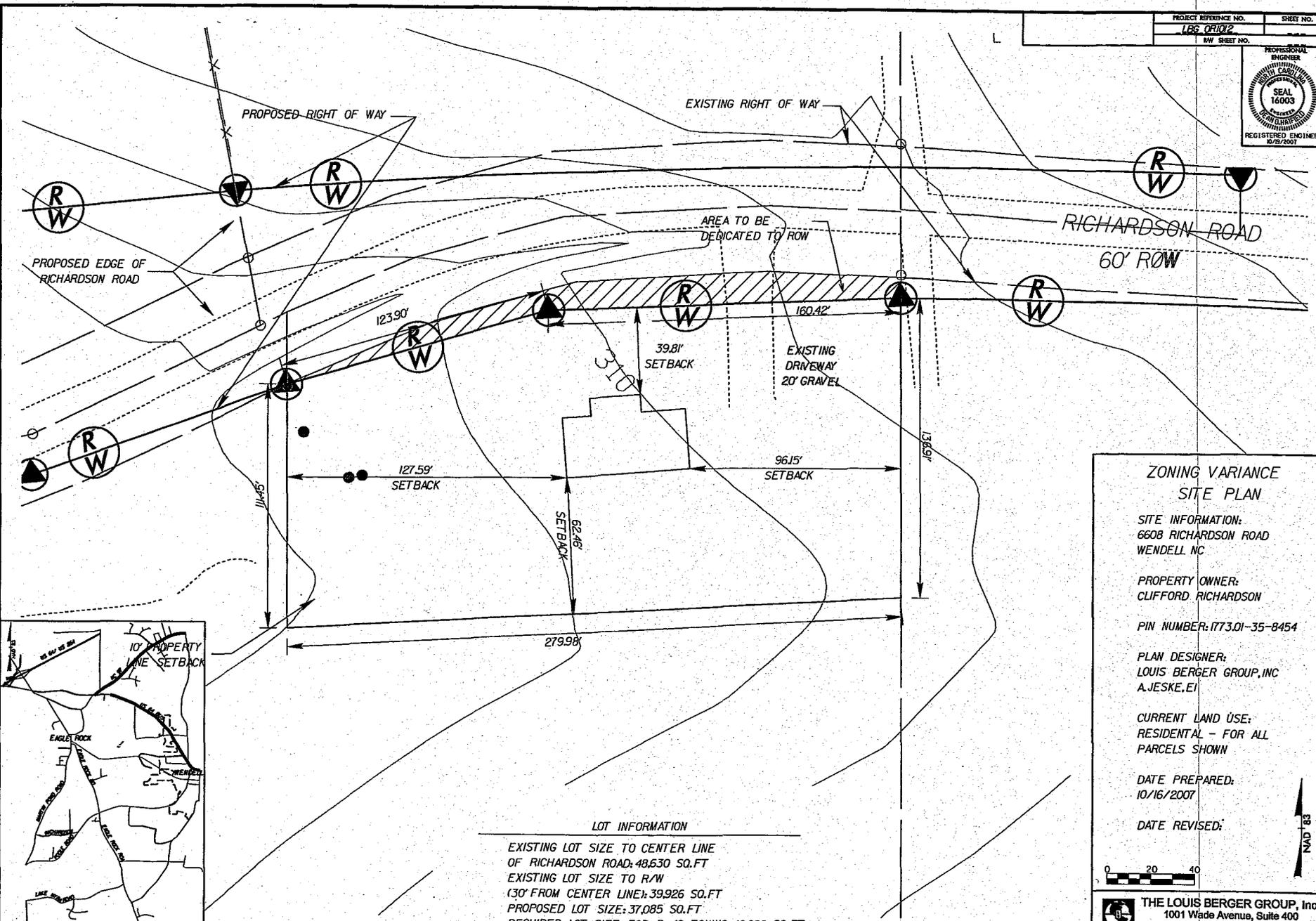
Initial Submittal Date: 11/27/07

DRS Meeting Date: 01/10/08

DRS Comments Finalized & Distributed: 01/25/08

Revised Application Submittal Date: 02/01/08

Board of Adjustment Meeting Date(s): 04/08/08



**ZONING VARIANCE  
SITE PLAN**

**SITE INFORMATION:**  
6608 RICHARDSON ROAD  
WENDELL NC

**PROPERTY OWNER:**  
CLIFFORD RICHARDSON

**PIN NUMBER:** 1773.01-35-8454

**PLAN DESIGNER:**  
LOUIS BERGER GROUP, INC  
A. JESKE, EI

**CURRENT LAND USE:**  
RESIDENTIAL - FOR ALL  
PARCELS SHOWN

**DATE PREPARED:**  
10/16/2007

**DATE REVISED:**

**THE LOUIS BERGER GROUP, Inc.**  
1001 Wade Avenue, Suite 400  
Raleigh, North Carolina 27605

**LOT INFORMATION**

EXISTING LOT SIZE TO CENTER LINE  
OF RICHARDSON ROAD: 48,630 SQ.FT  
EXISTING LOT SIZE TO R/W  
(30' FROM CENTER LINE): 39,926 SQ.FT  
PROPOSED LOT SIZE: 37,085 SQ.FT  
REQUIRED LOT SIZE FOR R-40 ZONING: 40,000 SQ.FT

10/19/2007 9:08 AM Projects\071012 - US64 Interchange Design\Zoning\SitePlan\variance.dgn

REVISIONS

