



ZONING HARDSHIP VARIANCE APPLICATION

File #
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Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (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:

Article 4, Part 6 4-60-1 (C) total floor area of all accessory buildings combined may not exceed the total floor area of main building. Proposed accessory structure is 2000 sq ft and main home is 840 sq ft.

Article 4, Part 6 4-60-1 (E) Accessory building may not exceed height of main building. Proposed accessory is 21 ft tall and main home is 13 ft tall.

Property

Parcel Identification Number: 1757887363

Address: 3804 Manly Farm Rd Wake Forest NC 27587

Location: East side of Manly Farm Rd, at/between
(north, east, south, west) (street)
Rock Farm Rd and Fixit Shop Rd
(street) (street)

Total site area in square feet and acres: 171,212 square feet 3.93 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Residential R-30

How is this proposed use a public necessity? Private Storage

What is impact on surrounding neighborhood and adjacent properties? None

Property Owner

Name: Jeff & Nova Bailey

Address: 3804 Manly Farm Rd

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: jeff.b.bailey@gmail.com Fax: _____

Telephone Number: 919-844-3827

Applicant (person to whom all correspondence will be sent)

Name: Jeff Bailey
Address: 3804 Manly Farm Rd
City: Wake Forest State: NC Zip Code: 27587
E-mail Address: jeffbo.bailey@gmail.com Fax: _____
Telephone Number: 919-844-3827 Relationship to Owner: owner

Extent of Proposed Variance (Describe the extent to which the regulation is proposed to be varied.)

Manly Farm Road is a private dirt road located in northeastern Wake County. My property is 3.93 acres with an 840sqft home. I want to build a storage building that is 2000sqft which is only 0.2% of the lot. Because my home is so small Article 4 Part 6 460-1(C) and (E) does not allow accessory building to be larger or taller than the main structure. My property is heavily wooded where the next door neighbor to the south can not see my home nor proposed building because of 200 ft of woods. My neighbor to the north can barely see my home and where my proposed building site. From Manly Farm Rd in front of my house, the proposed storage building will be approx 160 ft from the road and visible to the side and above my existing home. I would very much like to get a variance then building permit to build this storage building for my family and I to use for many years.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Jeffrey B. Bailey Date: 10-14-2010
Signature: Nora Bailey Date: 10/14/10
Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Jeffrey B. Bailey Date: 10-14-2010

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Jeffrey B Bailey
3804 Manly Farm Rd
Wake Forest, NC 27587-8491

ZONING HARDSHIP VARIANCE (SUBMITTAL CHECKLIST ITEM 4)
STATEMENT OF JUSTIFICATION

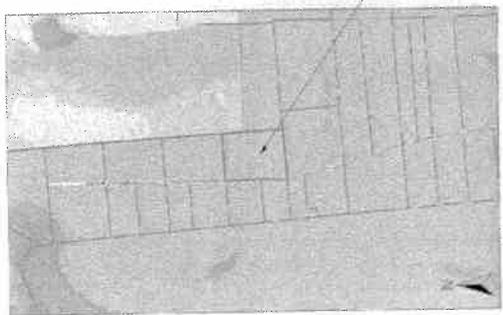
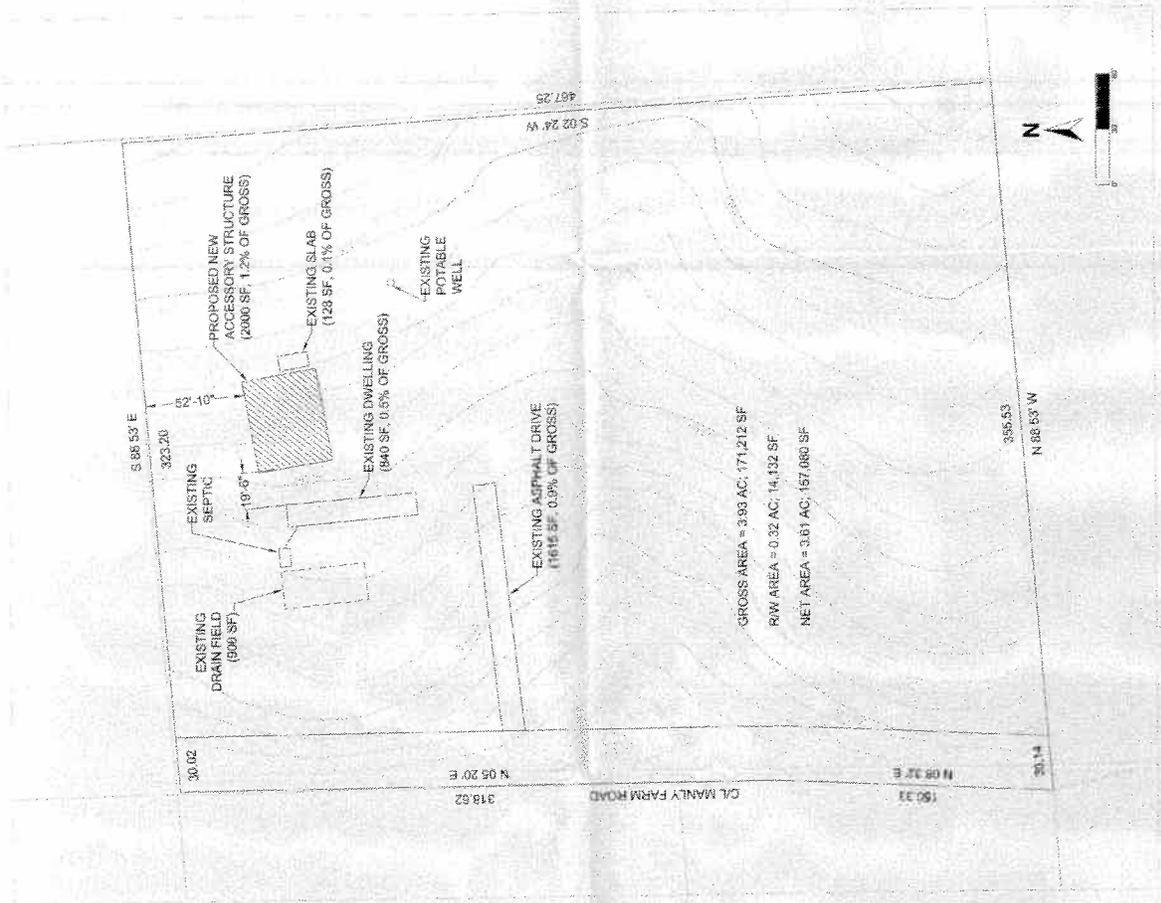
- 1)
 - a) Yes, strict compliance with the regulation provides the property owner no way to obtain a building permit for a storage building larger and taller than his home.
 - b) Yes, the hardship results from application of the regulation to the property.
 - c) Yes, the hardship is one that affects the property directly.
 - d) Yes, the hardship is not the result of the property owner's own actions. The property owner wants to obtain a building permit and go through the process of inspections to build a proper storage building for his family to use for many years.
 - e) Yes, the hardship is peculiar to the property. The property is 3.93 acres and without the variance the property owner would only be able to have an accessory structure on 0.5% of the property because of the small home he has. The proposed storage building is only 1.2% of the property. The UDO states in section (4-60-1 C) that a homeowner has the right to have up to 3 accessory buildings on a single lot in a residential district.
- 2) Yes, the variance would be in harmony with the general purpose and intent of the Zoning Ordinance and preserve its spirit.
- 3)
 - a) Yes, the granting of the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use, and will not be materially detrimental to the public welfare or injurious to property or improvement in such neighborhood.
 - b) Yes, the granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

Designed by	Approved by - Date	Scale	Sheet
LWH - 10/17/20		1" = 30'	1 of 1

PROJECT
BAILEY PROPERTY
 3804 MANLY FARM ROAD
 WAKE FOREST, NC 27587

OWNER
JEFF & NORA BAILEY
 PHONE: (919) 844-3827

DESCRIPTION
SITE PLAN
 PIN: 1757887363



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