



**ZONING HARDSHIP VARIANCE APPLICATION**

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.

Wake County  
File # BAV-2144-11  
Fee  
MAR 17 2011  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By  
Planning, Development and Inspections

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 4-60-1 D BUILDING MUST  
BE 5' FROM PROPERTY LINE IF BUILDING  
IS LESS THAN 15' TALL.  
BUILDING ENCLOSES BY 1.70'  
TOTAL AREA THAT ENCLOSES IS 33 SQUARE FEET

**Property**

Parcel Identification Number: 1745,02-77-5790  
Address: 209 GAIL RIDGE LANE, WENDELL, N.C. 27591  
Location: NORTH side of GAIL RIDGE LANE, at/between  
(north, east, south, west) (street)  
ROSE PLACE and CANDLEWICK DRIVE  
(street) (street)

Total site area in square feet and acres: 20186 square feet 0.46 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-20

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

Present land use(s): RESIDENTIAL

How is this proposed use a public necessity?

TO ALLOW PROPER STORAGE SPACE

What is impact on surrounding neighborhood and adjacent properties?

NO IMPACT

**Property Owner**

Name: CHARLES GAFFIN  
Address: 2900 LATTA DRIVE  
City: SUMMERFIELD State: NC Zip Code: 27358  
E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
Telephone Number: 336-210-2171

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

Name: WILLIAMS-PEARCE & ASSOC.

Address: P.O. Box 992

City: LEBANO State: NC Zip Code: 27597

E-mail Address: CTP@WPSURVEY.COM Fax: 919-269-4354

Telephone Number: 919-269-7605 Relationship to Owner: SUPERVISOR

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

THE PROPERTY OWNER HAS A STORAGE BUILDING WHICH HAS BEEN ON THE PROPERTY AT ITS PRESENT LOCATION FOR MANY YEARS. THE BUILDING IS 14.2' BY 24.2' AND IS 11.62' TALL. THE SETBACK FOR THE BUILDING IS 5' FROM THE PROPERTY LINE. THE BUILDING IS 3.22' FROM ONE PROPERTY LINE AND 4.03' FROM THE OTHER PROPERTY LINE. THE OWNER IS ASKING TO VARY THE SETBACK OF THE BUILDING TO ITS PRESENT LOCATION.

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: Charles H. Duffin, Executor Ext. Date: 3/15/11

Signature: of Robert W. Richey Date: \_\_\_\_\_

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: [Signature] Date: 3/14/11

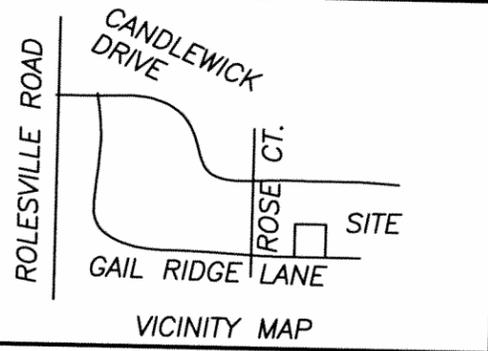
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at [www.wakegov.com](http://www.wakegov.com).

*Zoning Hardship Variance Statement of Justification*

*1) The storage building in violation of the setback has been there for many years without causing any problems or concerns from any neighbors. To have to move the building would incur some substantial expense for such a small difference in location.*

*2) The intent of the zoning ordinance is to protect adjacent property owners from any use of their property. Such a small change in location of the building would not violate the original intent and purpose of the ordinance.*

*3) Granting of this variance would have no effect on any of the adjacent neighbors in their use of their property. Again, the building has been there for many years with no harm being done to anyone in the neighborhood.*



NOTE: BEING LOT 68, CANDLEWICK SUBDIVISION,  
RECORDED IN BOOK OF MAPS 1974, PAGE 271.

NOTE: NO NCGS MONUMENT WITHIN 2000'.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

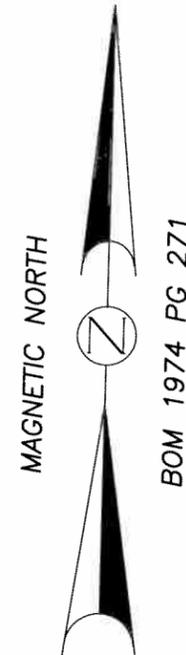
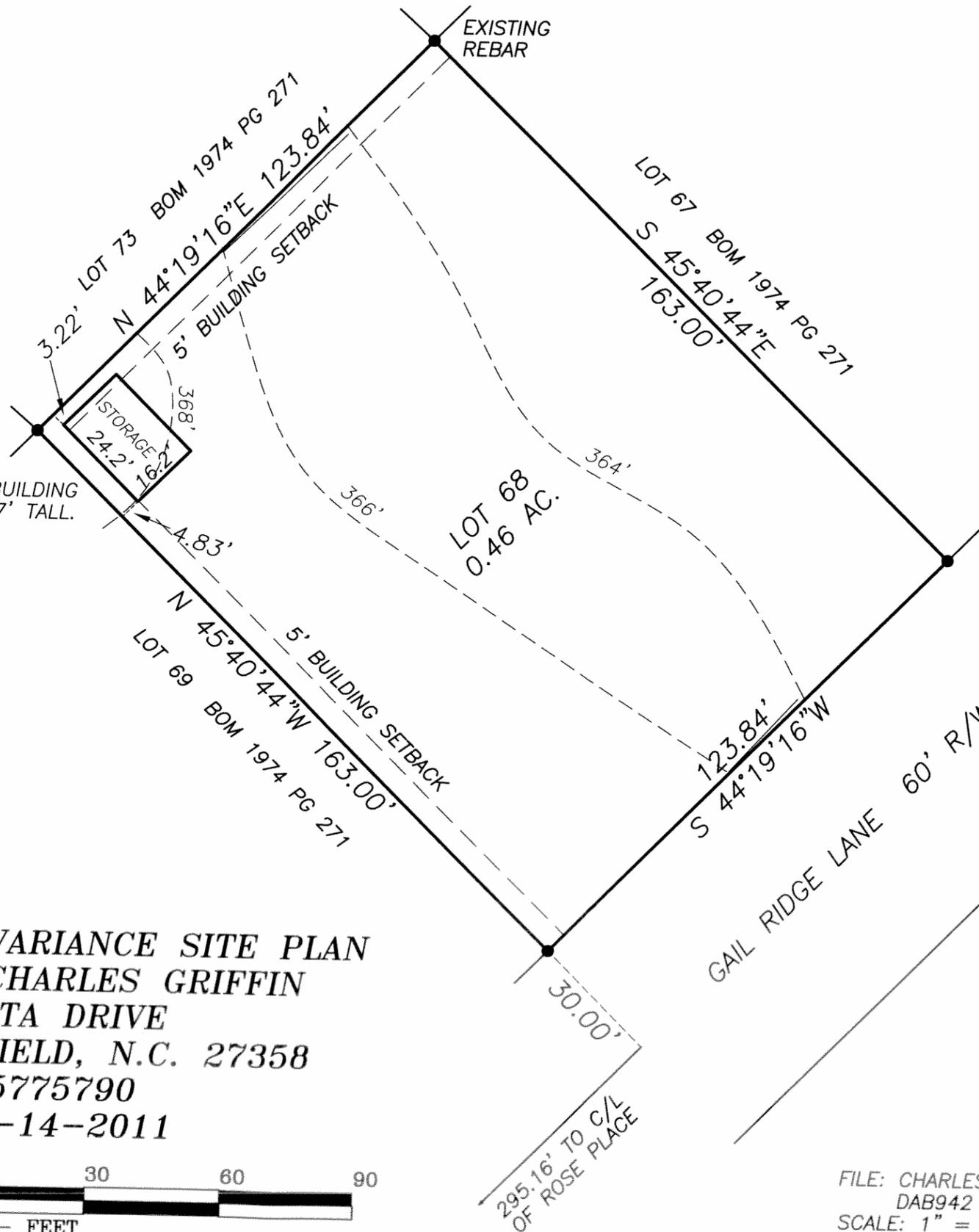
I, CLYDE T. PEARCE, certify that under my direction and supervision this map was drawn from an actual field survey; that the error of closure of the survey as calculated by latitudes and departures is 1:10000; and that this survey meets general standards of practice for land surveying in North Carolina.

Witness my hand and seal this 14 day of MARCH, 2011.

P. L. S. L-2481



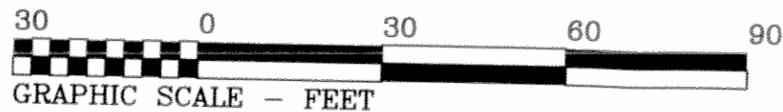
NOTE: BUILDING IS 11.67' TALL.



BOM 1974 PG 271

**ZONING VARIANCE SITE PLAN**  
**OWNER: CHARLES GRIFFIN**  
**2900 LATTA DRIVE**  
**SUMMERFIELD, N.C. 27358**  
**PIN: 1765775790**  
**DATE: 03-14-2011**

WILLIAMS - PEARCE & ASSOC., P.A.  
 P. O. BOX 892  
 ZEBULON, N. C. 27597  
 PHONE: 269-9605



LEGEND  
 ● EXISTING IRON PIPE

FILE: CHARLES GRIFFIN/VARIANCE SURVEY  
 DAB942  
 SCALE: 1" = 30'  
 DATE: 03-08-2011