



**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 # V-2151-11  
Fee  
AUG 01 2011 Amt Paid  
Check #  
Rec'd Date  
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:

A variance is requested from Article 4-70-1(F) of the Wake County Unified Development Code, which requires that accessory buildings be no closer to the road than the front of the main building. The required setback under Article 4-70-1(F) is 184 feet; the depth of encroachment is 94 feet.

**Property**

Parcel Identification Number: 0710286016

Address: 3121 Grand Oak Lane, New Hill, NC 27562

Location: East side of Grand Oak Lane, at/between  
(north, east, south, west) (street)

Barker Road and N/A (dead end road)  
(street) (street)

Total site area in square feet and acres: 245,678 square feet 5.64 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

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

Present land use(s): SFD

How is this proposed use a public necessity?  
N/A

What is impact on surrounding neighborhood and adjacent properties?  
Impact on surrounding neighborhood and adjacent properties is negligible. The requested variance is for an existing accessory building that was legally constructed in 1983.

**Property Owner**

Name: Gary R. and Dena J. Cameron

Address: 3121 Grand Oak Lane

City: New Hill State: NC Zip Code: 27562

E-mail Address: camerongar@nc.rr.com Fax: 919.469.5676

Telephone Number: 919.854.4435

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

Name: Gary R. Cameron  
Address: 3121 Grand Oak Lane  
City: New Hill State: NC Zip Code: 27562  
E-mail Address: camerongar@nc.rr.com Fax: 919.469.5676  
Telephone Number: 919.854.4435 Relationship to Owner: Owner

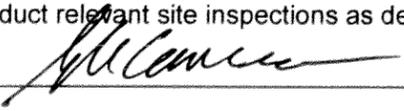
**Extent of Proposed Variance** (Describe the extent to which the regulation is proposed to be varied.)

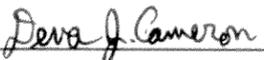
The structure for which a variance is requested is an existing workshop (accessory building)  
which was constructed in 1983 by the former property owner. This building was legally  
permitted in 1983 and a number of progress inspections were completed. However the builder  
failed to have a final inspection. Since that time, the regulations changed such that the  
location of the building (if it were to be constructed today) is no longer compliant with the  
Ordinance. This variance is requested in order to complete the process started at the time  
the building was originally permitted in 1983.

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\_\_\_\_\_

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).

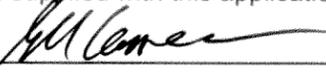
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 7/31/11

Signature:  Date: 7-31-11

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:  Date: \_\_\_\_\_

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**

To: Wake County Planning, Development and Inspections  
PO Box 550  
Raleigh, NC 27602-0550

Re: 3121 Grand Oak Lane  
New Hill, NC 27562  
PIN # 0710286016

**1. Practical difficulties or unnecessary hardships would result from carrying out the strict letter of the regulation.**

The structure for which a variance is requested is an existing workshop (accessory building) which was constructed in 1983 by the former owner. When the property was purchased by the current owner, it was discovered that although a permit was obtained for the building's construction and certain inspections were done, a final inspection was never completed. The structure is located in front of the house on the property (i.e., it is closer to the road than the front of the main building). This condition was evidently acceptable at the time the structure was built; however if built today it would not be in conformance with Article 4-70-1(F) of the Wake County Unified Development Code which states that accessory buildings shall not be located nearer the street than the front of the main building. It is this requirement from which a variance is sought.

The hardship brought about by this condition is not the result of the current property owner's own actions. If the original owners had arranged for a final inspection to be completed when the accessory building was constructed, the proposed variance would not be required as the structure's location is in conformance with the zoning ordinance in effect at that time.

**2. The variance would be in harmony with the general purpose and intent of the Zoning Ordinance and preserve its spirit.**

It is apparent that the accessory building in question was situated and built in conformance with the ordinance in effect at the time. Furthermore, the area in which the property is located is rural and the road by which the property is accessed is a private, dead end dirt road used only to access neighboring residential properties. The layout of the main and accessory buildings is consistent with the general flavor of the neighboring properties. The variance being requested will only be used to correct the failure of the previous owners to complete the permitting process that was started in 1983, and will not involve the construction of any new buildings or other expansion or extension of nonconforming conditions.

**3. In the granting of the variance, the public safety and welfare would be assured and substantial justice done, both for the landowner and the public at large.**

The requested variance is intended to allow the permit process started (and substantially complied with) in 1983 to be completed. No new construction would be involved with this request, and no impact on public safety and welfare is anticipated if the variance is granted.

The variance is requested to correct a procedural failure on the part of the previous owner, so that the permit requirements for the existing workshop structure can be completed and closed. This is necessary in order for the current owner to be able to make improvements to the property in strict compliance with the current Unified Development Code requirements.

**ZONING VARIANCE SITE PLAN**

**Plan Prepared By:**  
Steve Summers Construction, Inc.  
P.O. Box 1282  
Cary, NC 27512  
(919)859-6418

**Property Owners:**  
Mr. & Mrs. Gary Cameron  
3121 Grand Oak Lane  
New Hill, NC 27562

**PIN #:** 0710286016

**Plan Date:** July 30, 2011

**Revisions:**

**Scale:** 1" = 100'



**Vacinity Map:**

