



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.

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

Unified Development 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- be specific):

Allow residential property to remain in the 20 foot building
setback as required by Section 11-23 of UDO. The 20 foot
building setback runs through the middle of the home.
Approximately 1800 sq ft of the homes square footage is
in the setback.

Property

Parcel Identification Number: 0880825184

Address: 6208 Trevor Ct Raleigh NC 27613

Location: _____ side of Trevor Court, at/between
(north, east, south, west) (street)
Bein St. and Old Creedmoor Rd
(street) (street)

Total site area in square feet and acres: 41,050 sq ft square feet .94 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

Zoning R-40W

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): residential

How is this proposed use a public necessity?

Residential living

What is impact on surrounding neighborhood and adjacent properties?

none

Property Owner

Name: Doug Spero

Address: 8609 London Park Ct Raleigh NC 27615

City: Raleigh State: NC Zip Code: 27615

E-mail Address: dougspero@hotmail.com Fax: _____

Telephone Number: 919-522-4115

Applicant (person to whom all correspondence will be sent)

Name: Doug Spero
Address: 8609 Lardin Park Ct
City: Raleigh State: NC Zip Code: 27615
E-mail Address: dougspero@hotmail.com Fax: _____
Telephone Number: 919-522-2840 Relationship to Owner: self

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

Requesting section 11-23 - Building Setbacks from Buffer
We require a 20 foot building setback from
water course buffers to allow an existing residence
that was built in 1994 to remain.

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: *Doug Spero* Date: 12-5-14

Signature: *Elizabeth Spero* Date: 12-5-14

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: *Doug Spero* Date: 12-5-14

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.

12/4/14

Zoning Handship VARIANCE
STATEMENT OF JUSTIFICATION
FOR THE BOARD OF ADJUSTMENT

- 1- IN THE ABSENCE OF THE VARIANCE, IT WILL NOT BE POSSIBLE TO SELL OUR HOME. THE ATTORNEYS FOR ANY POTENTIAL BUYERS WOULD NOT LET THEM MOVE AHEAD WITHOUT AN OFFICIAL VARIANCE FOR THE HOME. OVERALL, NO REASONABLE USE OF THE HOUSE COULD BE MADE. IT IS NOW VACANT.
- 2- THE HANDSHIP RESULTS FROM CONDITIONS THAT ARE COMMON TO THE NEIGHBORHOOD. WE ARE ONE OF 4 HOUSES THAT ARE SET-BACK FROM A SMALL STREAM (THAT DOESN'T ALWAYS HAVE WATER), THAT RUNS IN FRONT OF 4 HOUSES IN A ROW. THE STREAM & THE HOUSES WERE NEVER MOVED OR ALTERED, IN DISTANCE FROM THE STREAM.
- 3- I BELIEVE WE WERE THE 3RD OWNERS OF THE HOME THAT WAS BUILT IN 1994. WE BOUGHT IT IN 2004. IT WAS NEVER DISCLOSED TO US THAT THERE MAY HAVE BEEN A PROBLEM REGARDING A POSSIBLE ZONING OR SET-BACK ISSUE. I DON'T


believe that our REAL ESTATE
AGENT, AT the time, or our
CLOSING ATTORNEY MENTIONED
ANY TYPE OF PROBLEM EXISTED
AT the time.

we now have the house under
CONTRACT AND we CAN'T move
FORWARD UNLESS this problem
is SATISFIED.

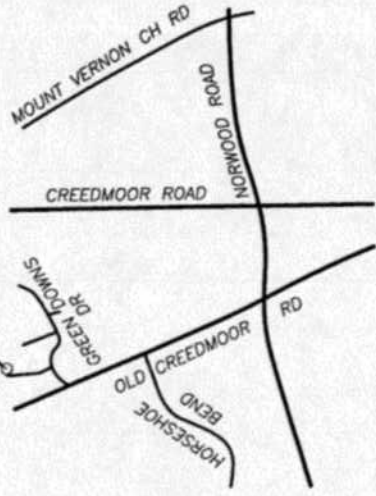
- 4 - There HAS never been A THREAT
to ANY other PARCEL due to
the STREAM AND IT HAS
ALWAYS been MANAGEABLE. There
HAS never been A public SAFETY
issue AND we have ALWAYS
MAINTAINED the Rock beds
AROUND IT. IN ADDITION, there
HAS never been ANY NOTICEABLE
EROSION OR SPECIAL CONTRACTING
WORK THAT HAS been Required.

THANK YOU FOR your CONSIDERATION.


Doug Spero


ELIZABETH SPERO

SITE



VICINITY MAP
(N.T.S.)

SCALE



(IN FEET)
1 inch = 40 ft.

LINE	LENGTH	BEARING
L1	1.96'	N23°48'05"W

BOM 1989, PG 781



LOT MAY BE SUBJECT TO A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- X COMPUTED CORNER

LOT 6

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND. UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1989, PG 781

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370368 0880 J SUFFIX
COMMUNITY # PANEL

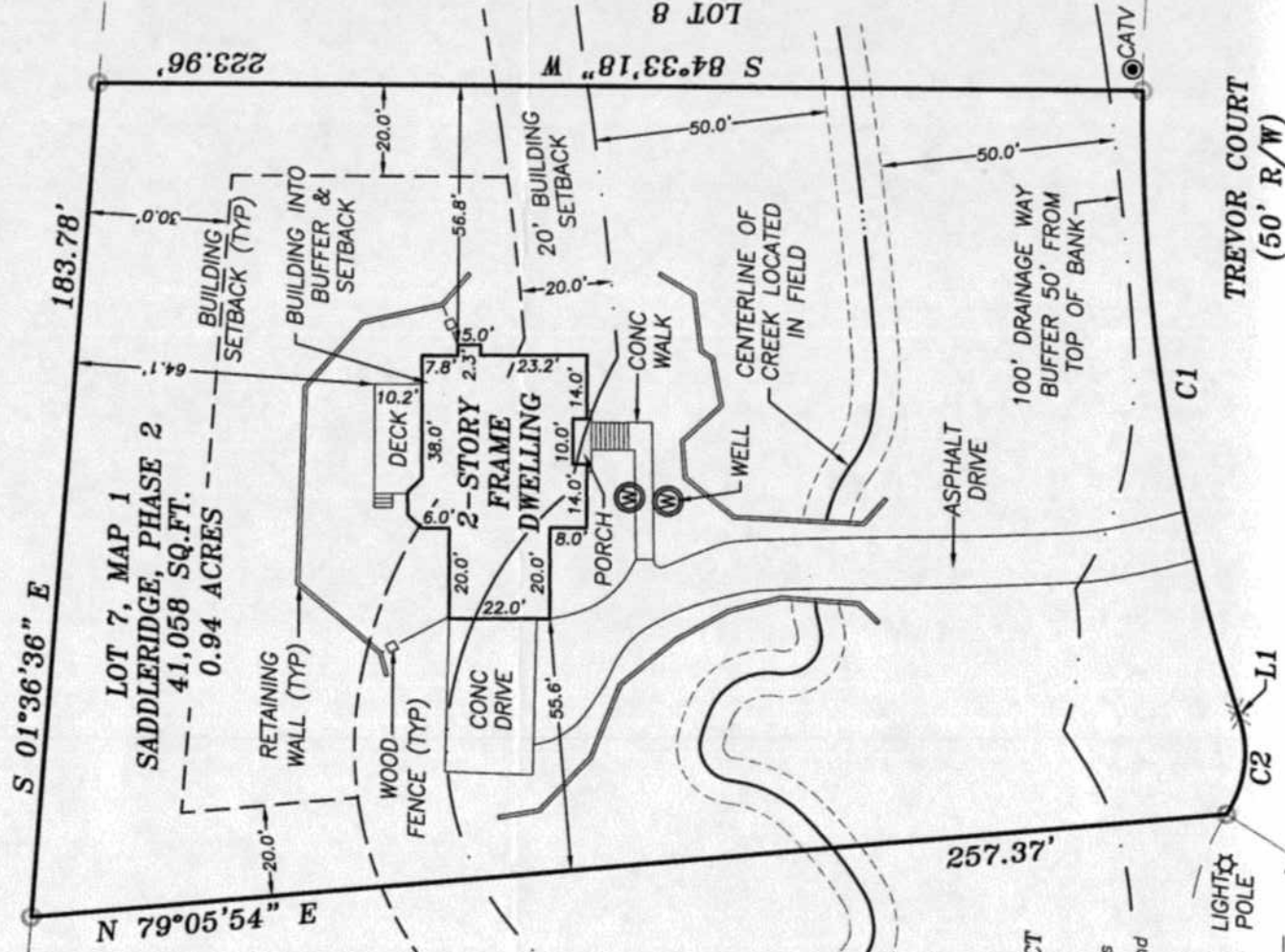
ALHHD PS
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ---; Page ---; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 28TH day of NOVEMBER 2014.

Signed *ALHHD*

Seal



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	138.14'	431.17'	18°21'24"
C2	22.12'	25.00'	50°41'32"

N 63°06'30" W 50.00'
TIE TO THE CENTER OF THE CUL-DE-SAC

C.N. = 22042

B.O.M. 1989

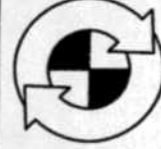
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WAKE CO. REG.

JASON D. LORENTZEN
KIMBERLY A. LORENTZEN

LOT 7, MAP 1
SADDLERIDGE, PHASE 2
6208 TREVOR COURT
RALEIGH NORTH CAROLINA

DATE: 11-28-2014
SCALE: 1" = 40'
DWG. NO. A-18544



TURNING POINT

SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121