



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 # V 2184-13
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

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:

SECTION 11-30-4

Property

Parcel Identification Number: 0761402552
Address: 5512 DEN HEIDER WAY RALEIGH NC 27606
Location: WEST side of DEN HEIDER WAY, at/between
(north, east, south, west) (street)
TEN TEN ROAD and BELGIUM DRIVE
(street) (street)
Total site area in square feet and acres: 50624 square feet 1.162 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R40W - 1.162 ACRES

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

Present land use(s): RESIDENTIAL

How is this proposed use a public necessity? THE USE WILL STAY RESIDENTIAL.
WE WOULD LIKE TO ADD A MASTER BEDROOM TO OUR HOME.
What is impact on surrounding neighborhood and adjacent properties?
THERE IS VERY LITTLE IMPACT TO THE NEIGHBORHOOD OR ADJACENT PROPERTIES.
WE ARE ONLY ADDING 1 BEDROOM TO THE EXISTING HOUSE.

Property Owner

Name: DARRYL M. & JANE W. PHILLIPS
Address: 5512 DEN HEIDER WAY
City: RALEIGH State: NC Zip Code: 27606
E-mail Address: _____ Fax: _____
Telephone Number: 919-232-5926

Applicant (person to whom all correspondence will be sent)

Name: MAULDIN-WATKINS SURVEYING, PA ATTN: WAYNE MAULDIN
Address: P.O. Box 444 / 1301 WEST BROAD STREET
City: FURUAY-VARINA State: NC Zip Code: 27526
E-mail Address: MWSURVEY@EMBARQMAIL.COM Fax: 919-552-1466
Telephone Number: 919-552-9326 Relationship to Owner: SURVEYOR

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

WE ARE ASKING TO INCREASE THE IMPERVIOUS AREA TO OUR PROPERTY BY 373 SQUARE FEET. WE PURCHASED OUR HOME IN 1995 AND AT THAT TIME WE WERE ALLOWED 30% IMPERVIOUS AREA. WE ARE NOW ALLOWED 12% IN SWIFT CREEK WATERSHED, HOWEVER, OUR PROPERTY IS LOCATED IN THE MIDDLE CREEK WATERSHED. WE UNDERSTAND THAT THIS AREA WAS LEFT IN SWIFT CREEK WATERSHED WHEN THE PLAN WAS APPROVED WITH THE INTENT THAT IT WOULD BE ANNEXED BY THE TOWN OF CARY, IN THIS AREA AND FOR THESE REASONS, WE FEEL THAT OUR REQUEST IS REASONABLE.

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: Daniel M Phillips Date: 3-10-13

Signature: Jane W. Phillips Date: 3-11-13

Signature: _____ Date: _____

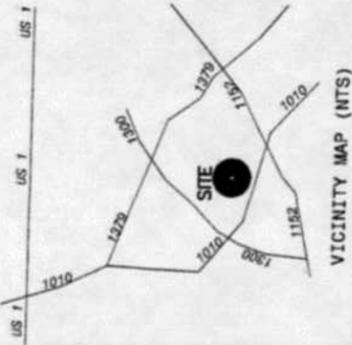
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Wayne Mauldin Date: 03/08/13

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.

STATEMENT OF JUSTIFICATION

We are in need of an additional bedroom. We are taking in our in-laws due to their health issues. When we purchased our home in 1995, we were allowed 30% impervious area. We are now shown to be in the Swift Creek Watershed, which allows only 12% impervious area. Our existing impervious area is at 14.4%. We understand that our lot is located within the Swift Creek Watershed as it was approved. However, the site is actually located in the Middle Creek Watershed. The Swift Creek Plan shows this area to be annexed by the Town of Cary. As we understand, the Town of Cary has been stopped from annexing property in this area. We are only adding 373 square feet of impervious area with the bedroom addition which puts us well under the 30% allowed in the Middle Creek Watershed. When we first started thinking about the addition in 2007, we were told that we could add on the addition as long as the final impervious area was not increased. Now that it appears to no longer be an option, we do feel that our request to increase the impervious area is reasonable, given all the changes that have taken place in the ordinances and policies over the past few years.



VICINITY MAP (NTS)

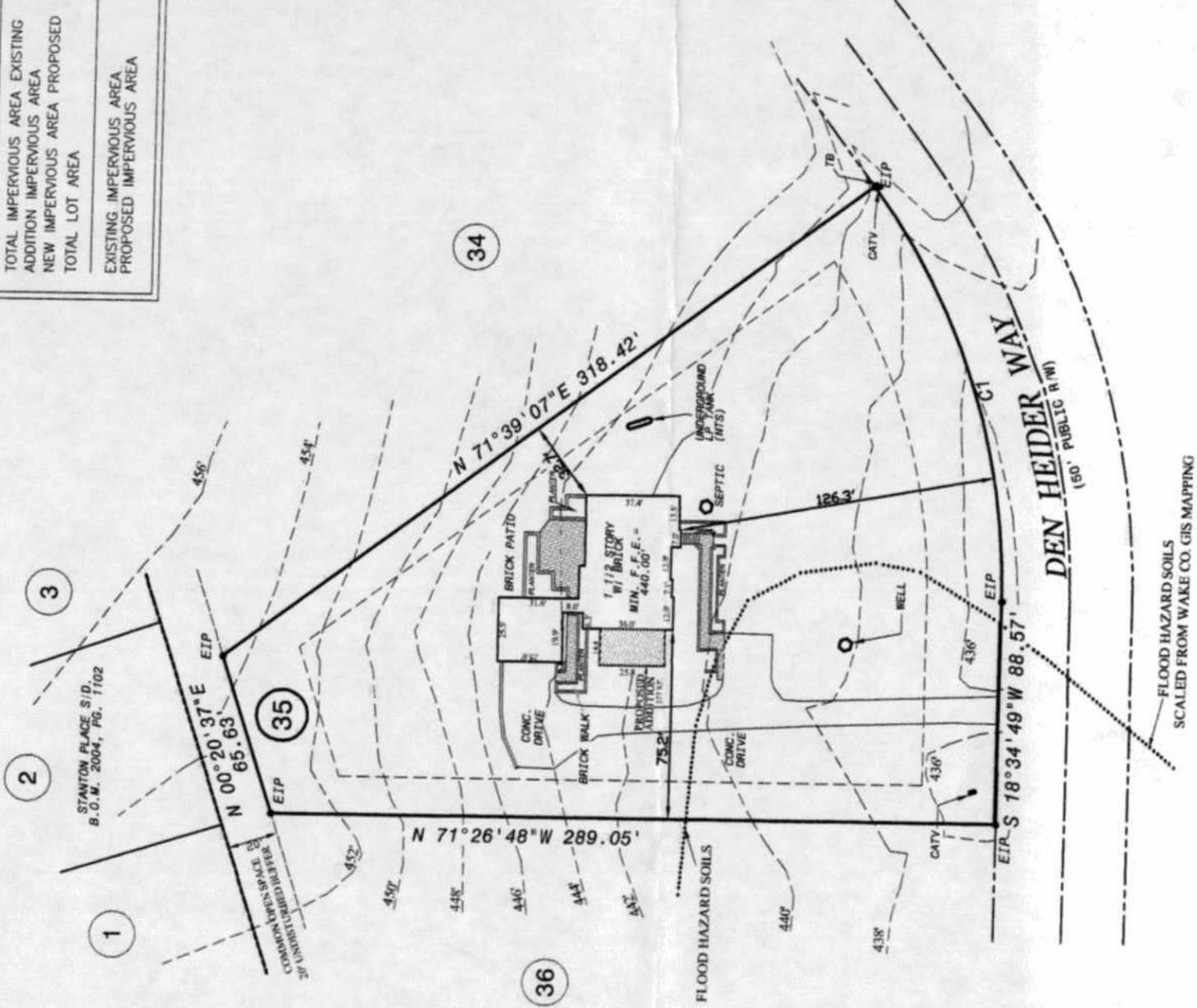
ZONING= R-40W
PIN# 0761-40-2552

- LEGEND
- NTS NOT TO SCALE
 - EIP EXISTING IRON PIPE
 - PP POWER POLE
 - W/M WATER METER
 - TB TELEPHONE BOX
 - IP'S IRON PIPE SET
 - CPAL TRANSFORMER
 - CATV CABLE TV BOX
 - L-POLE LIGHT POLE
 - OHPL OVERHEAD POWER LINE
 - F.E.S. FLARED END SECTION (PIPE)
 - RCP REINFORCED CONC. PIPE
 - B.O.C. BACK OF CURB
 - F.H. FIRE HYDRANT
 - C.V.O. SEWER CLEAN OUT
 - EIS EXISTING IRON STAKE
 - M.H. MANHOLE
 - ECM EXISTING CONCRETE MONUMENT
 - P.K. PARKER KALON NAIL

NC GRID NORTH (NAD 27)
REF: B.O.M. 1990 PG. 452

Curve	Radius	Length	Chord	Chord Bear.
C1	274.60'	176.93'	173.89'	S 00°07'29" W

IMPERVIOUS SURFACE TABLE	
HOUSES & PORCHES	2652
DRIVEWAY	3418
SIDEWALK & PATIO	1203
TOTAL IMPERVIOUS AREA EXISTING	7273
ADDITION IMPERVIOUS AREA	377
NEW IMPERVIOUS AREA PROPOSED	7650
TOTAL LOT AREA	50624
EXISTING IMPERVIOUS AREA	14.4%
PROPOSED IMPERVIOUS AREA	15.1%



OWNER:
DARRYL M. & JANE W. PHILLIPS
5512 DEN HEIDER WAY
RALEIGH, NC. 27606-9556



NOTE: SHOWN IS LOT 35 OF
DUTCHMAN DOWNS S/D
REF: B.O.M. 1990 PG. 456

AREA = 1.16 ACRES
5512 DEN HEIDER WAY

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, MADE UNDER MY SUPERVISION, AND THAT THERE ARE NOT ANY ENCROACHMENTS, EXCEPT AS NOTED TO THE BEST OF MY KNOWLEDGE THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THIS MAP WAS PREPARED FOR TITLE COMPANY USE AND IS NOT INTENDED FOR RECORDATION OR CONVEYANCES WITHOUT WRITTEN AUTHORIZATION OF THE SURVEYOR AND OTHER APPROPRIATE OFFICIALS.
PROFESSIONAL LAND SURVEYOR
L-3247



ZONING VARIANCE SITE PLAN FOR:
DARRYL M. PHILLIPS & wife
JANE W. PHILLIPS
SWIFT CREEK TWP., WAKE CO., N.C.
SCALE 1" = 60', JUNE 19, 2007
REVISED: NOV. 02, 2012 (ADD ADDITION & IMPERVIOUS AREA)

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 1301 W. BROAD ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326

James W. Mauldin
11/02/12