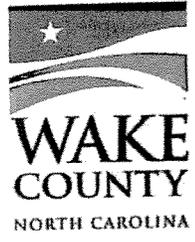
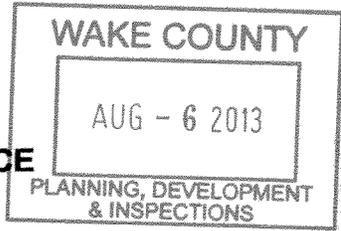


BAV 2186-13



ZONING HARDSHIP VARIANCE APPLICATION

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

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:

Seeking variance from conditions contained 1610-25, to allow chainlink fence installed to remain in buffer and also have ability to take buffer reduction from 60'/B to a 45'/B around the Bona property. 3,159 sq ft. of encroachment by fence

Property

Parcel Identification Number: 0628700189

Address: 5333 New Hill Holleman Rd New Hill, NC 27562

Location: East side of New Hill Holleman, at/between
(north, east, south, west) (street)
Avent Ferry and New Hill Holleman
(street) (street)

Total site area in square feet and acres: 723,967.2 square feet 16.62 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Conditional I-2
Ministorage 16.62 acres

List Conditions of any Conditional Use Zoning Districts: Ministorage and outdoor storage of boats, r.v.s, campers, trailers, and pods

Present land use(s): Harris Lake Boat Storage

How is this proposed use a public necessity? HOA's do not allow boats, etc in most neighborhoods. This location is perfect by Harris Lake

What is impact on surrounding neighborhood and adjacent properties?
Little to no impact as storage is a quiet low traffic impact.

Property Owner

Name: Harris Lake Boat Storage / Paul Brewer

Address: 8712 Holly Springs Rd

City: Apart State: NC Zip Code: 27539

E-mail Address: paul@higherproperties.com Fax: 919 363 8886

Telephone Number: 919 924 1951

Applicant (person to whom all correspondence will be sent)

Name: Paul Brewer
Address: 8712 Holly Springs Rd
City: Apex State: NC Zip Code: 27539
E-mail Address: paul@higherproperties.com Fax: 9193638886
Telephone Number: 9199241951 Relationship to Owner: SAUE

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

The chainlink fence was placed at the top of the slope for security preferences. If the fence was at the bottom of the slope security could be compromised more easily. Encroachment in buffer disallows a buffer reduction which is necessary on the Bane property.

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: Paul Brewer Date: 7/29/13

Signature: _____ 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: Paul Brewer Date: 8/5/13

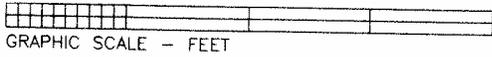
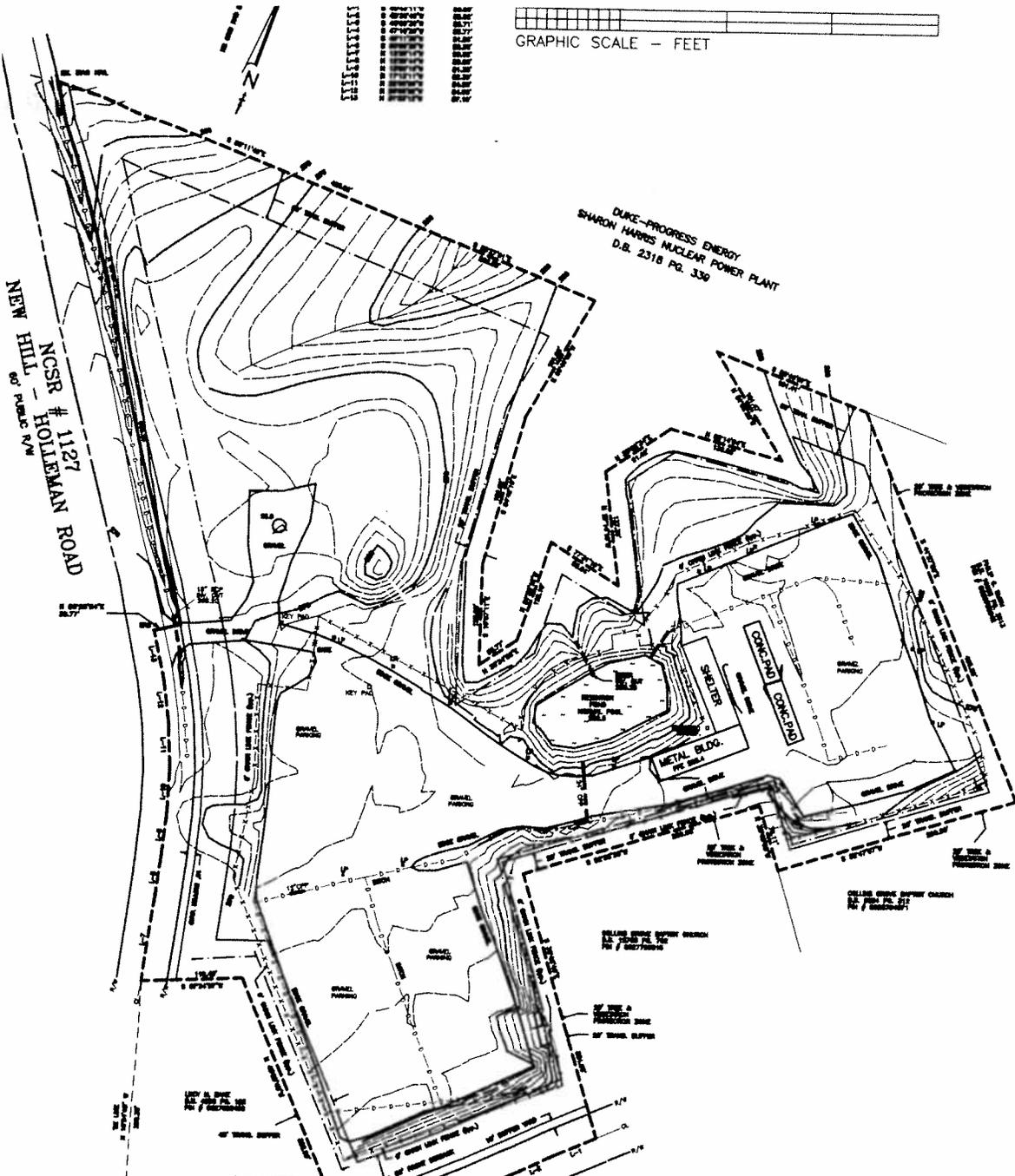
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Zoning Hardship Variance Statement of Justification

1a-e. The security fence is in the buffer and should remain in the buffer due to the peculiar topography of the site. The site is shaped as a bowl and in this circumstance, a fence should be placed at the top of the bowl or slope, rather than the bottom of the slope. **The fence prevents adults, children, and animals from falling down the steep slopes that surround the site. There is a church next door with a playground and it would be a dangerous liability to not have the fence in its current location.** In addition, the fence should be at the top of the slope in order to prevent an intruder from using the slope to gain easier access to the site and also to prevent intrusion or vandalism from occurring at a closer range to tenant's boats and rvs, etc. Strict compliance with the setback regulation would not allow the buffer reduction from 60' to 45' and would not allow the current ease of traffic flow on the property as we would lose a driveway, creating less access for fire and other emergency trucks. In addition, it would disrupt the current design of the site, and require re-grading the site to fit a different, less attractive and less efficient design.

2a-b. Allowing the fence to stay at the top of the slope and continue to receive the buffer reduction 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. **By the contrary allowing the buffer reduction and fence location to remain, will help with security of the site and safety of the neighborhood.** The harm to the property and the neighbors definitely is significant. There is no harm to the neighbors or public interest unless the variance is denied.

3. Denial of the hardship would absolutely cause practical difficulties in relocating the fence and redesigning the site. In addition, denial would cause security, liability, and safety issues with adjacent properties.



DUKE-PROGRESS ENERGY
SHARON HARRIS NUCLEAR POWER PLANT
D.B. 2316 PG. 339

NEW HILL - HOLLEMAN ROAD
NCSR # 1127
80' PUBLIC R/W

ZONING VARIANCE SITE PLAN
NCSR # 1115
AVENT FERRY ROAD HARRIS LAKE BOAT STORAGE, LLC
80' PUBLIC R/W

5333 NEW HILL - HOLLEMAN ROAD
HOLLY SPRINGS, NC 27540
DEED BOOK 14848 PAGE 2019
BOOK OF MAPS 2000 PAGE 094
PIN # 0628700189.000
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY - NORTH CAROLINA
SCALE : 1" = 125' - AUGUST 6, 2013



BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
6820 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919)-652-0613

NAIL INTERSECTION

[Signature]
BENTON W. DEWAR, L.S. 3040

SHARON HARRIS NUCLEAR POWER PLANT
80' PUBLIC R/W