5-2201-14



ZONING HARDSHIP VARIANCE WAKE COUNTY **APPLICATION**

Submit required documentation to:

Wake County Planning, Development and Inspections Wake County Office Building
336 Fayetteville Street Main Special Research PO Box 550 Raleigh, NC 27602-0550

OCT 3 0 2014

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

Contact (919) 856-6335 for additional information

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).

Property Parcel Identification Number: CX-98933233 Address: 1513 FARTHINGALE CORT, RALFIGH, IJC Location: West side of FARTHINGALE CORT (street) OVERDALE LANE and FARTHINGALE CORT (street) (street) Total site area in square feet and acres: 23,522 square feet 0.54 acres Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 List Conditions of any Conditional Use Zoning Districts: IJA Present land use(s): Subavision How is this proposed use a public necessity? If Winhar The Variance The Home when is impact on surrounding neighborhood and adjacent properties? Intelligence of the Court of	REQUESTING VARIANCE FOR STEPS AT FRONT OF HOUSE.
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	elephone Number: 919 -926-2451

01/12/12 T Current Planning Forms Zoning Hardship Variance Application Packet Zoning Hardship Variance Application packet for website.doc

Page 1 of 5

Name: Thomas S. Speight, PE, F	7-25
Address: 200 W. MAIL STREET	
City: Hour Speines	State: NC Zip Code: 27540
	rvey.com Fax: 919 · 577 - 108 1
	Relationship to Owner: OWHER'S ENLINEER
ACCEPT THE VARIANCE OF S 15' FRONT YARD SETBOCK BY	extent to which the regulation is proposed to be varied.) THE 5.9'
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Bateman Civil Survey Company, PC

Re: Lot 8 Braxton Pointe

Statement of Justification

1The maximum number of bedrooms and size of the septic drain field is needed to maintain the architectural appeal of the neighborhood. The house needed to be of similar size and design of the surrounding home. In the absence of the variance the proposed house would need to be much smaller and would not meet the appeal of the neighborhood.

2 The hardship is a result of the topographic conditions so that the septic drain field is higher than the finish floor of the house and drains toward the house. These conditions are not common to the neighborhood.

3 The applicant purchased the parcel with surrounding parcels and was not aware of any special conditions that were common to this parcel.

4 Yes. The septic system shall pump from the house to the elevated drain field away the foundation. The home is on a cul-de-sac and in consistent in size, architecture and curb appeal as exhibited throughout this community.

This is a difficult lot to build a house on due to the location of the septic drain field located on the highest elevation of the lot which is at the rear of the property. The overall elevation of the lot slopes from rear to front dropping 32 feet in elevation. State law requires that the septic area are not to be overly graded or altered. The house needs to be located away from the septic field so that the waste water flows shall not travel downhill stopping at the foundation wall. The house is downhill from the septic area and the road is downhill from the house. The septic system is designed to pump to a higher elevation away from the finish floor of the house to the drain field. This keeps the wastewater away from the house foundation walls eliminating the possibility of penetrating the walls. The required location of the septic area is the controlling factor for this lot, particularly as it relates to the side wall and soil condition at the rear of the house.

The developer desires to build homes of similar size on the cul-de-sac and to maintain the architectural appeal of the neighborhood.

Lot 8 Braxton Pointe

THIS SITE IS LOCATED IN FEMA FLOOD HAZARD WAKE COUNTY, NORTH CAROLINA ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES OR NATURAL FEATURE UNLESS OTHERWISE NOTED. ZONE 'X' PER COMMUNITY PANEL #3720065700J DATED, MAY 2,2006. "I certify that I am (we are) the owner(s) of the property shown and described hereon, which is in the AREAS COMPUTED BY COORDINATE METHOD. subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURE IN U.S. REFERENCES SURVEY FEET. Book No. 15467 PLAT BOOK 2013, PAGES 1267-1268 THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS Page No. 506 SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE. NO ORIGINAL ADDRESSES WILL BE NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON. MERITAGE HOMES OF THE CAROLINAS, OWNER(S) CHANGED WITH THIS RECORDING. ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON NO NCGS MONUMENTATION FOUND WITHIN 2000 FEET OF SITE. OWNER DATA: Date Date SITE ZONING IS R-40W. MERITAGE HOMES OF THE CAROLINAS, INC. State of SITE DISTANCE EASEMENTS SHALL TAKE PRECEDENCE OVER SIGN AND 5400 TRINITY ROAD LANDSCAPE EASEMENTS THE PROPERTY LIES IN ZONE "X" AND "AE" PER NATIONAL FLOOD County of GALA FARM ROAL RALEIGH, NC 27607 I certify that the following person(s) personally appeared before me this day, each acknowledging to me INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity 37201803J, DATED 5/2/06. indicated: VICINITY MAP - NOT TO SCALE 11. PROPERTY OWNER: MERITAGE HOMES OF NC, INC. 5400 TRINITY ROAD RALEIGH, NC 27607 GRAPHIC SCALE 12.THIS IS NOT A BOUNDARY SURVEY. printed name:_ ,Notary Public My Commission Expires: "I, certify this plat was drawn (under my supervision) from an actual (survey made under my supervision) that the boundaries not surveyed are clearly indicated as drawn from information found in Book of Maps 2014 Pages 749-750 and Book 15530, Page 1657; that the ratio of precision as calculated is 1:10000+; that this plat 1 inch = 30 ft. was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this day of September, in the year 2014. RESERVED SEPTIC 23.442 SF LEGEND DRAIN FIELD (TYP) 0.538 AC 23.533/81 I, STEVEN P. CARSON, PROFESSIONAL LAND SURVEYOR NO. L-4752 O EIP - IRON PIPE FOUND PIN: 698931368 NIP - IRON PIPE SET PK HAIL FOUND ECM - EX. CONC. MONUMENT CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED. D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, X CP - CALCULATED POINT OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. -SEPTIC TANKS ### - STREET ADDRESS STEVEN P. CARSON, LIST MAIN ARY Planning Director and Review Officer of Wake County, certify that this plat DOES NOT constitute a subdivision and that it meets all statutory requirements for recording. Because of its "exempt" status, the county has not reviewed this plat for compliance with applicable lot standards and other subdivision regulations (e.g., road standards). Prospective purchasers should be aware that plans for building and development may be denied for lots that DO NOT meet applicable county standards. 8 Planning Director/Review Officer Approval expires if not recorded on or before NORTH CAROLINA, WAKE COUNTY I THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR WAKE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT . PRESIDENT/MANAGER OF , PERSONALLY KNOWN TO WE OR IDENTIFIED BY THE PRESENTATION OF A STATE DRIVERS LICENSE. PERSONALLY APPEARED BEFORE ME THIS DAY AND 0.541 AC ACKNOWLEDGED THE DUE AND VOLUNTARY EXECUTION OF PIN: 698933233 SÉPTIC DRAIN THE FOREGOING INSTRUMENT FIELD LINES (TYP) WITNESS MY HAND AND OFFICIAL SEAL. THIS THE ___ DAY OF _____, 2014, A.D. 0.565 AC NOTARY PUBLIC MY COMMISSION EXPIRES FILED FOR REGISTRATION DATE LAURA M. RIDDICK 12" MIN, DEPTH REGISTER OF DEEDS ROAD SIDE DITCH SHOULDER WAKE COUNTY ASST/DEPUTY 8" MIN. COVER OVER RCP CURVE LENGTH RADIUS CHD BEARING CHD LENGTH TYPICAL SECTION (N.T.S) 26.35 50.00 S52"37'36"W

RECORDED IN WAKE COUNTY REGISTRY BOOK 2014, PAGE

Company

Civil • Survey Co
eers • Surveyors • Plann
N Main Street, Holy, Springs, NC 27540
hone, 919.577.1081
NCBELS FIRM No. C-2378

Bateman (Enginee

EXCLUSIVELY FOR: MERITAGE HOMES OF THE CAROLINAS 5400 TRINITY RD RALEIGH, NC 27607

EXEMPT PLAT

E. LOT 8, BRAXTON POINTE

13 FARTHINGALE COURT

ANTHER BRANCH TOWNSHIP

REVISIONS

DESIGNED BY

DRAWN BY: JKF DHECKED BY: SP GALE:1"=30" 0/29/2014

PROJECT NUMBER: 130

SURVEY

1 OF 1

SUBDIVISION # S-236-13