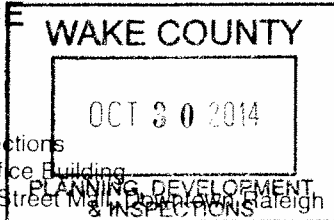


S-2201-14



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 Mail Stop 550 Raleigh
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):

REQUESTING VARIANCE FOR STEPS AT FRONT OF HOUSE.
TOTAL ENCROACHMENT 5.9' X 20.9' = 123.31sf
TOTAL 5.9' ENCROACHMENT

Property

Parcel Identification Number: 0698933233

Address: 1513 FAIRHINLALE COURT, RALEIGH, NC

Location: WEST side of FAIRHINLALE COURT, at/between
(north, east, south, west) (street)

OVERDALE LANE and FAIRHINLALE COURT
(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: N/A

Present land use(s): SUBDIVISION

How is this proposed use a public necessity? ~~NO~~ WITHOUT THE VARIANCE THE HOME WILL BE SMALLER & NOT CONSISTENT WITH SURROUNDING PROPERTIES

What is impact on surrounding neighborhood and adjacent properties? ~~HOME~~ LOWER HOME VALUES DUE TO THIS HOME BEING SMALLER.

Property Owner

Name: MERITAGE HOMES OF NC, INC

Address: 5400 TRINITY ROAD SUITE 107

City: RALEIGH, State: NC Zip Code: 27607

E-mail Address: DWAYNE.HARRISON@meritage.com Fax: 919-926-2601

Telephone Number: 919-926-2651

Applicant (person to whom all correspondence will be sent)

Name: THOMAS S. SPEIGHT, PE, PLS

Address: 200 N. MAIN STREET

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: tom@datemancivilsurvey.com Fax: 919-577-1081

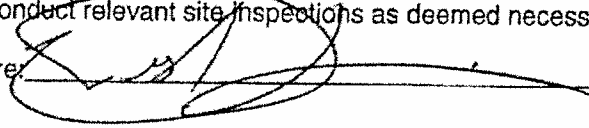
Telephone Number: 919-577-1080 Relationship to Owner: OWNER'S ENGINEER

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

ACCEPT THE VARIANCE OF STEPS ENCRACHING INTO THE
15' FRONT YARD SETBACK BY 5.9'

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: 10/20/14

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: _____ 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



Bateman Civil Survey Company, PC

Re: Lot 8 Braxton Pointe
Statement of Justification

- 1 The 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 is 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 waste-water 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.

NOTES:

- ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES OR NATURAL FEATURE UNLESS OTHERWISE NOTED.
- AREAS COMPUTED BY COORDINATE METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURE IN U.S. SURVEY FEET.
- THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE.
- NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
- 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.
- SITE ZONING IS R-40W.
- SITE DISTANCE EASEMENTS SHALL TAKE PRECEDENCE OVER SIGN AND LANDSCAPE EASEMENTS
- THE PROPERTY LIES IN ZONE "X" AND "AE" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 37201803J, DATED 5/2/06.
- PROPERTY OWNER: MERITAGE HOMES OF NC, INC.
5400 TRINITY ROAD
RALEIGH, NC 27607
- THIS IS NOT A BOUNDARY SURVEY.

THIS SITE IS LOCATED IN FEMA FLOOD HAZARD ZONE "X" PER COMMUNITY PANEL #3720065700J DATED, MAY 2, 2006.

REFERENCES:
PLAT BOOK 2013, PAGES 1267-1268

NO ORIGINAL ADDRESSES WILL BE CHANGED WITH THIS RECORDING.

OWNER DATA:
MERITAGE HOMES OF THE CAROLINAS, INC.
5400 TRINITY ROAD
RALEIGH, NC 27607

WAKE COUNTY, NORTH CAROLINA

"I certify that I am (we are) the owner(s) of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.
Book No. 15467
Page No. 506

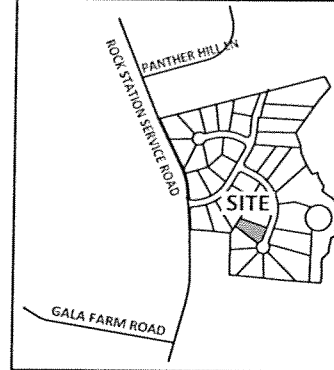
MERITAGE HOMES OF THE CAROLINAS, OWNER(S)

Owner _____ Date _____ Owner _____ Date _____
State of _____
County of _____

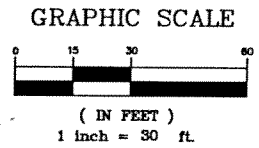
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Owner _____ Date _____ Owner _____ Date _____
Date: _____, 2014.

printed name: _____, Notary Public
My Commission Expires: _____



VICINITY MAP - NOT TO SCALE



- LEGEND
- EIP - IRON PIPE FOUND
 - NIP - IRON PIPE SET
 - ⊙ EPK - PK NAIL FOUND
 - ⊠ ECM - EX. CONC. MONUMENT
 - × CP - CALCULATED POINT
 - ### - STREET ADDRESS

"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 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.

I, STEVEN P. CARSON, PROFESSIONAL LAND SURVEYOR NO. L-4752 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, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY
STEVEN P. CARSON, PLS L-4752 DATE

I, _____, 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.

Date _____ 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 ME OR IDENTIFIED BY THE PRESENTATION OF A STATE DRIVERS LICENSE. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE AND VOLUNTARY EXECUTION OF THE FOREGOING INSTRUMENT.

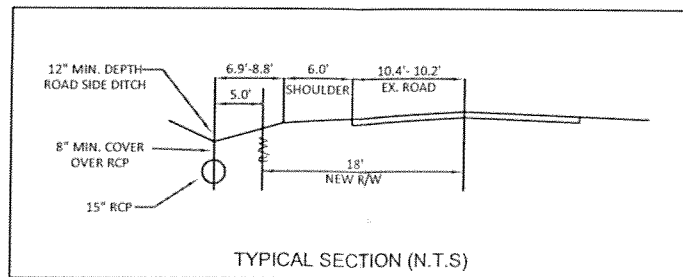
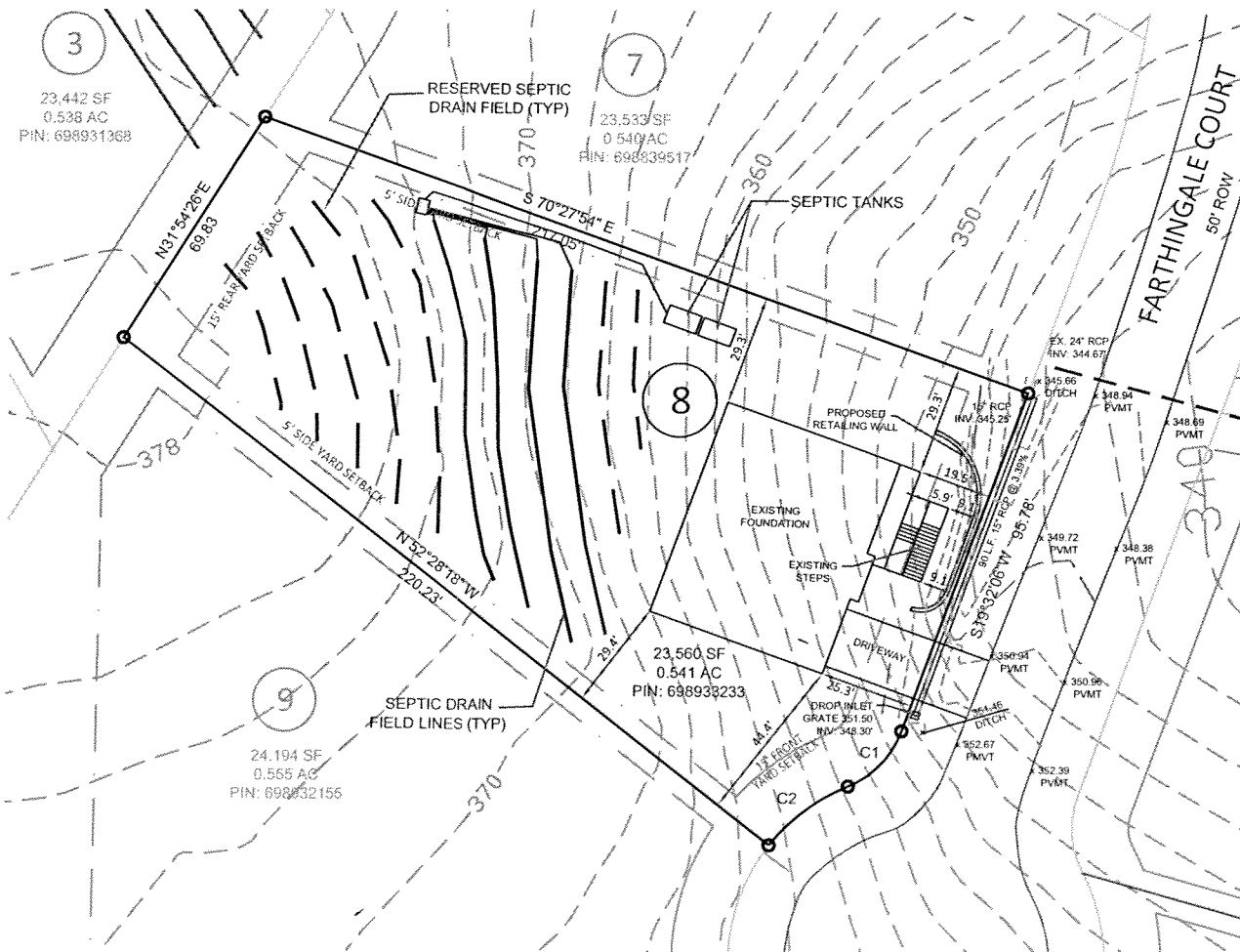
WITNESS MY HAND AND OFFICIAL SEAL.
THIS THE ____ DAY OF _____, 2014, A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FILED FOR REGISTRATION

DATE _____
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: _____ ASST/DEPUTY
TIME _____

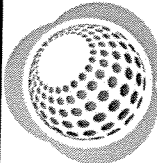
CURVE	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	26.35	50.00	S52°37'36"W	26.05
C2	21.03	25.00	S43°37'49"W	20.41



RECORDED IN WAKE COUNTY REGISTRY BOOK 2014, PAGE _____

SUBDIVISION # S-236-13

Bateman Civil-Survey Company
Engineers • Surveyors • Planners
200 N. Main Street, Holly Springs, NC 27540
Phone: 919.577.1060 Fax: 919.577.1081
NCBELS FIRM No. C-2378



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

EXEMPT PLAT
FOR: LOT 8, BRAXTON POINTE
1513 FARTHINGALE COURT
PANTHER BRANCH TOWNSHIP

REVISIONS

1:	
2:	
3:	
4:	
DESIGNED BY:	JKF
DRAWN BY:	JKF
CHECKED BY:	SFC
SCALE:	1"=30'
DATE:	10/29/2014
PROJECT NUMBER:	130104

SURVEY
1 OF 1