

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.

BA V-2209-15

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):

encroachment into side setback - 3.09' (right front corner of building)
encroachment into side setback - 4.02' (right rear corner of building)
encroachment into rear setback - 2.76' (right rear corner of building)
Total square footage of encroachment is 124 sqft.

Property

Parcel Identification Number: 0424007 / 1785530178

Address: 1817 Lizard Lick Rd.

Location: north side of (Hwy 97 200 yds) ^{on} West ^{side} Lizard Lick Rd, at/between
(north, east, south, west) (street) (street)
Lizard Lick Rd and _____
(street) (street)

Total site area in square feet and acres: 97 square feet 42,537 acres

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

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): R40 Residential

How is this proposed use a public necessity? Person purchasing home to be built is a relative who needs shelter which was built in 1975 to use for storage

What is impact on surrounding neighborhood and adjacent properties?

None

Property Owner

Name: Charles Driver

Address: 1900 Lizard Lick Rd

City: Zebulon State: NC Zip Code: 27591

E-mail Address: cdriver321@aol.net Fax: 919-365-4291 Call 1st

Telephone Number: 919-365-4291

Applicant (person to whom all correspondence will be sent)

Name: Charles Driver

Address: 1900 Lizard Lick Rd

City: Zebulon State: NC Zip Code: 27597

E-mail Address: cdriver32@aol.com Fax: 919-365-4291 call first

Telephone Number: 919-365-4291 Relationship to Owner: Same

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

Variance requested for an encroachment of an accessory building which was built in approximately 1975 into the side and rear setback. The building encroaches into the side setback 3.09' at the front and 4.02' at the rear. The building encroaches 2.76' into the rear setback on the right side. The total square footage of the encroachment is 124 sq ft.

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: Charles Driver sole owner Date: 12-30-14

Signature: Charles Driver Date: 12-30-14

Signature: _____ Date: _____

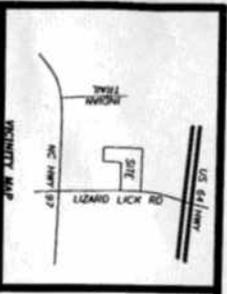
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Charles Driver Date: 12-30-14

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.

ZONING HARDSHIP VARIANCE STATEMENT OF JUSTIFICATION

- Though County maps do not show this, the shelter was built prior to 1976. I have the homeowners present who lived on each side of said property that will swear under oath this shelter was built on this lot prior to 1976.
- At the time this shelter was built the current required set backs were not in force to my understanding.
- I was not aware of the circumstances that existed at the time of purchasing this property as no survey was obtained.
- I have notarized copies of letters from the three adjoining property owners stating they have no objection for the shelter to remain as is because it has no adverse affect on their properties at the present time or future.



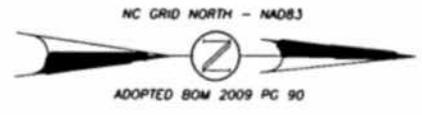
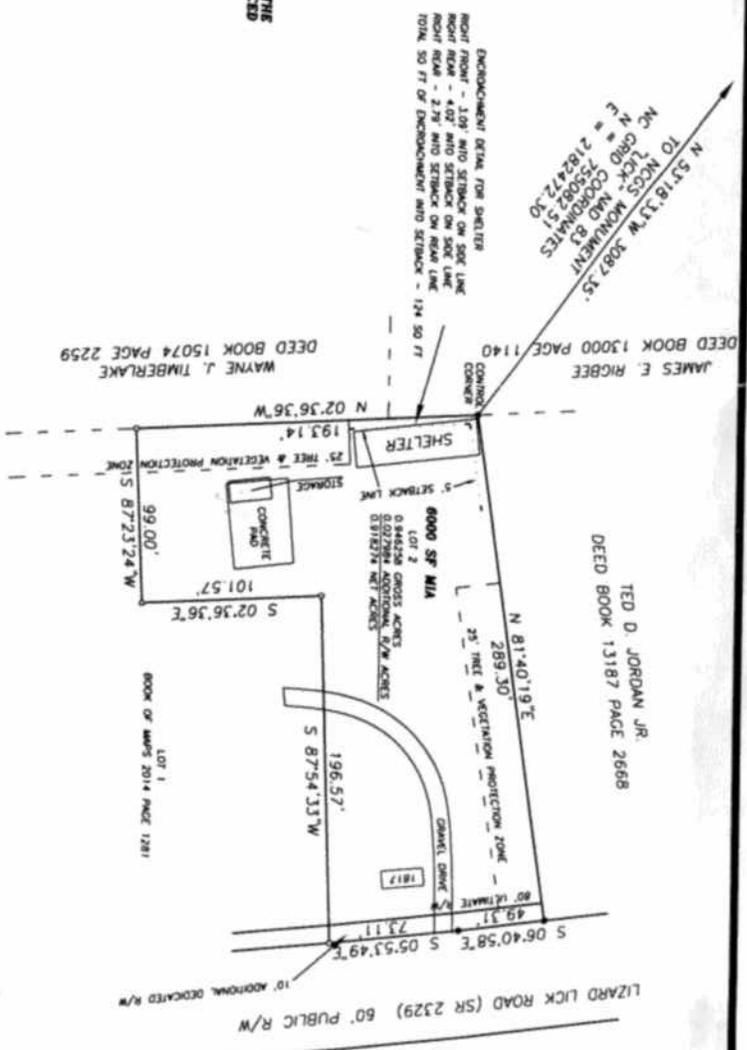
REFERENCE: BOOK OF MAPS 2014 PAGE 713
 NOTE: AREA COMPUTED BY COORDINATE METHOD

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

IMPERVIOUS SURFACE TABLE

LOT 2
 STORAGE & SHELTER - 1719 SF
 CONCRETE PAD & GRAVEL DRIVE - 3069 SF
 TOTAL IMPERVIOUS - 4788 SF
 40000 SF X .15 = 6000 SF MIA
 1212 SF REMAINING

NOTE: IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 15% OF THE SUBDIVISION. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.



STATE OF NORTH CAROLINA
 DEPARTMENT OF REVENUE
 DIVISION OF REGISTERED PROFESSIONALS
 REGISTERED PROFESSIONAL SURVEYOR
 CHARLES DRIVER
 No. 27597-04-0178
 Registration Number: 04-0178
 State of Survey



WILLIAMS-PEACE AND ASSOCIATES
 Llc. / C-0243
 Professional Land Surveyors, P.A.
 P.O. Box 892, Zebulon, N.C. 27597
 Tel. (919) 269-9605

ZONING VARIANCES SITE PLAN FOR

CHARLES DRIVER
 1900 LIZARD LICK RD.
 ZEBULON N.C. 27597
 WARE CREEK TOWNSHIP
 VANCE COUNTY
 NORTH CAROLINA



NEUSE RULES

Notes to Lot Owners: All other structures, including but not limited to sheds, barns, etc., shall be removed or relocated to the rear of the lot. The owner shall be responsible for the removal or relocation of any structures. The owner shall be responsible for the removal or relocation of any structures. The owner shall be responsible for the removal or relocation of any structures.

LEGEND
 * EXISTING LOT LINES
 * NEW LOT LINES
 * TELEPHONE BOX
 SCALE: 1" = 50'
 DATE: 01-26-2015
 PD: 1224