



Planning, Development & Inspections



SV-15-15
TEL (PLANNING) 919 856 6310
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Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

SUBDIVISION HARDSHIP VARIANCE APPLICATION

Subdivision 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: Requesting variance for UDO 9-13-4 Flag Lots from 90' to 440' due to odd shape and location of existing home.

Property

Parcel Identification Number (PIN): 1740-48-3772

Address: 7628 Old Baucom Road, Raleigh, N.C. 27610

Total site area in square feet and acres: 399852 square feet 9.18 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts:

Current land use(s): Residential

Property Owner (list all property owners - use back or additional sheet if needed)

Name: Timothy Lane Brooks

Address: 2706 Bedford Ave.

City: Raleigh State: N.C. Zip Code: 27607

E-mail Address: skoorblt@aol.com Fax:

Property Owner's Telephone Number: 919-801-0602

Consultant (surveyor, engineer, etc. person to whom all correspondence will be sent)

Name: Curk Lane, True Line Surveying

Address: 205 West Main Street

City: Clayton State: N.C. Zip Code: 27520

E-mail Address: curk@truelinesurveying.com Fax: 919-359-0428

Applicant's Telephone Number: 919-359-0427 Relationship to Owner: Client

Statement of Justification Explain how any existing conditions, proposed development features, or other relevant facts would allow the Planning Board to reach the required conclusions. (see attached)

The only way to develop and use the remaining portion of property and have road frontage is to create a flag lot based on existing lot shape and location of existing home that is occupied. There is not enough room to create a private road beside existing home and property line and the UDO does allow for a flag lot but limits the length to 90'. The flag pole portion of the new lot needs to pass the existing home, fence and septic drain field before widening out. We are requesting a Variance to UDO 8-31-4 (B) (2) to allow for a creation of a pole section of 440'.

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 petition (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: Tanya L. Branka Date: 05-08-15

Signature: _____ Date: _____

Signature: _____ Date: _____

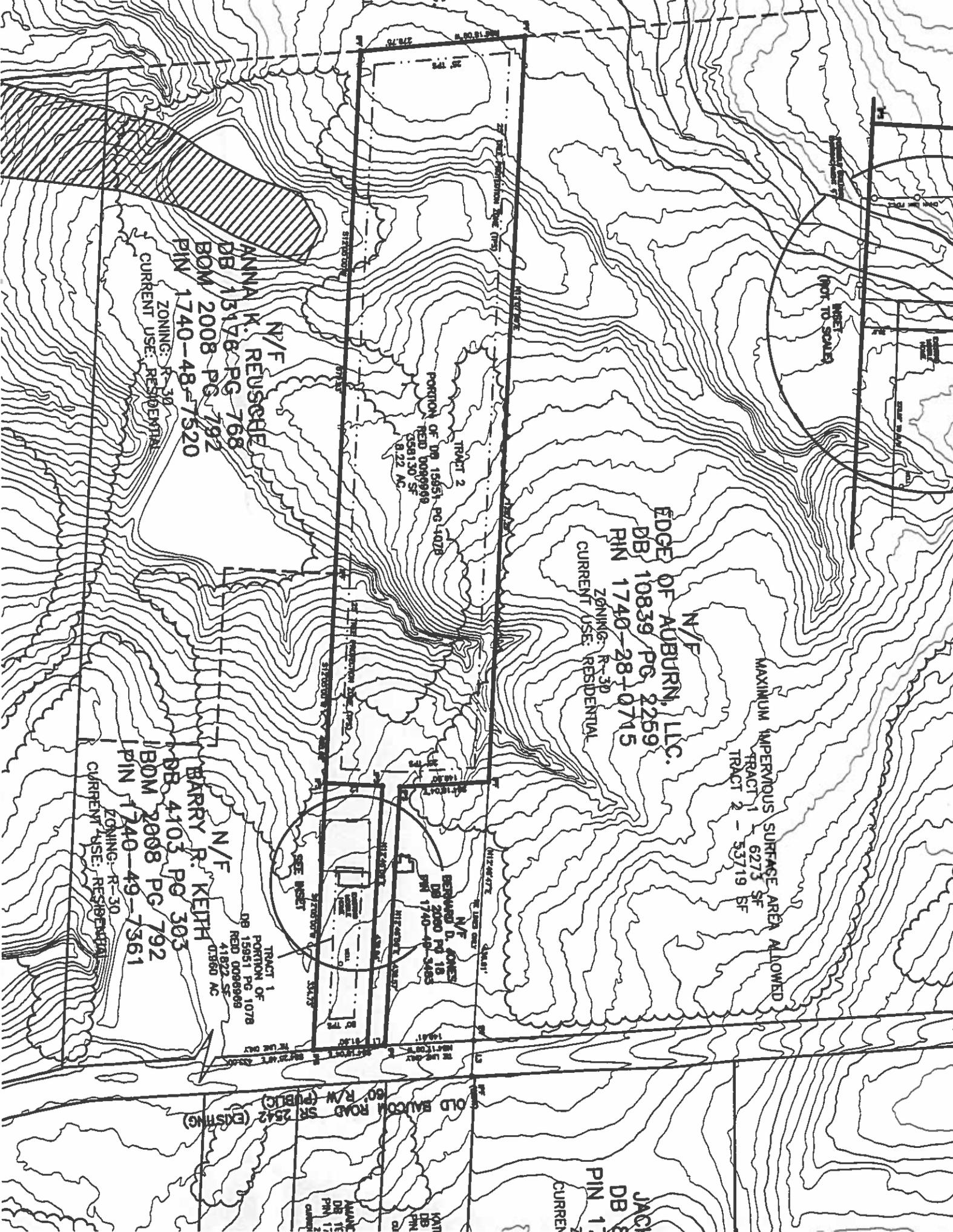
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 05-08-15

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

1. Strict application of the ordinance will not allow for the creation of a lot or a private road to access remaining section of property.
2. The hardship results from the shape of property and the location of the existing home that is occupied. The shape does not allow enough room for a private drive to be located beside home and does not allow for a flag pole of 90' to get past existing home.
3. The shape of the lot and the location of the home is the same shape when it was purchased.
4. The requested variance is in the spirit of the UDO by allowing a flag pole lot and continue the use as residential. The creation of this lot is the only remaining development that can occur.



N/F
ANNA K. REUSCHE
DB 13478 PG 768
BOM 2008 PG 792
PIN 1740-48-7520
ZONING: R-30
CURRENT USE: RESIDENTIAL

TRACT 2
PORTION OF DB 15651 PG 1078
REO 0099998
359130 SF
8.22 AC

N/F
EDGE OF AUBURN, LLC.
DB 10839 PG 2259
PIN 1740-28-0715
ZONING: R-30
CURRENT USE: RESIDENTIAL

MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED
TRACT 1 - 6275 SF
TRACT 2 - 53719 SF

N/F
BARRY R. KEITH
DB 4103 PG 303
BOM 2008 PG 792
PIN 1740-49-7361
ZONING: R-30
CURRENT USE: RESIDENTIAL

TRACT 1
PORTION OF DB 15651 PG 1078
REO 0099998
41822 SF
0.960 AC

N/F
BERNARD D. JONES
DB 2080 PG 18
PIN 1740-40-3483

OLD BAUCON ROAD SR 2542 (EXISTING)
60' R/W (PUBLIC)

JACI
DB 17
PIN 17
CURRENT