



Planning, Development & Inspections

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A Division of Community Services
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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: 8-32-3,4,5. We are seeking a Variance from the UDO regulation for Private Roads. The plan is to construct a driveway for one home.

5-11-2. We are seeking a Variance from the UDO regulation for minimum of 30' road frontage. The plan is to construct a driveway in the 45' access easement on the variance plat.

Property

Parcel Identification Number (PIN): 1772221009

Address: 6329 Bissette Rd., Wendell NC 27591

Total site area in square feet and acres: 217853 SF square feet 5.001 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R30

List Conditions of any Conditional Use Zoning Districts: _____

Current land use(s): Vacant and wooded

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

Name: Deborah Beach

Address: 6329 Bissette Rd.

City: Wendell State: NC Zip Code: 27591

E-mail Address: _____ Fax: _____

Property Owner's Telephone Number: _____

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

Name: True Line Surveying

Address: 205 W. Main St.

City: Clayton State: NC Zip Code: 27520

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

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

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) Attach additional sheets as necessary.

The Variance request is for UDO Article 8-32-3.4, and 5 for Tract 2 located in the northern portion of the Deborah Beach property located off Bissette Road.

Current UDO regulations require Tract 2 to have road frontage along a public or private road. Due to location of Tract 2, the UDO requires the construction of a private road. The property is surrounded by Wake County and Duke Energy which lends to no further development on those Tracts that would require extension or use of a private road. Ed Kassa is the potential buyer of Tract 2 and plans to build a personal residence.

The request for a variance is for the access to Tract 2 be a 45' Access and Utility Easement for the construction of a 12' gravel drive along an existing path.

Current regulations require it to be a 45' private road with 16' of 8" ABC stone with a shoulder section, the proposed plan is for a 45' Access Easement with a 12' gravel drive. The layout of the existing path best fits the property as it runs along the property lines and has been traveled on for many years. The horizontal and vertical curve requirements will not fit the existing path. Due to the location of Tract 2, the low development potential of the surrounding properties and utilizing an existing path we request the variance for a private road to be constructed to serve one house with one owner.

No action by either the applicant or the property owner have created this need.

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: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: 8/25/17

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.