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DPM Appendix #A.16
Supplement #12
March 2015

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS PETITION



The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
<http://www.hollyspringsnc.us/planning>

Variance Request (please be specific)

UDO Section No.: 303, B, Z, a.
Section Title: Maximum Front Yard
Specific Variance Request: A variance to increase the maximum front yard along W. Rogers St. from 15 feet to 120 feet.

For DPZ Use only
Project # 17 - VAR TC-05
Fees Paid: \$ _____
Date Received: Received
SEP 18 2017
Planning & Zoning
 Complete Incomplete

Project Information

Project Name Town Hall commons/public parking & infrastructure
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision _____ Shopping Center/Lot # _____
Project Location Intersection of West Bullentine & Arent Ferry Roads.
Use street address. If none, use the closest intersection
 Within Corporate Limits Within Holly Springs ETJ Pending Annexation
PIN TBD Real Estate ID TBD
Project Acreage Approx. 6.56 ac. Current Zoning TV
Scoping Meeting Date: July 13, 2017 Concept Meeting Date: August 3, 2017

Petition Contact Information (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) Owner Owner's Agent Design Professional Developer Other: _____
Name Renee Pfeifer Company CLH Design P.A.
Mailing Address 400 Regency Forest Dr. Suite 120
City Cary State NC Zip 27513
Telephone # (919) 319-6716 Alternate Telephone # (919) 443-4071
Fax # (919) 319-7516 E-Mail rpfeifer@clhdesignpa.com
How would you like to receive staff review comments? Fax E-Mail US Mail
How would you like to receive Official Action Notices? Fax E-Mail US Mail- Certified

Developer

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ Alternate Telephone # () _____
Fax # () _____ E-Mail _____
How would you like to receive staff review comments? Fax E-Mail US Mail
How would you like to receive Official Action Notices? Fax E-Mail US Mail- Certified

Property Owner

Name Town of Holly Springs Company
Mailing Address 128 South Main St.
City Holly Springs State NC Zip 27540
Telephone # (919) 551-3908 Alternate Telephone # () _____
Fax # () _____ E-Mail _____
How would you like to receive staff review comments? Fax E-Mail US Mail
How would you like to receive Official Action Notices? Fax E-Mail US Mail- Certified

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information

Project Name: Town Hall Commons / Public Parking & Infrastructure

Findings of Fact

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

For DPZ Use only
Project # _____ - VAR - _____
Date Received:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Relocating the parking structure to meet the 15' Maximum setback would increase the access drive slope to make it inaccessible to the top level of the deck. It would also encroach on the service yard & eliminate the area for the needed dumpsters.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

The new W. Rogers Street will slope down from S. Main St. to Arent Ferry. The parking structure must accommodate the grade elevations of the adjacent development. The further the parking structure is located to W. Rogers St. makes the ingress & egress drive to the top of the structure, increase in slope. The 15' maximum setback would make the access to the top of the structure un-navigable.

- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The property owner took the appropriate actions in order to construct the project. Because the structure is bounded on 3 sides by existing roads & existing grade elevations, the deck needs to be located further than the 15' Maximum setback along the new West Rogers St. to make access to the top of the deck work.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The requested variance is consistent with the spirit, purpose & intent of 3.03 B.2a. The parking structure is located toward West Rogers St. as much as possible to safely allow ingress & egress to the top of the parking structure. We hope the town will consider the practical limitations of a table top parking structure & the need to provide the parking required for the downtown village district in its review of this variance request.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: [Signature]

Date: 9-6-17

Signature of Owner: [Signature]

Date: 10-5-17