

VARIANCE OF DEVELOPMENT STANDARDS PETITION

FILE COPY



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.: 3.03 B 4 a (1)
Section Title: TV Town Village District
Specific Variance Request: Minimum Building Height
A variance is being requesting to decrease the minimum building height for a two level parking garage from 25 feet to 16'-10" feet.

For DPZ Use only
 Project # 17 - VAR TC-00
 Fees Paid: \$ _____
 Date Received: **Received**
OCT 2 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 Ballentine and Avent Ferry Roads
Use street address. If none, use the closest intersection
 Within Corporate Limits Within Holly Springs ETJ Pending Annexation
 PIN _____ Real Estate ID _____
 Project Acreage _____ Current Zoning _____
 Scoping Meeting Date: _____ Concept Meeting Date: _____

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 Eric Schoenagel Company Little Diversified Architectural Consulting
 Mailing Address 410 Blackwell Street, Suite 10
 City Durham State NC Zip 27701
 Telephone # (919) 474-2543 Alternate Telephone # (919) 630-3254
 Fax # () E-Mail eschoenagle@littleonline.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 Street
 City Holly Springs State NC Zip 27540
 Telephone # (919) 557-3908 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.**

Increasing the height the building not allow the parking structure to meet the adjacent grades which share access to the parking structure. Additionally, any additional height would only increase costs while decreasing site lines. The decreased site line could potentially introduce an unsafe condition for occupants of the deck.

- (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 project must meet the grades of the adjacent streets in order for automobiles to successfully ingress and egress from the site. Additionally, transportation requirements for site lines, drive aisles, and grades must all be provided for. Increasing the height of the deck to meet the minimum requirement would make the deck unnavigable for automobiles.

- (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. Most table top parking structure meet the grades on 2 different side of the property in order to allow easy access to the parking without having to ramp the structure. Ramping of the structure is more difficult to achieve and will cost the loss of parking spaces.

- (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, and intent of 3.03 B 4 a (1). The building is providing the tallest structure while meeting the requirements of the adjacent grades and a safe ingress and egress for automobiles. We hope that the Town will considers the practical limitations of a table top parking structure and the need to meet adjacent grades 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:

Date: 9/28/2017

Signature of Owner:

Date: 10-5-17