

Revised

TOWN OF HOLLY SPRINGS VARIANCE OF DEVELOPMENT STANDARDS PETITION

DPM Appendix I.A.16
Supplement #12
March 2015

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.: 3.08, A., 1., c (1)
Section Title: Architectural and Site Design Requirements
Specific Variance Request: A variance to allow 14% of metal on the north facade, 18% of metal on the south facade, 46% on the east facade, and 44% on the west facade.

For DPZ Use only
Project # 18 - VAR TC-09
Fees Paid: \$ Received
Date Received: AUG 13 2018
Planning & Zoning
 Complete Incomplete

Project Information

Project Name UNC REX Community Health Campus
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision N/A Shopping Center/Lot # N/A
Project Location 781 Avent Ferry Road, Holly Springs, NC 27540
Use street address. If none, use the closest intersection
 Within Corporate Limits Within Holly Springs ETJ Pending Annexation
PIN Parcel #1: 0648-88-3964; #2: 0648-896547; #3: 0648-89-7356 Real Estate ID _____
#4: 0648-88-6797; #5: 0648-98-2510
Project Acreage 38.3 AC Current Zoning OR-CU
Scoping Meeting Date: October 12th, 2017 Concept Meeting Date: March 6th, 2018

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 Yinglin Ji Company Surface 678, P.A.
Mailing Address 215 Morris Street, Suite 150
City Durham State NC Zip 27701
Telephone # (919) 419-1199 Alternate Telephone # (919) 600-3266
Fax # (919) 419-1669 E-Mail yjl@surface678.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 Matthew Waldrop Company UNC REX Healthcare
Mailing Address 4420 Lake Boone Trail
City Raleigh State NC Zip 27607
Telephone # (919) 784-3390 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: UNC REX Community Health Campus

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 # 18 - VAR - TC-09

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.**

The aluminum composite material (ACM) lightens the load of the structure and is a high performance building material. It is an industry standard to use ACM in a building of this magnitude.

- (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.**

Given the height and programmatic requirements of the building typology, incorporating the ACM aids in breaking up the facade and reducing the structural requirements on the building.

- (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.**

Buildings of this size and typology will utilize ACM for various reasons, and the project team has chosen to use metal panels to lighten the load and because it is a high-performing building material. ACM is a industry standard for a building of this magnitude.

- (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 UDO Section 3.08 does not mention requirements specific to a hospital, but the design team and Owner have taken careful consideration to address requirements where possible. For example, the primary building materials used are brick, stone, and architectural concrete in line with the spirit of the UDO. The building mass treatment in regards to the base, body, and cap are present but percentages are not met due to the scale of the building. The use of ACM panels on the facade reinforce the intent of the UDO, creating a varied and interesting addition to the Town.

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: July 16, 2018

Signature of Owner: *[Signature]*

Date: July 16, 2018