

Revised

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.: 3.04, B., 6 (also refer to section 7.04)
Section Title: OR Office, Research & Development Park District
Specific Variance Request: A variance request to allow parking between the front lot line and building served along Avent Ferry Road, GB Alford/NC 55 BYP, and Main Street.

For DPZ Use only
Project # 18 - VAR TC-10
Fees Paid: \$ 0
Date Received: 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 yji@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 justin.waldrop@unchealth.unc.edu
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:

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 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 parking layout between the front lot line and building served is a result from a design process that are conducted by consultants from multiple disciplines. It is a long-time process that evaluated different and all the aspects of design solutions. We think the current design layout is the most optimized solution from all perspectives, such as users, future expansion, efficiency, safety, cost, environment, town of holly springs master plan concept, etc. The strict application will result in unnecessary hardship and sacrifices of other aspects.

- (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.**

A large portion of the site is natural wetland, stream, and existing stormwater pond, which are not suitable for development. On the other hand, Hospital development requires sufficient parking spaces to serve its users. The current layout has provided a most efficient and sufficient parking arrangement that will best serve the building users, and protect the existing natural buffers on site.

- (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 request of variance is a result of balancing among different aspects as stated in question 1. A sufficient landscape buffering, street tree, stone columns will be provided along where the parking is in between the front lot line and building served to ensure enough vegetation coverage and pleasant public view sheds.

- (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 request is consistent with the spirit, purpose and intent of the ordinance. The bufferyard, sidewalk, street tree, or other features will be provided to ensure public safety, and substantial justice.

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: August 10, 2018

Signature of Owner: [Signature]

Date: August 10, 2018