

new

# 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.: Section 3.04, B., 4., a.  
Section Title: Use of Minimum Yards and Bufferyards  
Specific Variance Request: The variance requests to allow parking to encroach into the minimum front yard along GB Alford HWY / NC 55 BYP of 20 feet.

For DPZ Use only  
Project # 18 - VAR TC-11  
Fees Paid: \$ 50  
Date Received: **Received**  
**JUL 16 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 MATTHEW.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:

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.**

With the future 20' R/W dedication, the existing MOB parking lot will encroaching into the front yard.

If strict application of this ordinance is required, it will lead to either redesign the entire MOB area, or eliminate the parkings that encroached, but this approach will impact the total required parking spaces on MOB.

- (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 current MOB site has built out to its full extent, in order to maintain the required parking spaces number

there's hardly any room to compensate these parking to anywhere else within that limit. Also from a user perspective, the current location is a desired spot for users at the MOB.

- (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 hardship results from the expansion of the future NC 55 with related expansion of R/W dedication. Applicant and property owner does not self-created the hardship.

- (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.**

From a topography perspective, these parking spaces are lower than the NC 55, with opaque landscape buffer in between, which should provide sufficient bufferyard to screen the parking spaces. The request is consistent with the spirit, purpose and intent of the ordinance.

## 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: [Handwritten Signature]

Date: 7/16/18

Signature of Owner: [Handwritten Signature]

Date: 7/13/18