

# 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.: 2.0  
Section Title: B. Development  
Specific Variance Request: Increase the allowable building height from 35' to 42' at the front

For DPZ Use only  
Project # \_\_\_\_\_  
Fees Paid: \$ \_\_\_\_\_  
Date Received: \_\_\_\_\_  
 BOA                       Town Council

## Project Information

Project Name Pine Springs Middle/High School  
*If this project is part of a previously approved plan, please specify:*  
PUD/Master Plan/Subdivision \_\_\_\_\_ Shopping Center/Lot # \_\_\_\_\_  
Project Location 220 Rosewood Centre Drive, Holly  
*Use street address. If none, use the closest intersection*  
 Within Corporate Limits    Within Holly Springs ETJ    Pending Annexation  
PIN 074081922                      Real Estate ID 010066

Project Acreage 23.0                      Current Zoning R-2  
Scoping Meeting Date: October 30,                      Concept Meeting Date: June 6,

**If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.**

## 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 Vincent                      Company Insight  
Mailing Address 1307 West Morehead Street,  
City Charlot                      State NC                      Zip 2820  
Telephone # ( 704 ) 344-044                      E-Mail vciccarelli@insighta  
How would you like to receive staff review comments?  E-Mail    US Mail  
How would you like to receive Official Action Notices?  E-Mail    US Mail- Certified

### Developer

Name Kristen                      Company Pine Springs Preparatory  
Mailing Address 220 Rosewood Centre  
City Holly                      State NC                      Zip 2754  
Telephone # ( 617 ) 480-926                      E-Mail kpstocking@pinespringspr  
How would you like to receive staff review comments?  E-Mail    US Mail  
How would you like to receive Official Action Notices?  E-Mail    US Mail- Certified

### Property Owner

Name Jessie and Joeline                      Company \_\_\_\_\_  
Mailing Address 5300 US 401  
City Fuquay-                      State NC                      Zip 2752  
Telephone # ( \_\_\_\_\_ ) \_\_\_\_\_ E-Mail \_\_\_\_\_  
How would you like to receive staff review comments?  E-Mail    US Mail  
How would you like to receive Official Action Notices?  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: Pine Springs Preparatory

## 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 # _____
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 requested variance of height is related to the size of the building footprint required for a 680 student school. Due to site constraints, a two-story facility will be required to accommodate the required space program and square footage. In order to maintain acceptable ceiling heights and

- (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.**

Due to the size requirements to accommodate the student capacity, and to also accommodate on-site play, parking, drop-off queuing and new public roadway requirements, a two-story structure will be needed to minimize the building footprint.

- (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.**

Adequate land was purchased by the school. However, to maximize the use of the site, adhere to NCDOT queuing requirements, TOHS parking requirements, provide a new public road, and include all space program needs for a 680 student school, a two-story school is required and associated increase in allowable building height is being requested.

- (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 proposed design with the increased height will be consistent with the design intent of the UDO and proportional to other buildings around it.

## 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: *Vincent Ciccarelli* - 2019.07.30 16:34:04 -04'00' Date: 7-26-19

Signature of Owner: *Jessie H. ...* Date: 9-6-19