

Project Overview

#2087335

Project Title: 423 McPhee

Jurisdiction: City of Fayetteville

Application Type: 5.4) Variance

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 423 MCPHEE DR (0427432465000) **Zip Code:** 28305

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 423 MCPHEE DR

Variance Request Information

Requested Variances: Minimum yard/setback

Section of the City Code from which the variance is being requested.: 30-3-D 3

Describe the nature of your request for a variance and identify the standard(s)/requirement(s) of the City Code proposed to be varied.:

Variance request is for a reduction in the corner front setback on one of the streets.

Identify the zoning district designation and existing use of land for all adjacent properties, including those across the street.:

Subject property is zoned SF-10. Property is currently being utilized for a single family house.

All adjoining properties and those across both streets are also SF-10

Justification for Variance Request - Use this and the following pages to answer the questions (upload additional sheets if necessary).

The Variance Standards states: A variance application shall be approved only upon a finding that all of the following standards are met.

1. Strict application of the Ordinance requirements results in practical difficulties and unnecessary hardships; it shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;
2. Any practical difficulties or unnecessary hardships result from unique
3. circumstances related to the land, such as location, size, or topography, and are not the result from conditions that are common to the neighborhood or the general public be the basis from granting a variance;
4. The Variance is the minimum action that will make possible a reasonable use of land or structures;
5. The Variance is in harmony with the general purpose and intent of this Ordinance and preserves its spirit; and
6. In the granting of this Variance, the public safety and welfare have been assured and substantial justice has been done.

Expiration - Variance

30-2.C.14.e.5.- Variance approval shall automatically expire if the applicant does not record the Variance with the Cumberland County Register of Deeds within 30 days after the date the Variance is approved.

Please complete the following five (5) questions to verify the evidence that all the required standards are applicable to your property and/or situation.

Please describe how strict application of the Ordinance requirements results in practical difficulties and unnecessary hardships. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.:

By fronting on two streets, this lot is handcuffed by the district regulation setbacks even though the lot is of comparable size to the other lots in this development that have no such restrictions. In holding the required setbacks, it restricts any improvements that can be made to the structure.

Please describe how any practical difficulties or unnecessary hardships result from unique circumstances related to the land, such as location, size, or topography, and are not the result of the actions of the landowner, nor may hardships resulting from personal circumstances as well as hardships resulting from conditions that are common to the neighborhood or the general public be the basis for granting a variance.:

This lot is a corner lot which restricts the location of the house considerably. If this lot were not held to the conditions imposed on by the practical use of the ordinance the proposed addition would be acceptable due to a standard side yard setback.

Please describe how the Variance is the minimum action that will make possible a reasonable use of land or structures.:

This addition is for the benefit of the family residing at this address and is needed due to normal living requirements for the family. The position of the addition is in correlation to the needed rooms inside the house and thus is in the best allowable and practical place it can be built.

Please describe how the Variance is in harmony with the general purpose and intent of this Ordinance and preserves its spirit.:

The other homes in this area were all built around the same time and basically have a smaller footprint on the lots were created in 1953. This variance is requested to update the conditions of the existing house.

Height of Sign Face : 0

Height of Sign Face: 0

Height of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face : 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Please describe how, in the granting of the Variance, the public safety and welfare have been assured and substantial justice has been done.:

Square Footage of Sign Face: 0

This variance allows for an increase in living conditions without hindering any other conditions that would be deemed harmful or unjust to the public (ie. blocked vision at the intersection, abnormally close to the street etc)

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Primary Contact Information

Project Owner

Phillip Due
Critical Path Solutions
109 Gillespie St
Fayetteville, NC 28301

Project Contact - Agent/Representative

Michael Adams
MAPS Surveying Inc.
1306 Fort Bragg Road
Fayetteville, NC 28305

P:910-745-8112
p.due@criticalpathsolutions.com

Indicate which of the following project contacts should be included on this project:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

P:910-484-6432
maps@mapssurveying.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's License Number: