

Project Overview

#2241509

Project Title: 521 Suffolk ct

Application Type: 5.4) Variance

Workflow: Staff Review

Jurisdiction: City of Fayetteville

State: NC

County: Cumberland

Project Location

Project Address or PIN: 521 SUFFOLK CT (0530350151000)

Zip Code: 28311

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: 521 SUFFOLK CT

Variance Request Information

Requested Variances: Minimum yard/setback

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

Requesta variance from the minimum required 30-foot front/corner yard setback to allow construction of an attached 20-foot by 20-foot open residential carport with a proposed setback of 16.05 feet.

The property is located on a corner lot and is subject to two street

Section of the City Code from which the variance is being requested.: Chapter 30 Article 3, Dimensional Standards, SF-10 Minimum Yard/Setback Requirements (Front/Corner Side Yard).

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

The subject property is zoned SF-10 (Single-Family Residential). The properties immediately adjacent to the north, south, east, and west, as well as the properties across Suffolk Court and Westminster Drive, are also developed and used as single-family residential properties. The proposed attached open carport is compatible with the existing residential character of the neighborhood and will not alter the surrounding land uses.

frontages, which significantly reduce the available buildable area. The proposed carport is designed to be constructed over the existing driveway and attached to the residence. Due to the unique configuration of the lot and the location of the existing home, strict application of the setback requirements creates an unnecessary hardship by limiting the reasonable use of the property.

The requested 13.95-foot variance is the minimum relief necessary to allow construction of the proposed carport while maintaining compatibility with the surrounding neighborhood. The proposed structure will be open-sided, will match the existing residence, will not interfere with traffic visibility or drainage, and will not adversely affect neighboring properties.

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.

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.:

The subject property is a corner lot with two street frontages, which results in larger required setback areas than a typical interior lot. These additional setback requirements significantly reduce the available buildable area on the property. The existing residence and driveway location further limit where an attached residential carport can reasonably be constructed.

The proposed 20-foot by 20-foot open carport is designed to be located over the existing driveway and attached to the home. Strict application of the 30-foot setback requirement creates a practical difficulty by preventing construction in the only functional location available. The requested 13.95-foot setback variance is the minimum relief necessary to allow a customary residential improvement while maintaining compatibility with the surrounding neighborhood. The proposed carport will not adversely affect public safety, traffic visibility, drainage, or neighboring properties.

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.:

The practical difficulties associated with this request are caused by the unique physical characteristics of the property. The subject property is a corner lot with frontage on Suffolk Court and Westminster Drive, which results in larger required setback areas than a typical interior lot. These setback requirements significantly reduce the available buildable area. In addition, the existing location of the residence and driveway further limits where an attached carport can be reasonably constructed.

These conditions are inherent to the property and were not created by the current property owner. The requested variance is based solely on the unique configuration and location of the lot and is not the result of personal circumstances or actions taken by the owner. The requested

setback reduction is the minimum relief necessary to allow construction of a customary residential carport over the existing driveway while maintaining compatibility with surrounding single-family residences.

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

The requested variance is the minimum action necessary to allow reasonable use of the property. The proposed attached 20-foot by 20-foot open carport is designed to be constructed over the existing driveway, which is the only practical location due to the corner lot configuration, required setbacks, and existing location of the residence.

The requested reduction from the required 30-foot setback to a proposed 16.05-foot setback (13.95-foot variance) is the minimum relief necessary to accommodate the structure. Reducing the size of the variance further would prevent construction of a functional two-car carport in the only feasible location. The request does not seek any additional relief beyond what is necessary and will preserve the residential character of the neighborhood while allowing a customary residential improvement.

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

Granting the requested variance will remain in harmony with the general purpose and intent of the City of Fayetteville Unified Development Ordinance by allowing a customary residential accessory structure while preserving the character of the surrounding neighborhood. The proposed 20-foot by 20-foot attached open carport will be constructed using materials and a roof design that match the existing residence, maintaining the appearance of the property and surrounding homes.

The requested variance will not adversely affect public health, safety, or welfare, will not obstruct traffic visibility, interfere with drainage, or negatively impact neighboring properties. The request is limited to the

minimum setback relief necessary because of the property's unique corner-lot configuration and existing improvements. Approval of this variance will preserve the spirit and intent of the ordinance while allowing a reasonable residential improvement consistent with the surrounding single-family neighborhood.

Height of Sign Face : 0

Height 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.:

Granting the requested variance will protect the public safety and welfare while allowing the reasonable use of the property. The proposed 20-foot by 20-foot attached open carport will be constructed in accordance with all applicable North Carolina Building Code requirements and City permitting requirements. The structure will remain open-sided, will not obstruct traffic visibility at the intersection, interfere with drainage, or impede access for emergency services or utilities.

The proposed carport will be compatible with the surrounding single-family neighborhood by matching the existing residence in design, roof pitch, and exterior materials. Approval of the requested 13.95-foot setback variance will not adversely affect

Height of Sign Face: 0

Square Footage of Sign Face: 0

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neighboring properties or the public interest. Instead, it will allow the owner to make reasonable use of a uniquely constrained corner lot while preserving the intent of the Unified Development Ordinance. Granting this variance ensures substantial justice by recognizing the unique physical characteristics of the property and allowing a customary residential improvement without creating harm to the community.

Square Footage of Sign Face: 0
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Square Footage of Sign Face: 0

Primary Contact Information

Project Owner

Pertrilla Mcphail

521 Suffolk Court
Fayetteville, NC 28311

P:(910) 322-7310
Pertrillamcphail@yahoo.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:

Project Contact - Agent/Representative

Michael Brown

Platinum General Contractor LLC

1802 Slater Ave

Fayetteville, NC 28301

P:9107052565
Platinumgeneralcontractorllc@gmail.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:

NC State Plumbing Contractor #2 License Number: