

Project Overview

#2172087

Project Title: 151 wheat way fayetteville nc 28314

Jurisdiction: City of Fayetteville

Application Type: 5.4) Variance

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 151 WHEAT WAY (0408425302000) **Zip Code:** 28314

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: 151 WHEAT WAY

Variance Request Information

Requested Variances: Minimum yard/setback,Fence/wall

Section of the City Code from which the variance is being requested.: 30-5.d.4 & 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.:

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

requesting that my fence height allowed to be 6' tall instead of the required 4' tall in order to match neighboring fence height.

single family 10 (sf10)

requesting set back from proper line be moved from 30' to 1'6" in order for shed to be placed on corner of side yard.

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.:

With my home being located on a corner lot it is considered to have two front yards. One that faces the road I live on wheat way and the other facing the road to my left which is cotton valley dr. With requested side yard setback of 30' from property lines the house itself barley fits on the lot. Currently from my property line to the side of my home is 35'6". I'm asking that the setback be moved from the required 30' to 1'6" in order to allow me to have a 12'x24' shed set in my side property and my fence be reconnected to the shed. also asking that my fence height be able to be taller than the required 4' tall and be allowed to be 6' tall to match my neighboring fence which is also located alone cotton valley dr. Reason needing the extra space of the storage shed is that I have a son on the way. In our 3-bedroom home we are currently cleaning out our spare room to make a nursery for him to arrive on or around july 4th.

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 hardships I'm currently running into are the size restrictions for our side yard. Because of my lot being a corner lot, I'm supposed to setback 30' from property lines and my fence be 4' or shorter. Asking for setback to give relief in order to be able to set storage shed in side yard and tie it into fence surrounding my back yard. My old fence was removed because it was rotting and falling over and didn't want to take the chance of it falling on my children or the neighbor behind me fence. With the size my lot and the location of my lot it seems really challenging to move the shed to any other location on the lot at the moment. The fence height that I had installed was the same height and material as the previously installed fence and also installed in same exact location of the previous fence that was removed. With the exception of the area that the shed is sitting and there the fence ties into the shed.

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

With this variance it allows me to have space on the side of my home for extra storage to help me organize my things and give them all a place to go. At the same time keeping my yard aesthetically pleasing to the eye. The shed is built to look and match my home color trim and appearance, and the fence ties into it perfectly also, with my fence matching the height of my neighboring fence helps one privacy to my yard and safety of my children but also keeps the flow from my neighbors yard to mine.

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

With the variance in place everything stays well-kept and well presented to the public passing by. no variation of fence heights from yard to yard. also, helps me by giving me somewhere to store my things to help make room in my home for a son that i have on the way.

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.:

With this variance being approved with the shed in current location you still have plenty of room to see both ways when leaven wheat way. Shed nor fence blocks any view of anyone trying to enter or exit the road way.

Square Footage of Sign Face: 0

Square Footage 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

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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

Donald Kinlaw

151 wheat way
Fayetteville, NC 28314
P:9102259381
Donald.kinlaw@gmail.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:

Project Contact - Agent/Representative

Donald Kinlaw

151 wheat way
Fayetteville, NC 28314
P:9102259381
Donald.kinlaw@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: