

Project Overview

#2241558

Project Title: 514 Quality Rd

Jurisdiction: City of Fayetteville

Application Type: 5.4) Variance

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 514 QUALITY RD (0426944091000)

Zip Code: 28306

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: 514 QUALITY RD

Variance Request Information

Requested Variances: Minimum yard/setback

Section of the City Code from which the variance is being requested.: UDO Section for SF-6 Dimensional Standards: 30-3.D.4

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

A permit was requested to do the foundation of the house. When the foundation of the house was done, the final inspection of the foundation was never completed. We requested the final inspection of the house and the inspector that went out requested a variance.

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

Single Family 6 (SF-6)

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.:

1.The house is an investment property that we have been working on for over a year and the absence of the variance doesn't allow us to complete the project. There have been many set back from the inspectors requesting things like getting an engineer from the foundation and framing of the house. We had so many expenses to follow all the requirements for the inspectors and by now requesting this variance.

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.:

We have invested a lot of time and money but we don't see the end of the tunnel. We live in Charlotte and the commute has been difficult, we have people that work with us on our projects but we had to use people in the community of Fayetteville to work with us. We had so many requests from the inspectors from getting an engineer for the foundation and the framing of the house, also had to rent a portable potty for 4 to 5 months and the endless inspections fees.

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

By granting the Variance will give the opportunity for a family in the community to enjoy a beautiful home and the land and structures will be the key for a family to build memories. Also the house gives a better appearance to the community and may inspire others in the community to upgrade their homes.

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

Definitely the variance will provide peace of mind to my husband that wants to finish with this project and see the opportunity to invest on another home in Fayetteville hoping the process will not be to difficult the next time. I think the Variance will bring the spirit back and preserve to this project.

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.:

Yes by granting the Variance the public safety and welfare of the community will not be harmed and the right thing has been done. I truly believe if the inspection of the foundation had been done the Variance would have not been something that will be doing right now.

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Height of Sign Face: 0

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Square Footage of Sign Face: 0

Square Footage of Sign Face: 0

Primary Contact Information

Project Owner

Saribet Sandoval

514 Quality Road
Fayetteville , NC 28306
P:9089220118
saribet04@icloud.com

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

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

Saribet Sandoval

514 Quality Road
Fayetteville , NC 28306
P:9089220118
saribet04@icloud.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: