



## Planning & Zoning

433 Hay Street  
Fayetteville, NC 28301  
910-433-1612  
[www.fayettevillenc.gov](http://www.fayettevillenc.gov)

### Project Overview

#2235205

**Project Title:** Fairfield Farms - Lot 110

**Jurisdiction:** City of Fayetteville

**Application Type:** 5.4) Variance

**State:** NC

**Workflow:** Staff Review

**County:** Cumberland

### Project Location

**Project Address or PIN:** 505 BROADGATE RD  
(0531664085000)

**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:** 505 BROADGATE RD

### 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.:**

Requesting a variance for the reduction of the rear setback from 35 feet to 25 feet (10 foot reduction) to accommodate the construction of a new single-family detached dwelling within an existing zero lot line development.

The standard(s)/requirement(s) of the City Code proposed to be varied: 30-3.D.3

The current setbacks on this particular lot severely hinder the ability to build a comparable product to the existing homes within the subdivision, while also meeting the minimum setback standards.

**Section of the City Code from which the variance is being requested.:** 30-3.D.3 Single Family Residential 10 (SF-10) District

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

Single Family Residential 10 (SF-10) District

**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 current setbacks on this lot hinder the ability to build a comparable product to the existing homes within the subdivision. Additionally, the presence of wetlands as well as a 30' drainage & utility easement severely limit the width of a house that could be constructed.

**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 size and shape of the lot create practical difficulties by limiting the actual building area of the lot. More specifically, the wetlands & 30' drainage & utility easement on the lot hinder the ability to build a wider house that could potentially stay within the current setbacks. The granting of the variance would negate any practical difficulties or unnecessary hardships.

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

Granting a variance for the reduction of the rear setback from 35 feet to 25 feet (10 foot reduction) would allow for the construction of a new single family detached dwelling on this lot thus allowing for this property to be what it was ultimately developed for - to have a single family dwelling constructed on the lot.

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

Receiving a variance on the project would allow for the construction of a new single family detached dwelling, which is the intended purpose of this lot.

**Height of Sign Face :** 0

**Height of Sign Face:** 0

**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

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

With the granting of this variance, public safety and welfare will benefit from the increase of property taxes being paid on a single family detached dwelling rather than an unimproved lot.

**Square Footage 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

Adam Rose  
Rose Builders Inc  
P.O. Box 53502  
Fayetteville, NC 28305  
P:9109873668  
[rosebuildersinc@gmail.com](mailto:rosebuildersinc@gmail.com)

#### Project Contact - Agent/Representative

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[rosebuildersinc@gmail.com](mailto:rosebuildersinc@gmail.com)

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

**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 Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**NC State General Contractor's 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:**