



NEW HANOVER COUNTY

DEPARTMENT OF PLANNING AND LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

TELEPHONE (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com

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SEP 29 2017

VARIANCE Application

NEW HANOVER COUNTY
PLANNING & ZONING

REVIEW PROCESS

Step 1: Pre-Application Conference

In order to assist applicants through the variance process, applicants are highly encouraged to attend a pre-application conference prior to application submittal. Applicants are requested to review Section 122-1(2) of the Zoning Ordinance and sections relating to the application, and advised to contact Planning Staff with any questions. The purpose of the pre-application conference is to provide the applicant an opportunity to become familiar with the submittal requirements and procedures of the application, and also to receive preliminary comments from staff regarding the proposal's compliance with any applicable development regulations.

Step 2: Application Submittal - By 10-3-17

Applications must be received by the Planning and Inspections Department by 5:00 PM on the application deadline date. A complete application consists of the items detailed in the submittal checklist provided in this application.

Step 3: Staff Review

Upon receiving a completed application, staff may distribute it to certain departments and agencies for review. County Planning staff shall review the application, and prepare a staff report for the Zoning Board of Adjustment.

Step 4: Zoning Board of Adjustment Review and Action 10-24-17

The New Hanover County Zoning Board of Adjustment shall consider the application at a public hearing. Public hearings for variance applications are conducted in a quasi-judicial manner and include additional standards for the testimony and evidence presented during the hearing. The property owner, or their attorney, must be present for the meeting.

A variance shall be approved if the applicant provides substantial evidence that the proposed use will meet the following findings:

1. **Unnecessary hardship would result from the strict application of the ordinance.** *It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*
2. **The hardship results from conditions that are peculiar to the property, such as location, size or topography.** *Hardship resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.*
3. **The hardship did not result from actions taken by the applicant or the property owner.** *The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*



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**VARIANCE
Application**

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>	
Name		Owner Name	SUZANNE R. KING
Company		Owner Name 2	—
Address		Address	7411 ANACA POINT RD
City, State, Zip		City, State, Zip	WILMINGTON, NC 28411
Phone		Phone	(910) 686-0601
Email		Email	—
Subject Property Information			
Address/Location			
7411 ANACA POINT RD.			
Parcel Identification Number(s)			
R0440B-002-002-001			
Total Parcel(s) Acreage			
1.30 ACRES			
Existing Zoning and Use(s)			
R-20 RESIDENTIAL			
Application Tracking Information (Staff Only)			
Case Number	Date/Time received:	Received by:	
ZBA-920	9/29/2017 - 2:00pm		

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardship resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

1. Unnecessary hardship would result from strict application of the ordinance.
 - a. Existing home is needed to remain to live in until the new home is built. If the ordinance is strictly applied, the new home could not be built in best suitable location on property, which is the where the highest topography is. Additional fill and land alteration would also be necessary.
 - b. Alternatively, to build the new home in best suitable location on the property, the existing home would have to first be demolished and the property owner would have to find a new place to live while the new home is being constructed.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography.
 - a. The property hosts an aging home that is not worth repairing to bring it up to par with the efficiency and safety that a new home would provide.
 - b. The most suitable location on the property for the new home is an area of high ground behind the existing home.
3. The hardship did not result from actions taken by the applicant or the property owner.
 - a. Existing home was built in 1976 not by the current owner and is about 75' of the front property line at closest point, far exceeding the 30' front yard requirement.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
 - a. The ordinance allows for single family residential structures to be as close as 10' apart under Performance Residential standards; if the variance is approved the structures would have a separation of 20'.
 - b. The structure separation is temporary, as the old home will be demolished after the new home is completed.
 - c. The requested variance will not result in any increase in personal or public safety risks.

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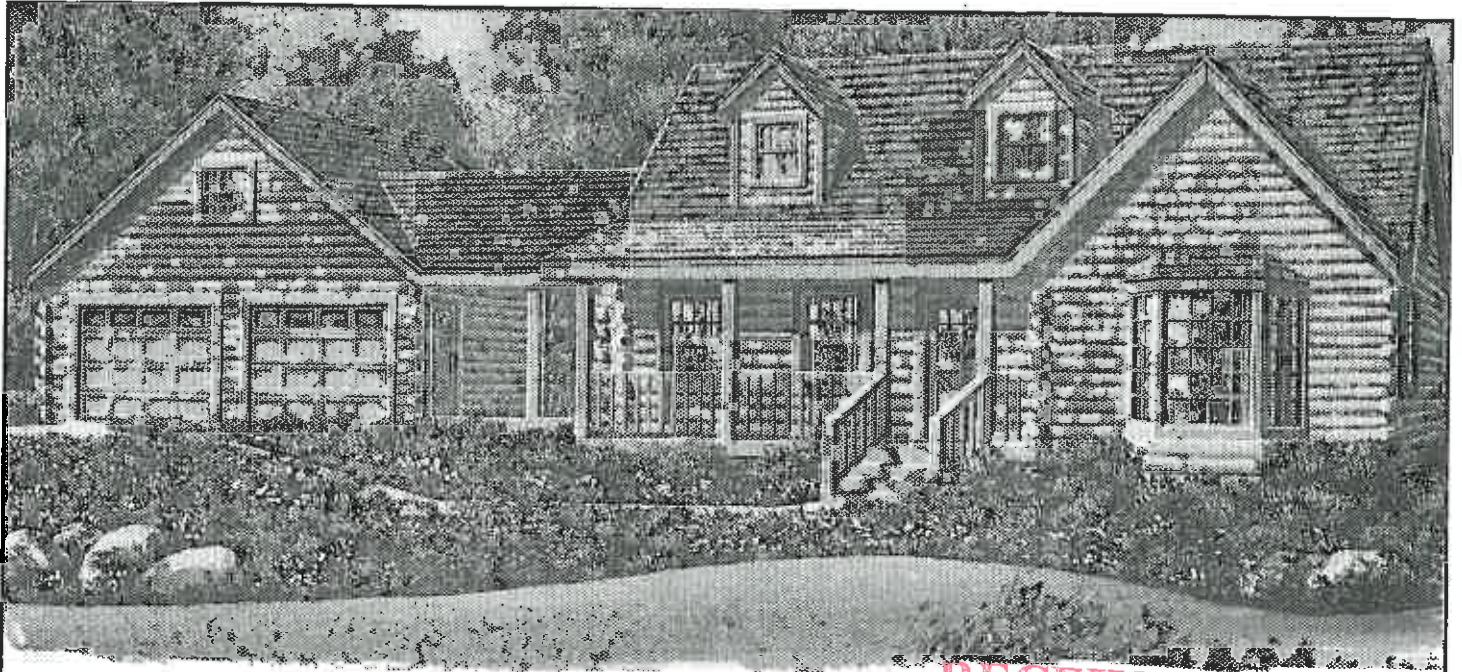
**NEW HANOVER COUNTY
PLANNING & ZONING**

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NEW HANOVER COUNTY
PLANNING & ZONING

AS YOU CAN SEE FROM MY
PLOT OF PROPERTY, IT HAS AN
ODD SHAPE. I WANT TO BUILD
MY LOG HOME 20FT. FROM
MY EXISTING HOME. MY
PROPERTY IS AT ITS
HIGHEST POINT 20FT. FROM
MY EXISTING HOME, WHICH
I WILL DEMOLISH AFTER
THE COMPLETION OF SAID
LOG HOME. IT IS ALSO THE
HIGHEST POINT ON ALL OF ANACA
POINT RD.



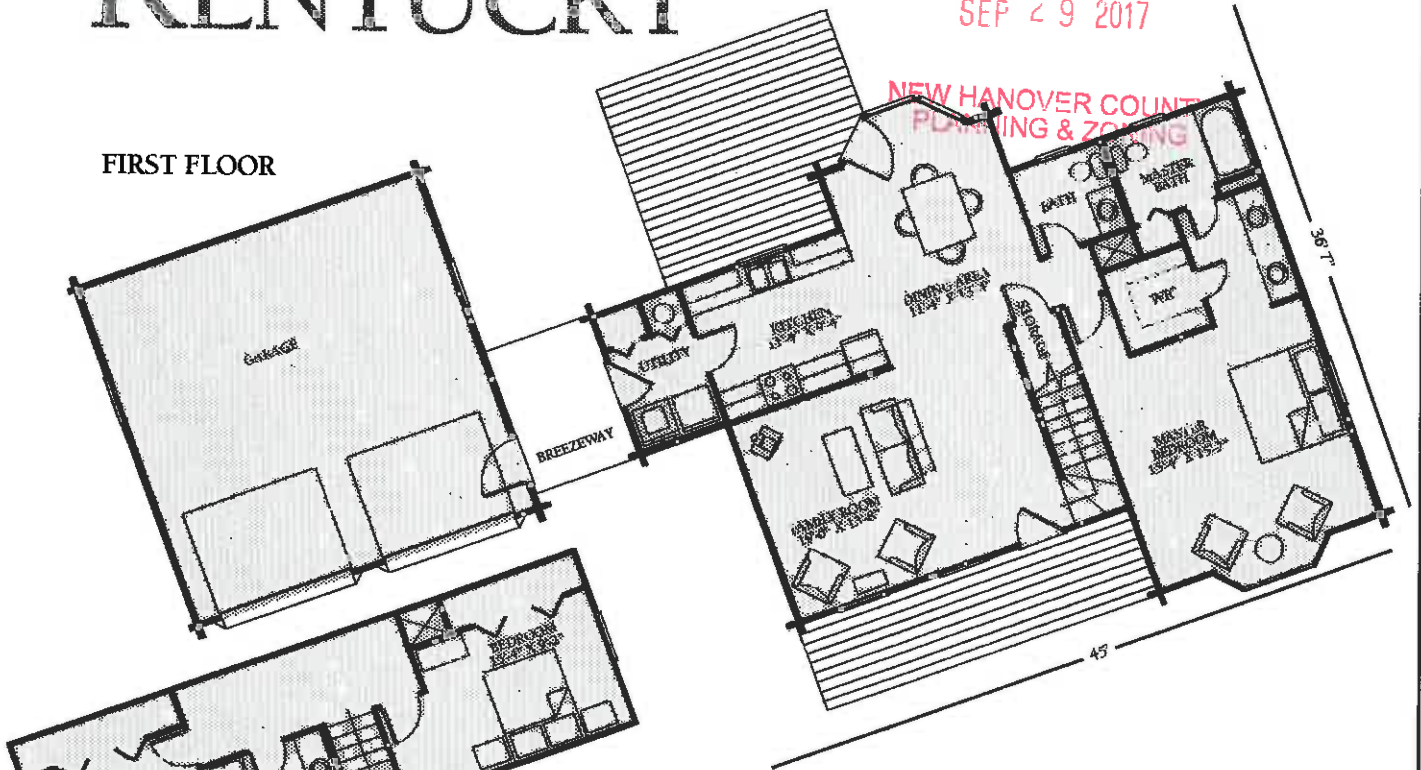
RECEIVED Artist Rendering Actual Plans May Vary

KENTUCKY

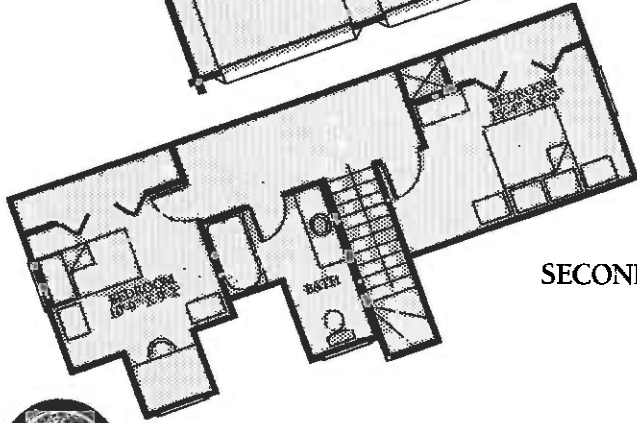
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NEW HANOVER COUNTY
PLANNING & ZONING

FIRST FLOOR



SECOND FLOOR



Overall Dimensions:
45' x 36' 7" (13,716 x 11,153 mm)

Approximately
1683 sq ft

576 Sq. Ft. Garage



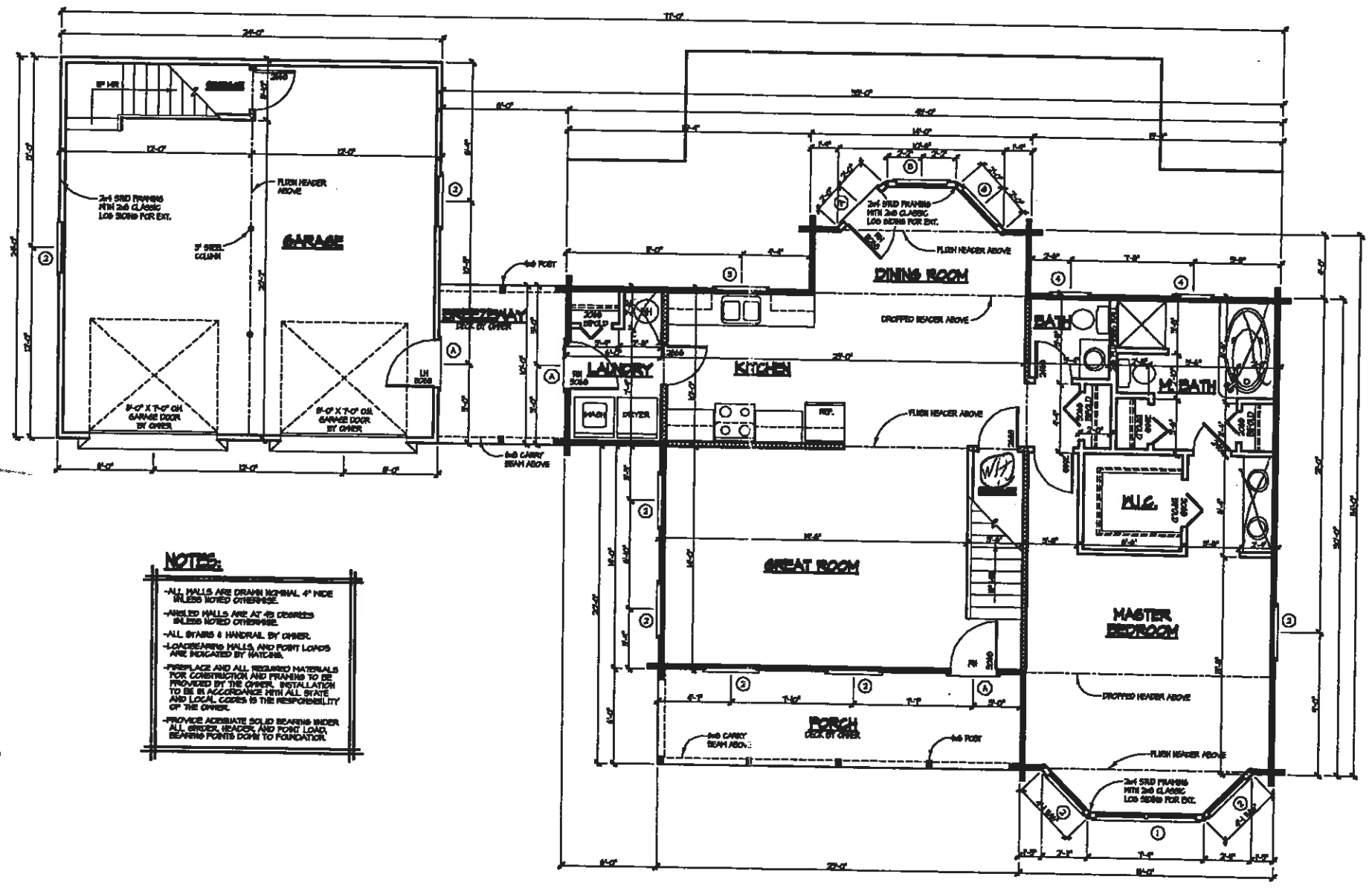


SEAL

1. DO NOT USE ANY KIND OF SCALE OR MEASURING DEVICE ON THESE DRAWINGS.
 2. FIELD CHECK AND VERIFY ANY AND ALL DIMENSIONS.
 3. DIMENSIONS WITH FULL NUMBER INTERFERING DISPLAYED ARE FIELD PERIOD AND NOT FOR CONSTRUCTION PURPOSES.
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 NEW HANOVER COUNTY
 PLANNING & ZONING

15' SIDE SET BACKS
 DARRELL GALLOWAY



NOTES:
 -ALL WALLS ARE DRAWN NORMAL 4" THICK UNLESS NOTED OTHERWISE.
 -ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
 -ALL STAIRS & HANDRAIL BY OWNER.
 -LOADBEARING WALLS AND POINT LOADS ARE INDICATED BY HATCHING.
 -FIREPLACE AND ALL REQUIRED MATERIALS FOR CONSTRUCTION AND FRAMING TO BE PROVIDED BY THE OWNER. INSTALLATION TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES IS THE RESPONSIBILITY OF THE OWNER.
 -PROVIDE ADEQUATE SOLID BEARING UNDER ALL BEAMS, HEADERS, AND POINT LOADS. BEARING POINTS DOWN TO FOUNDATION.

FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

30' ↕

73 X 50

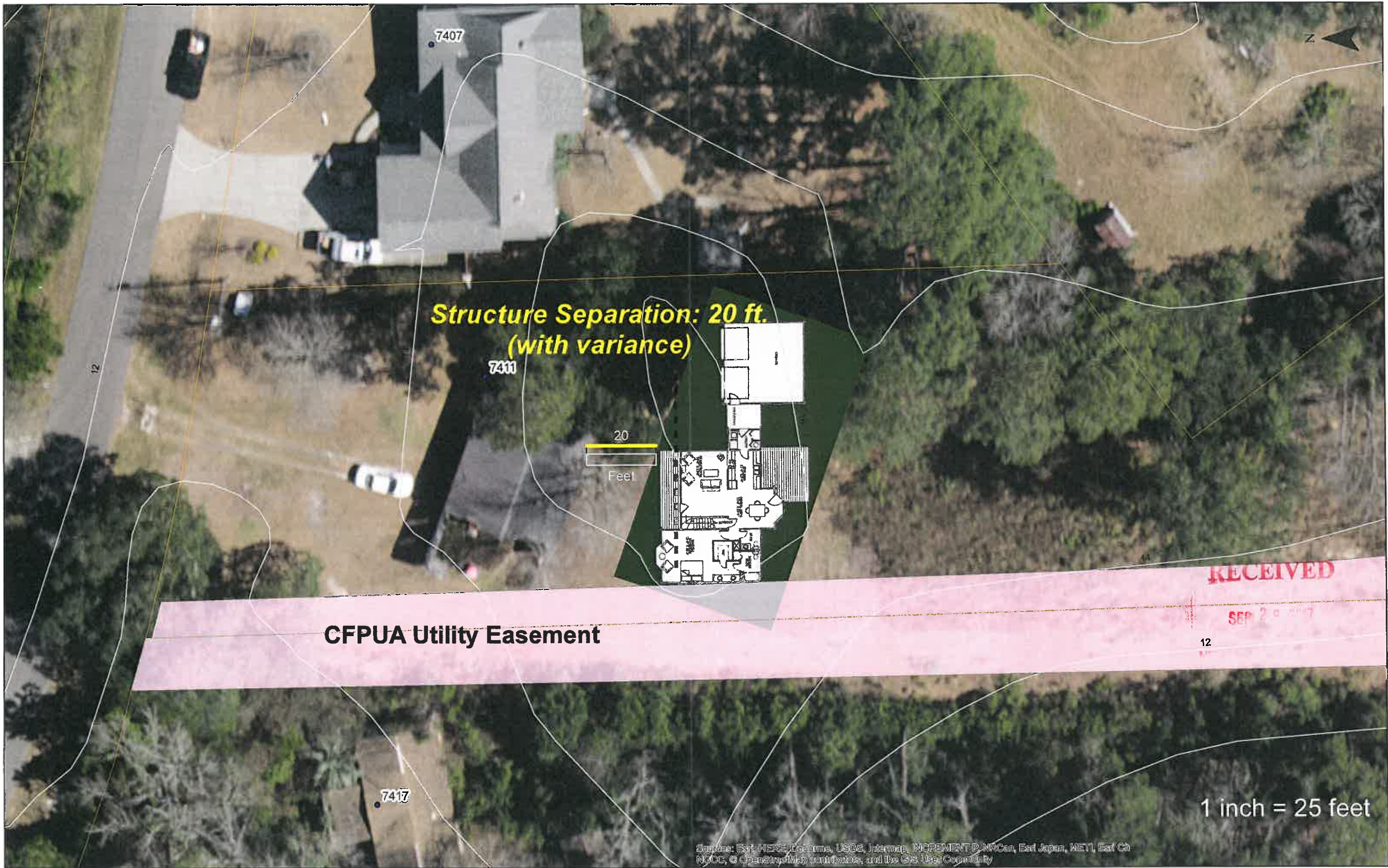
THE ORIGINAL LOG CABIN HOMES LTD.
 CUSTOM DESIGNED HOME FOR:
Standard "Kentucky"

NO.	REVISIONS

DRAWN BY: Staff
 CHKD BY:
 DATE: date
 FILE NAME:
 SHEET NO.
A2

15
 6
 20

 71



**Structure Separation: 20 ft.
(with variance)**



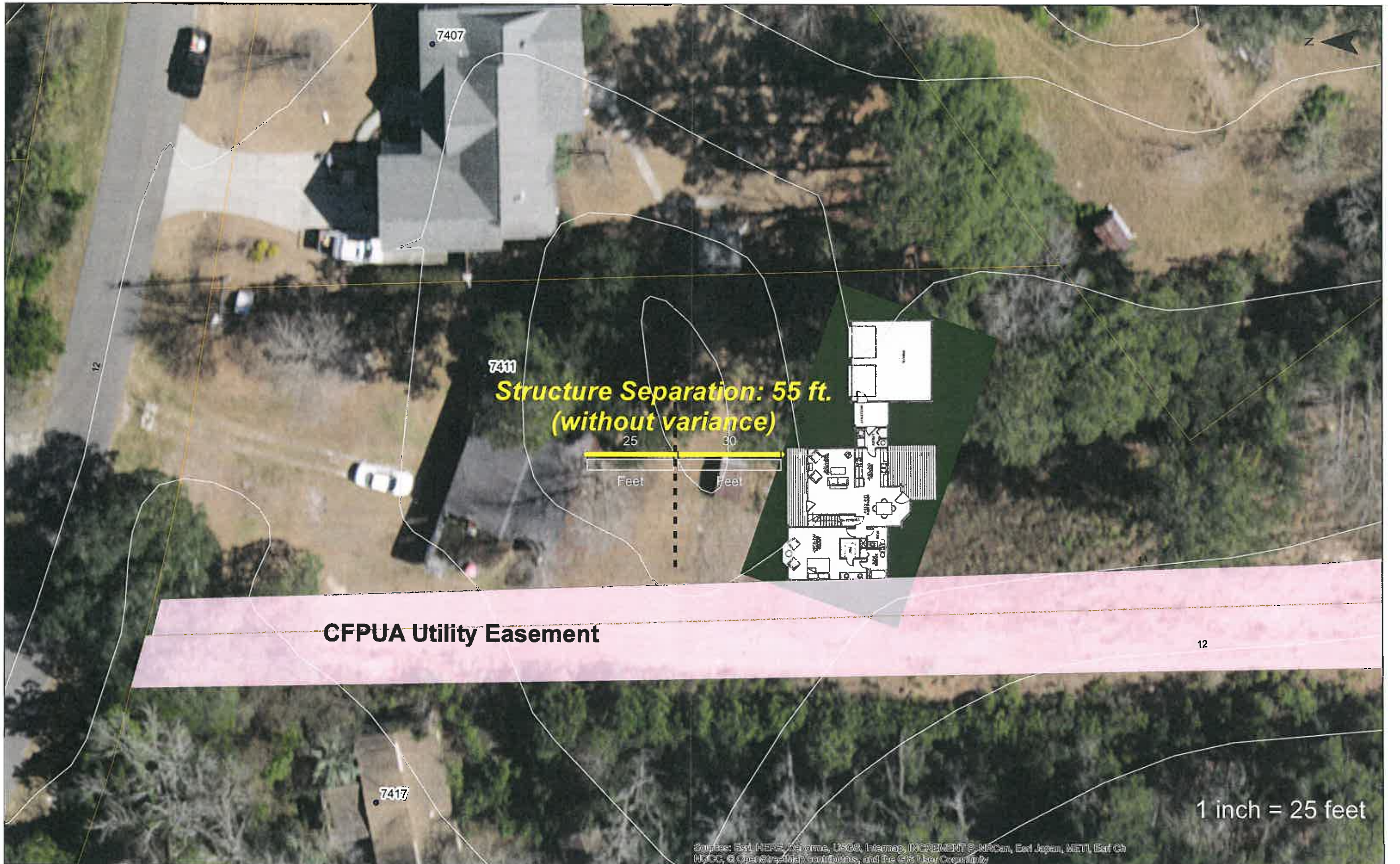
CFPUA Utility Easement

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SEP 20 2017

12

1 inch = 25 feet

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7411
Structure Separation: 55 ft.
(without variance)



CFPUA Utility Easement

12

1 inch = 25 feet

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri Ch
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