

Register of Deeds

**Tammy L. Brunner
Wake County, NC**

05/09/2025 10:04:15 AM

B: 019901 P: 01136 Pages: 4

SEE - SEE INSTRUMENT

Fee: \$26.00

DOCUMENT #2025008518

TOWN OF WENDELL



ORDER GRANTING V24-03

RETURN TO:

**TOWN OF WENDELL
PLANNING DEPARTMENT
409 LANDING VIEW DRIVE
WENDELL, NC 27591**



Town of Wendell Order Granting a Variance

V24-03:

6803 Knightdale Eagle Rock Road Front-Facing Façade Variance Request

The Board of Adjustment for the Town of Wendell, having held an evidentiary hearing on Thursday, June 20, 2024 at the Wendell Town Hall to consider application number V24-03, submitted by Chauncey D. Ray, a request for a variance to the Town of Wendell Unified Development Ordinance (UDO) Section 5.9.E.4 Additional Requirements for Manufactured Housing for property located at 6803 Knightdale Eagle Rock Road and identified by PIN 1774437563, to allow the front façade of the building to extend perpendicular to the street right-of-way, rather than parallel, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:


1. It is the Board's CONCLUSION that there are real, substantial, and unnecessary hardships in the way of carrying out the strict letter of the Ordinance. This conclusion is based on the following FINDINGS OF FACT: All members agree that since the original structure was destroyed in a fire and was oriented in the same manner, it should be allowed to be replaced with the original orientation to the street.
2. It is the Board's CONCLUSION that, if the variance is granted, the public safety and welfare have been assured and substantial justice has been done. This conclusion is based on the following FINDINGS OF FACT: Since the home was originally perpendicular to the street right-of-way, it would be just to allow it to be replaced in the same way.
3. It is the Board's CONCLUSION that, if granted, the variance will be in harmony with the general purpose and intent of the ordinance and will preserve its spirit. This


conclusion is based on the following FINDINGS OF FACT: All members agree that it will be harmonious.

The granting of a variance requires an affirmative response to be applied in the underlined text in 1, 2, and 3. General Statutes require a concurring vote of four-fifths of all active members of the board in order to approve a variance request. In the case of V24-02, the request received a 6-0 vote to approve the request.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a VARIANCE be APPROVED.

Ordered this 20th day of June, 2024

 7/8/2024
Chairman, Board of Adjustment

 7/8/2024
Town Staff Representative

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Wake County within thirty (30) days after the date this order is mailed.

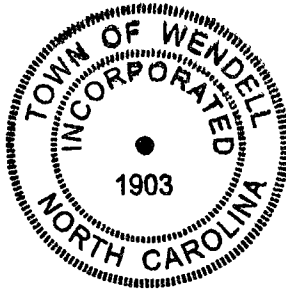
STATE OF NORTH CAROLINA
COUNTY OF WAKE

CLERK'S CERTIFICATION

I, **MARY BETH TEW**, Town Clerk of the Town of Wendell, North Carolina, do hereby certify that the attached is the original Order to Grant Variance #V24-03 as approved by the Wendell Board of Adjustment on the 20th day of June 2024 for property owned by **Chauncey Demetrius Ray**, and is approved for recording in the Wake County Register of Deeds.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Wendell, North Carolina this 28 day of April, 2025.

[TOWN SEAL]



Mary Beth Tew
Mary Beth Tew, Town Clerk