



**Agenda
Board of Adjustment
Tuesday, January 9, 2024
12:00 PM**

Item Topic

Call to Order

1. Call to Order

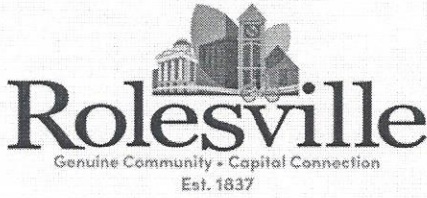
Consent Agenda

1. VAR-23-02 Findings of Fact/Conclusion of Law for 6000
Rogers Road

Regular Agenda

1. VAR-23-01: 501 South Main Street, Pete Smith Tire & Quick
Lube
2. Adjournment

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 919-556-3506 by noon on the Friday prior to the meeting to make arrangements.



Case No. VAR 23-01

Date 8/21/2023

Variance Application

Contact Information

Property Owner 2 Smiths, LLC

Address 125 Jeffress Dr. City/State/Zip Louisburg, NC 27549

Phone 919-496-0711 Email asekeith@aol.com

Developer S&S Enterprises of Franklin County, LLC

Contact Name Keith Smith

Address 125 Jeffress Dr. City/State/Zip Louisburg, NC 27549

Phone 919-496-0711 Email asekeith@aol.com

Property Information

Address 501 S. Main St. Rolesville, NC 27571


Wake County PIN(s) 1758786903

Current Zoning District RO GC-C2 Total Acreage .64

Requested Variance Expansion of existing building

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature  Date 8/2/2023

STATE OF NORTH CAROLINA

COUNTY OF Franklin

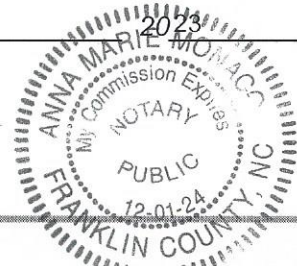
I, a Notary Public, do hereby certify that Dennis Keith Smith

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

the 2nd *day of* August

My commission expires 12/1/2024

Signature  Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Variance Application

Applicant Statement

Provide justification for each statement. If necessary, attach a separate sheet.

1. Unnecessary hardship would result from the strict application of the Unified Development Ordinance.
My business has grown tremendously and more business space is needed to keep up and keep my business thriving.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. The hardships is not the result of personal circumstances or conditions common to the neighborhood or the public.
I am limited by the size of the lot and have tried to purchase more land but none is available.

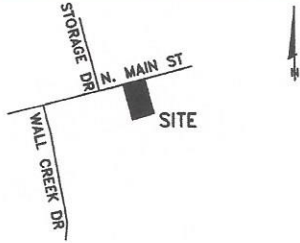
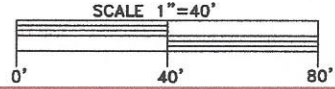
3. The hardship did not result from the actions taken by the applicant or the property owner.
Initially purchasing the lot next door required a road to be installed. This made the property to expensive to develop for my needs. Since it ws sold, this requirent is no longer present. Had I known that would happen, I would have purchased the lot next door.

4. The requested variance is consistent with the spirit, purpose, and intent of the Unified Development Ordinance, such that public safety is secured, and substantial justice is achieved.
There is no public safety concern.

Book of maps 2005 Vol. Page 474 Book Page County WAKE

Block Lot Subdivision RECOMBINATION FOR HES INC.

EIP=Existing Iron Pipe NIP=New Iron Pipe
PP=Power Pole WM=Water Meter



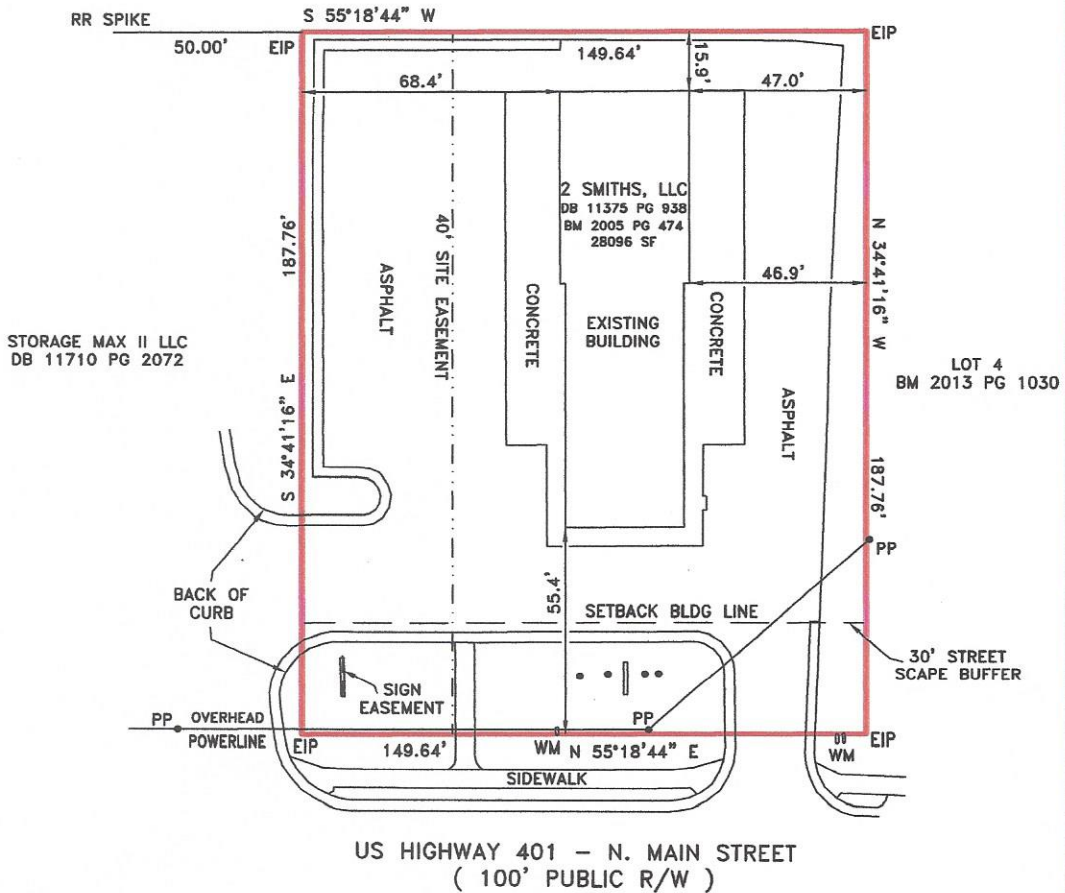
VICINITY MAP NOT TO SCALE

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 11375, page 938 or other reference source); that the boundaries not surveyed are indicated as drawn from information in Book MAP 2005 474 or other reference source ; that the precision or positional accuracy is 1:10,000+; and that it meets the requirements of The Standards of Practice for Professional Surveying in North Carolina (21 NCAC 56.1606). This 11 day of JUNE, 2023.



LOT 3
BM 2013 PG 1030

MAP NOT FOR RECORDATION



Drawn By JLT Surveyed By JLT Date 06-11-23 Dwg.# JB4494

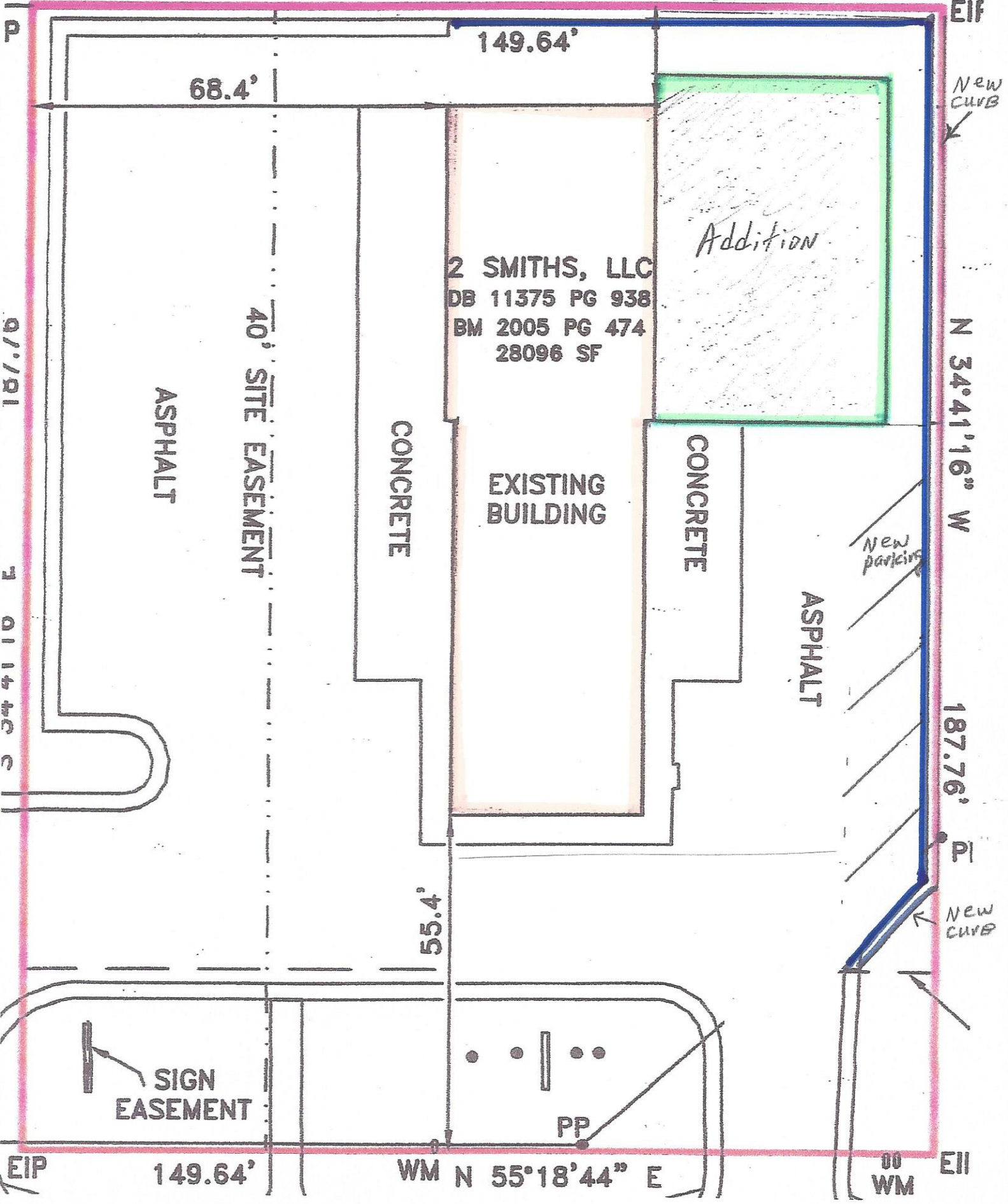
PROPERTY OF:

2 SMITHS, LLC
501 S MAIN STREET
ROLESVILLE, NC 27571

JACK R. THOMASON, PLS
4969 US HWY 401 SOUTH
YOUNGSVILLE, NC 27596
PHONE: 919-556-3307

S 55°18'44" W

NEW CURVES



97.791 7 011440 c

P

EIF

N 34°41'16" W

187.76'

P

NEW CURVES

EII

EIP

149.64'

WM N 55°18'44" E

WM

68.4'

149.64'

2 SMITHS, LLC
DB 11375 PG 938
BM 2005 PG 474
28096 SF

Addition

EXISTING BUILDING

ASPHALT

40' SITE EASEMENT

CONCRETE

CONCRETE

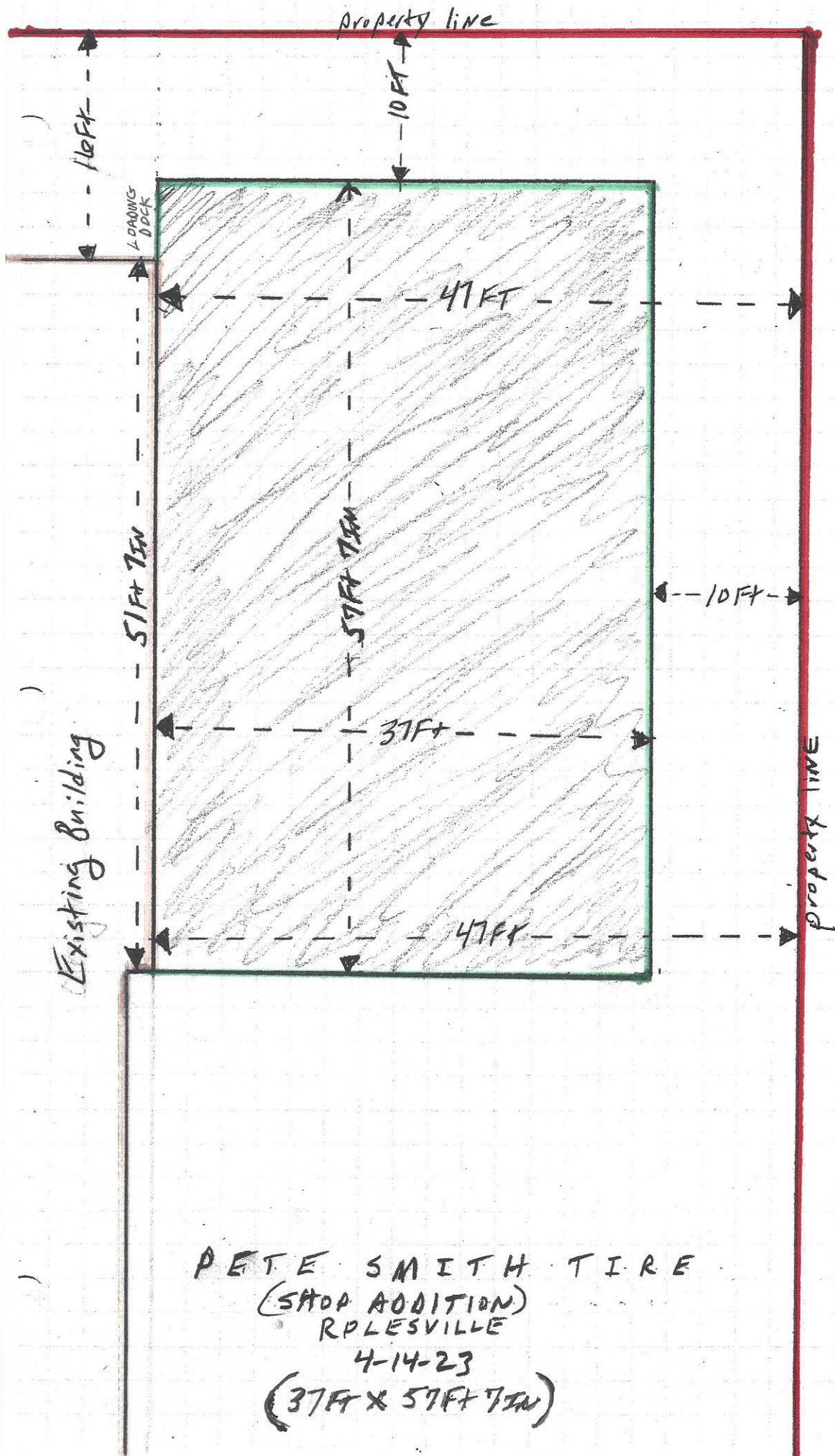
ASPHALT

New parking

SIGN EASEMENT

PP

New CURVE



PETE SMITH TIRE
 (SHOP ADDITION)
 RPLESVILLE
 4-14-23
 (37 FT X 57 FT 7 IN)

Scale
 (1 block = 2 1/2 FT)