



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

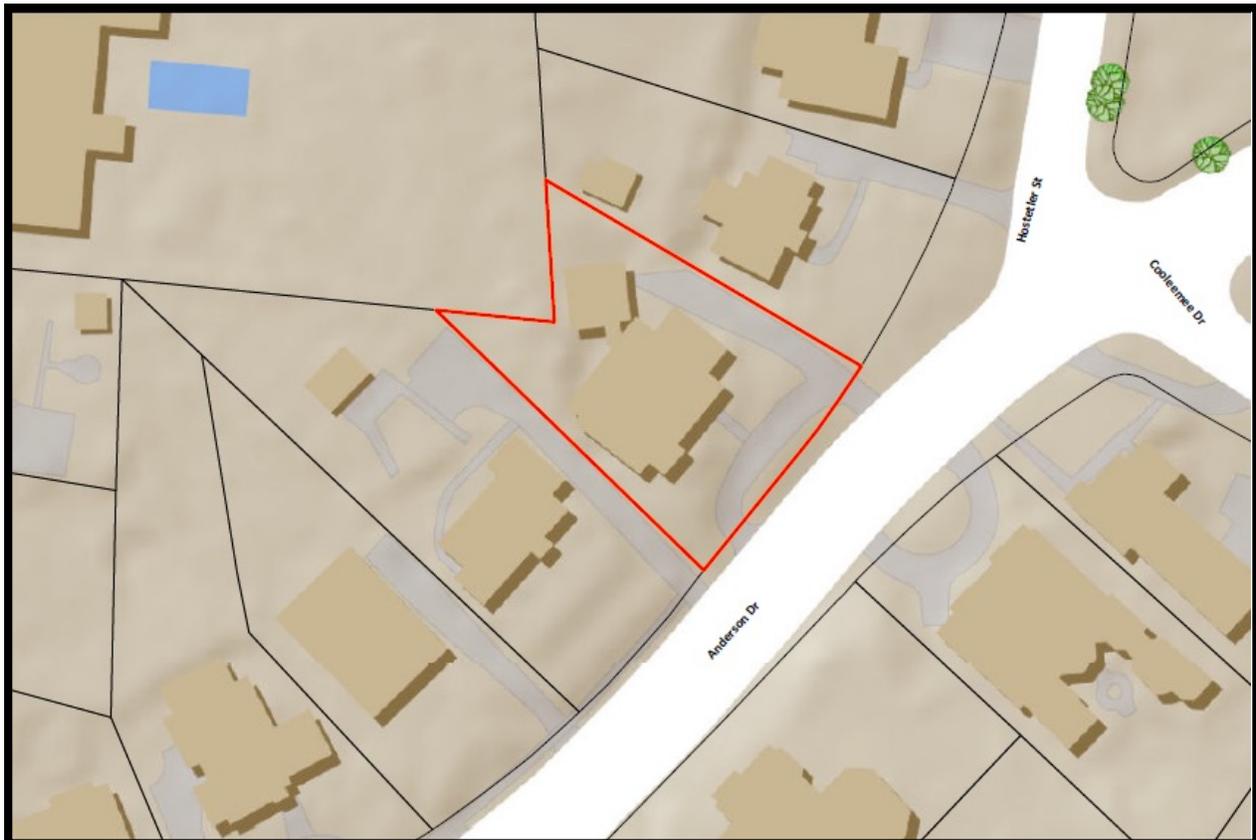
Case File: A-29-15

Property Address: 2515 Anderson Drive

Property Owner: Ralph & Kimberly McDonald

Project Contact: Ralph & Kimberly McDonald

Nature of Case: A request for a 9' rear yard setback variance from the regulations set forth in Section 2.2.1 of the Unified Development Ordinance to allow for the vertical expansion of an existing detached garage as well as the construction of a two story enclosed connector that will connect the garage to the existing dwelling resulting in a 21' rear yard setback on a .26 acre property zoned Residential-4 located at 2515 Anderson Drive.

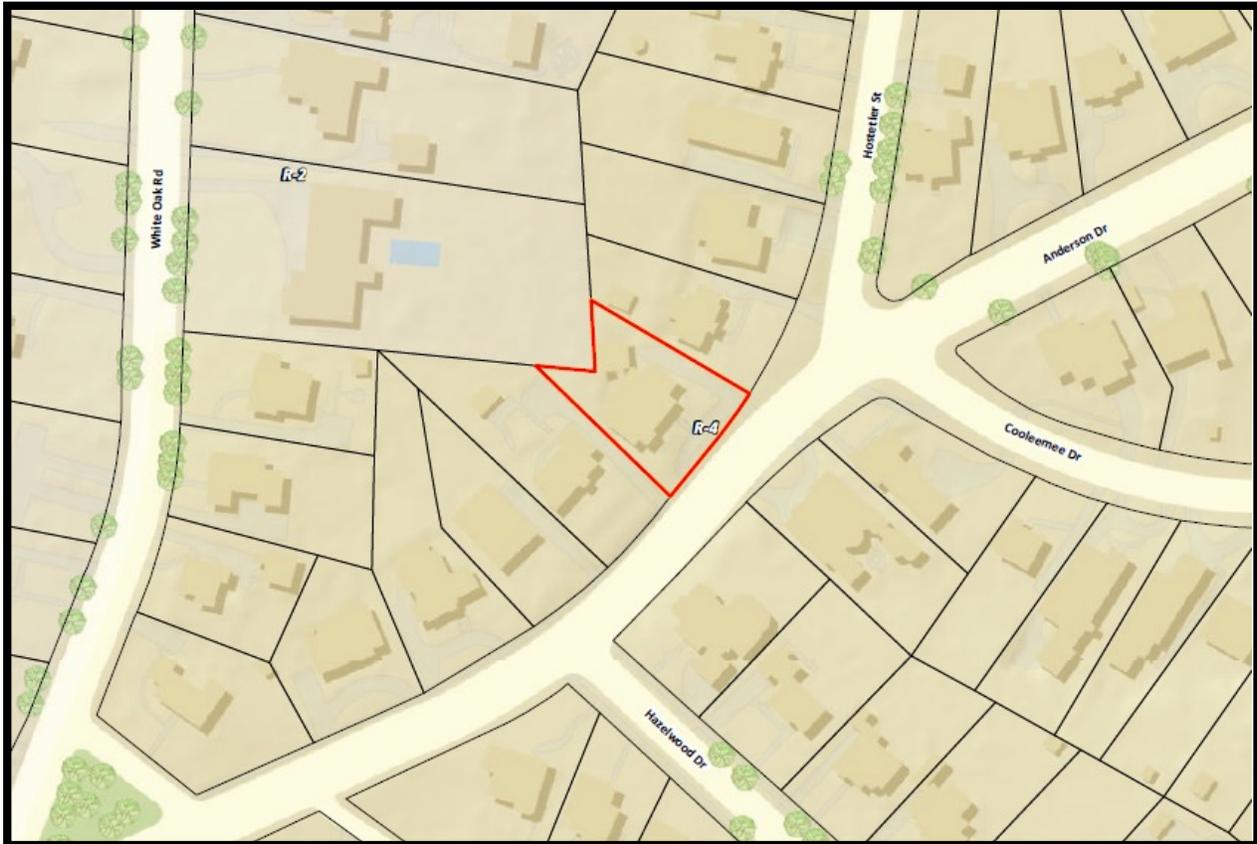


2515 Anderson Drive – Location Map

To BOA: 5-11-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



9025 Hometown Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

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. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the 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.

Setback Standards: The subject property is zoned Residential-4

Yard Type	Minimum Setback
Front Yard	20'
Side Street	15'
Side	10'
Sum of Side Setbacks	20'
Rear	30'



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

A-29-15

	OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) See attached addendum.	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION			
Property Address 2515 Anderson Drive		Date 04/03/2015	
Property PIN 1705519984	Current Zoning R-4		
Nearest Intersection Anderson Drive + Hazelwood Drive		Property size (in acres) .26 acres	
Property Owner Ralph L McDonald Jr Kimberly W McDonald		Phone 919-916-5707	Fax
		Email kimchip20852@gmail.com	
Project Contact Person		Phone	Fax
		Email	
Property Owner Signature <i>Ralph L McDonald</i>		Email kimchip20852@gmail.com	
Notary Sworn and subscribed before me this <u>7th</u> day of <u>April</u> , 20 <u>15</u>		Notary Signature and Seal <i>Kelly A. McLain</i>	



It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



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Variance Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
PRE-SUBMITTAL REQUIREMENTS		
1. Pre-Application Conference with staff		
2. Completed Variance Intake Requirements sheet		
3. Variance applications shall be submitted to the Zoning Division, 4 th floor of One Exchange Plaza	✓	
VARIANCE REQUIREMENTS		
1. The property owner must be the applicant.	✓	
2. A signed, notarized application and submittal fee are required.	✓	
3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property. City staff will mail the public hearing notices.	✓	
4. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.	✓	
5. The Board of Adjustment is not empowered to modify zoning lines or grant a use variance.	✓	
6. The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties.	✓	
7. City Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. The owner must return the sign to city staff within three days of the hearing. The owner will be charged \$45 for any sign not returned.	✓	
VARIANCE CONSIDERATIONS		
The Board of Adjustment will review all variance requests against the following showings:		
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 from the property.		
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the 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.	✓	



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Variance Intake Requirements

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements – Variance					
1. I have referenced the Variance Checklist and by using this as a guide, it will ensure that the application is processed in a timely manner	<input checked="" type="checkbox"/>				
2. Variance application review fee (see Development Fee Schedule for rate)	<input checked="" type="checkbox"/>				
3. Completed, notarized application signed by the property owner	<input checked="" type="checkbox"/>				
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property	<input checked="" type="checkbox"/>				
5. List of all adjacent property owners	<input checked="" type="checkbox"/>				
6. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. If the property has been cited by a Code Enforcement Officer, include a copy of the citation	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Is variance needed to legalize an existing improvement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Simpson, Barbara

From: Hodge, Eric
Sent: Thursday, April 23, 2015 11:12 AM
To: Simpson, Barbara
Subject: FW: Updated Variance Request for 2515 Anderson Dr
Attachments: Nature of Variance Request.docx

Importance: High

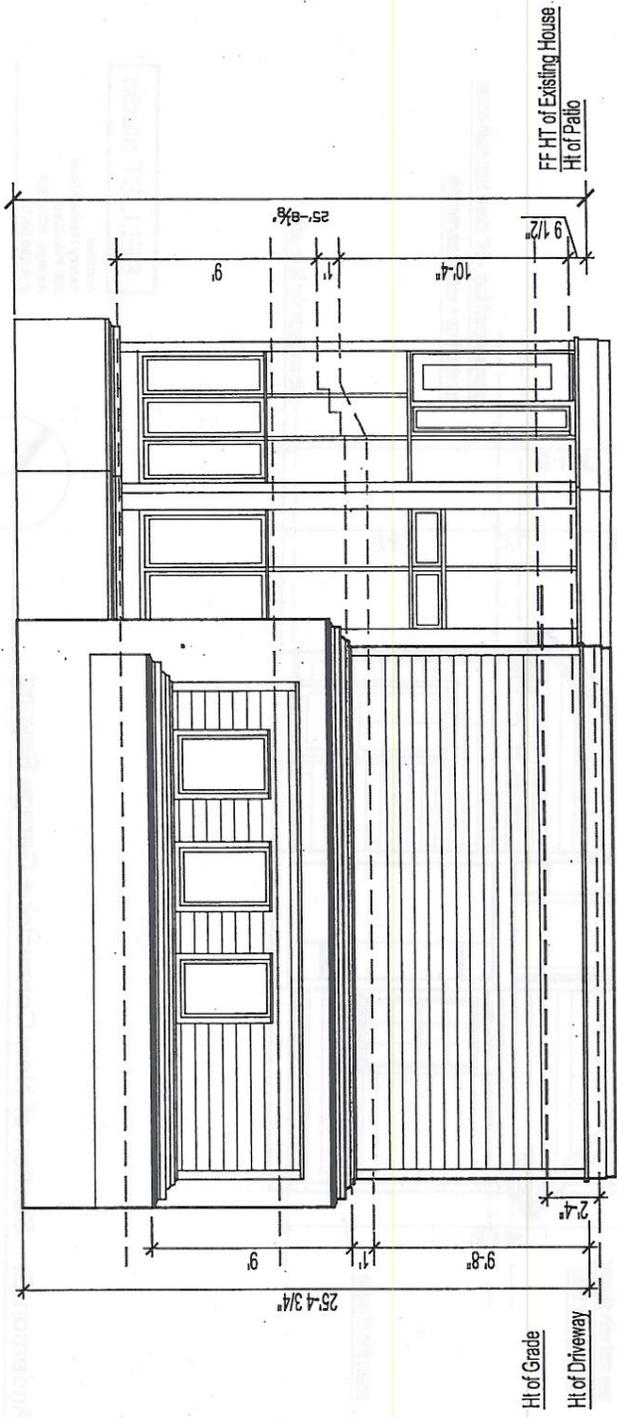
The applicants have modified this portion of their application AGAIN. Please use this attachment instead of the earlier version(s) for this portion of their materials for insertion in the BOA packets etc.

Eric S. Hodge, AICP
Assistant Planning Administrator
Zoning Division
Planning and Development Department
One Exchange Plaza, Suite 300
P.O. Box 590, Raleigh, NC 27602
(919)996-2639 Office
(919)516-2684 Fax

Nature of Variance Request

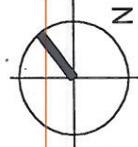
The home owners at 2515 Anderson Drive request a variance of 9' off the right portion of the 30' setback V in order to add a two story connector (replacing the non-heated connector that currently exists between the primary house and the existing garage). A dormer will be added to the rear of the garage to achieve a usable ceiling height in the bonus room.

The lot is an odd shape which creates a 30' setback in two directions which hinders the expansion of the primary house to create additional SF. The rear yard is also stepped in grade which adds to the difficulty of expansion. The existing brick patio is 4' below the grade of the rear yard.



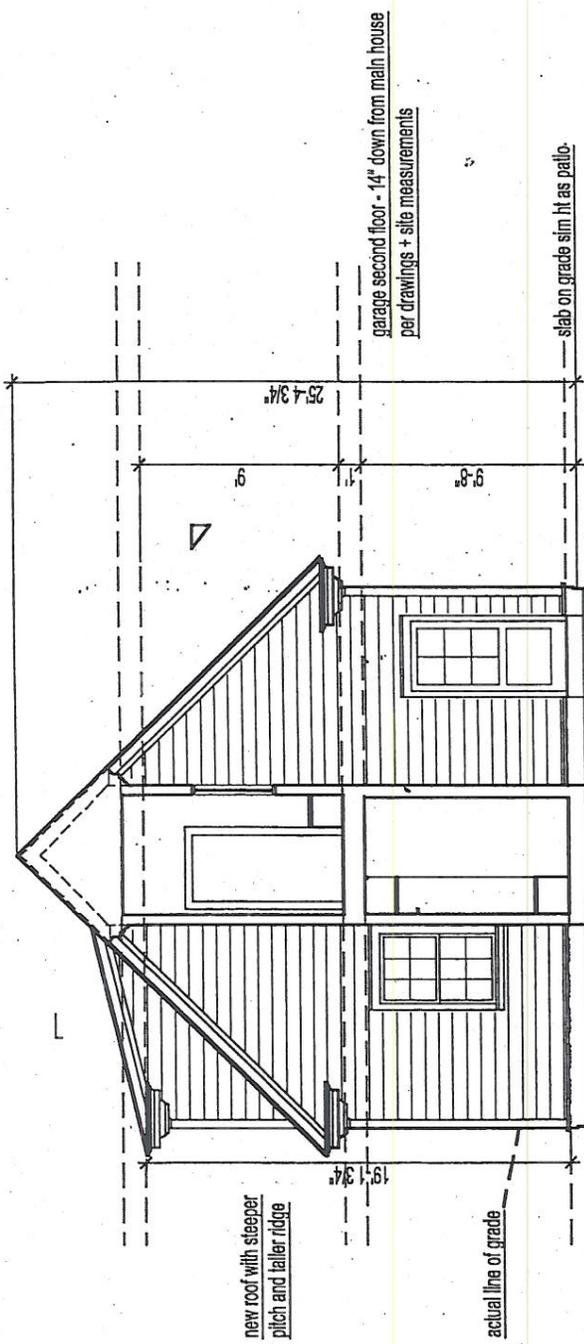
PELL ST studio

Architect
Ashley Henkel Morris
308 Pell Street
Raleigh, NC 27604
919.696.0970



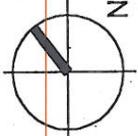
2515 Anderson Dr - Altered Garage + New Connector

Scale - 1/8" = 1'-0"



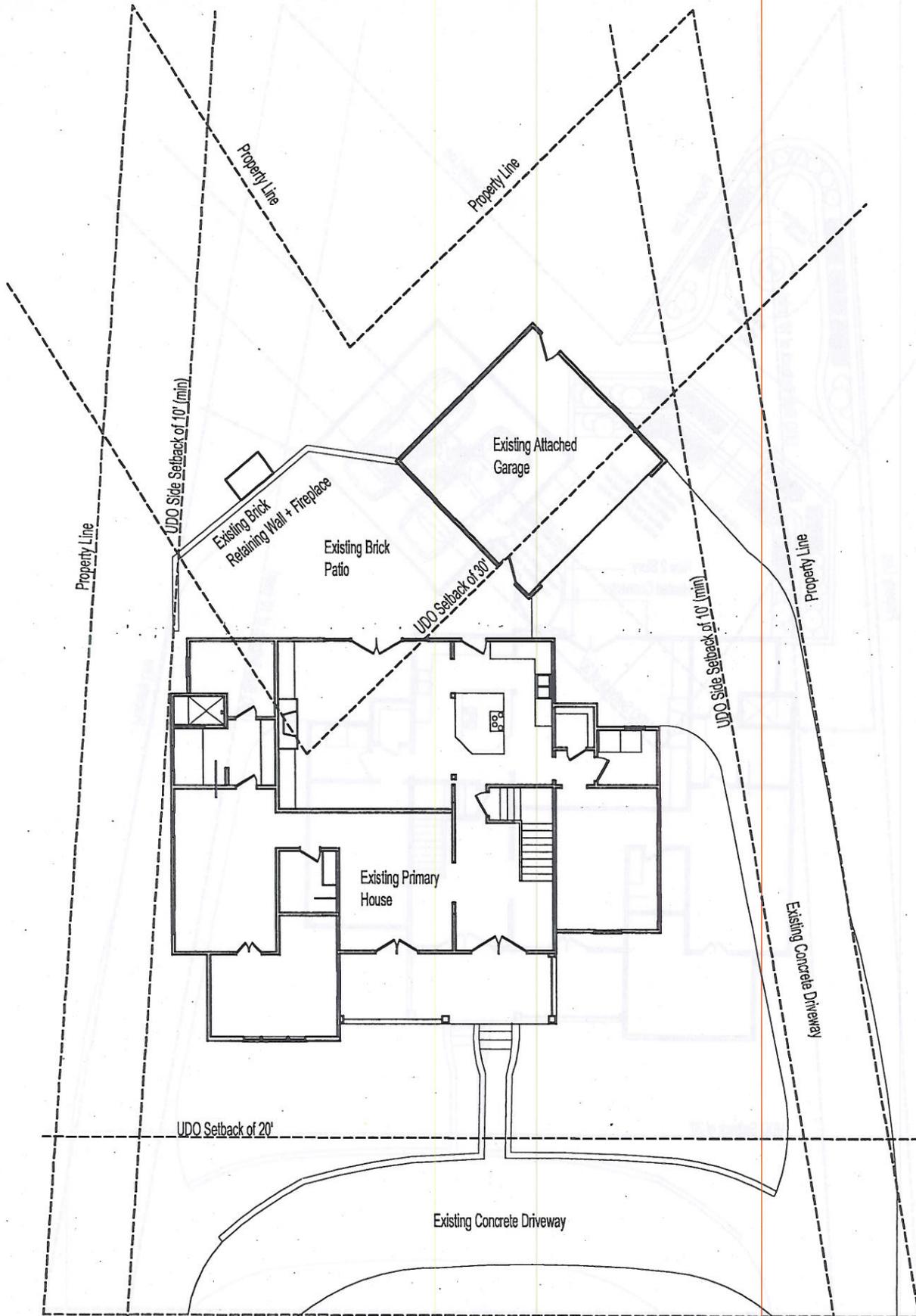
PELL ST studio

Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.696.0970



2515 Anderson Dr - Section of New Connector + Garage Beyond

Scale - 1/8" = 1'-0"



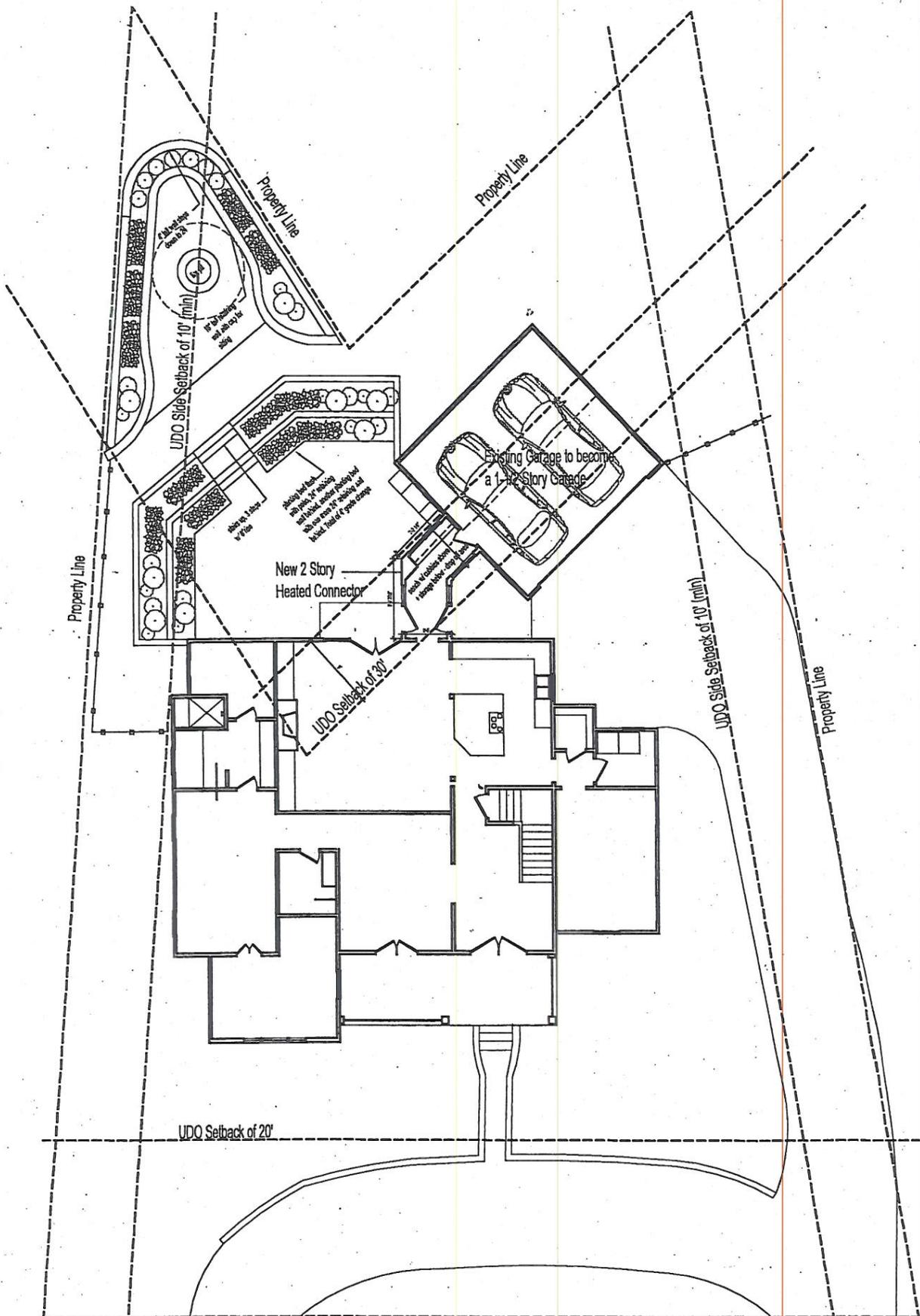
Property Line
 Area of Lot - 0.26 Acres
 Zoning R-4

PELL ST studio

Architect
 Ashley Herkel Norris
 205 Park Street
 Raleigh, NC 27604
 919.858.0970

2515 Anderson Dr - Existing Site Plan
 Scale - 1/16" = 1'-0"





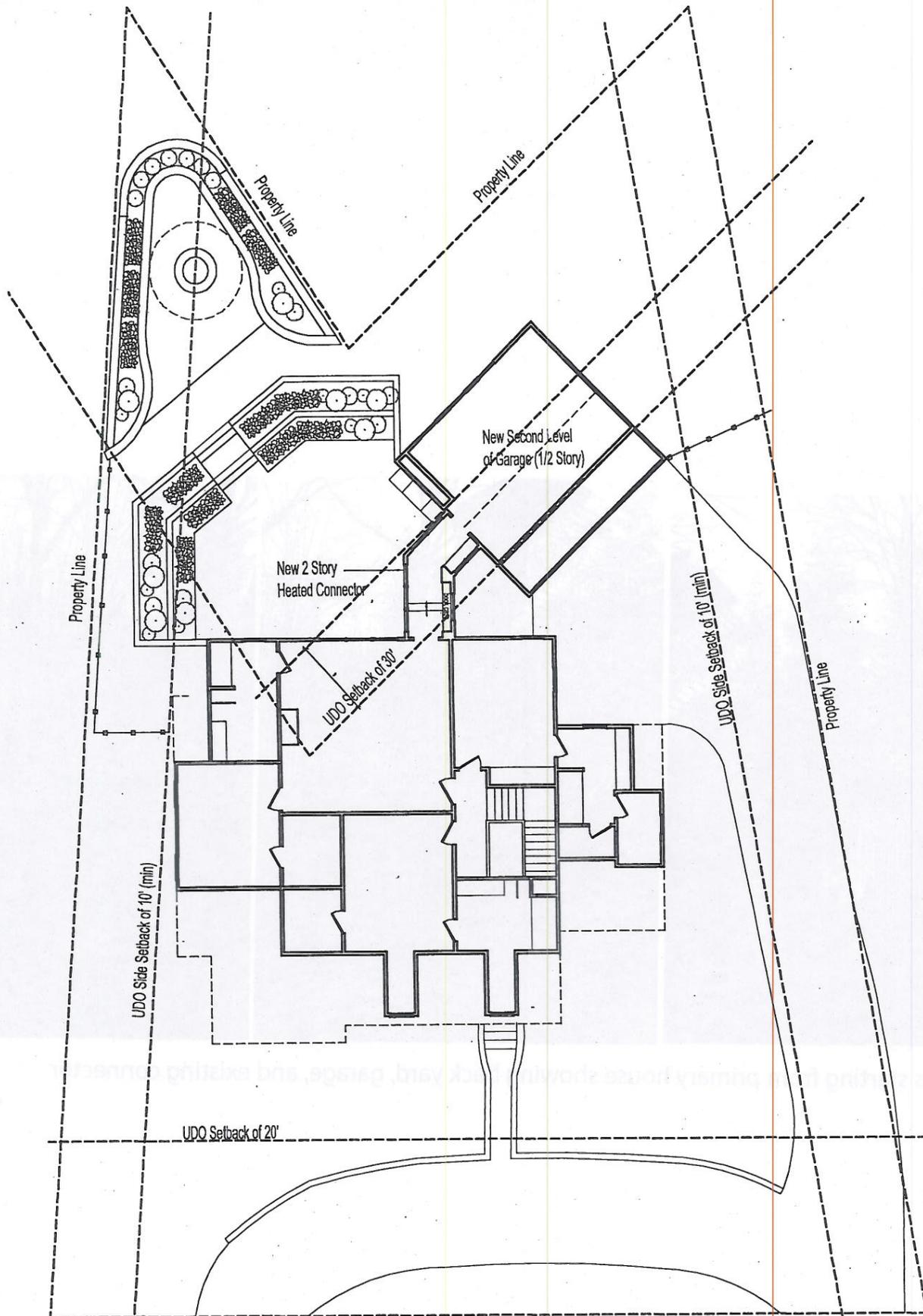
Property Line
 Area of Lot - 0.26 Acres
 Zoning R-4

PELL ST studio

Architect
 Ashley Harshbarger Morris
 308 Paul Street
 Raleigh, NC 27604
 919.856.2270

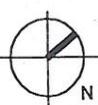
2515 Anderson Dr - New Site Plan
 Scale - 1/16" = 1'-0"





2515 Anderson Dr - New Second Level (Garage + Connector)
 Scale - 1/16" = 1'-0"

Property Line
 Area of Lot - 0.26 Acres
 Zoning R-4



PELL ST studio
 Architect
 Ashley Herkel Morris
 306 Pell Street
 Raleigh, NC 27604
 910.696.0070



Photos starting from primary house showing back yard, garage, and existing connector

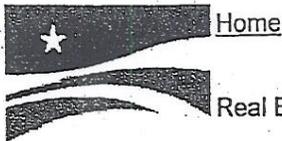


Existing Rear of House + Connector and Photos of Front of Garage

Existing Rear of House + Connector and Porch of Entry of Garage



Photos starting from primary house showing back yard, garage, and existing connector



[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)

Real Estate ID **0012152** PIN # **1705519984**

**WAKE
COUNTY**

Location Address Property Description
2515 ANDERSON DR LO7

[Account Search](#)

[Pin/Parcel History](#) [Search Results](#) [New Search](#)

NORTH CAROLINA

[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner MCDONALD, RALPH L JR & KIMBERLY W Use the Deeds tab above to view any additional owners	Owner's Mailing Address 2515 ANDERSON DR RALEIGH NC 27608-1407	Property Location Address 2515 ANDERSON DR RALEIGH NC 27608-1407
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Administrative Data	Transfer Information	Assessed Value
Old Map # 464--	Deed Date 6/28/2013	Land Value \$364,000
Map/Scale 1705 19	Book & Page 15339 1354	Assessed
VCS 01RA238	Revenue Stamps 1450.00	Bldg. Value \$316,226
City RALEIGH	Pkg Sale Date 6/28/2013	Assessed
Fire District	Pkg Sale Price \$725,000	Tax Relief
Township RALEIGH	Land Sale Date	Land Use Value
Land Class R-<10-HS	Land Sale Price	Use Value Deferment
ETJ RA		Historic Deferment
Spec Dist(s)	Improvement Summary	Total Deferred Value
Zoning R-4	Total Units 1	Use/Hist/Tax Relief
History ID 1	Recycle Units 1	Assessed
History ID 2	Apt/SC Sqft	Total Value \$680,226
Acreage .26	Heated Area 2,686	Assessed*
Permit Date 7/26/2006		
Permit # 0000058433		

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0012152** PIN # **1705519984**

Location Address **2515 ANDERSON DR** Property Description **LO7**

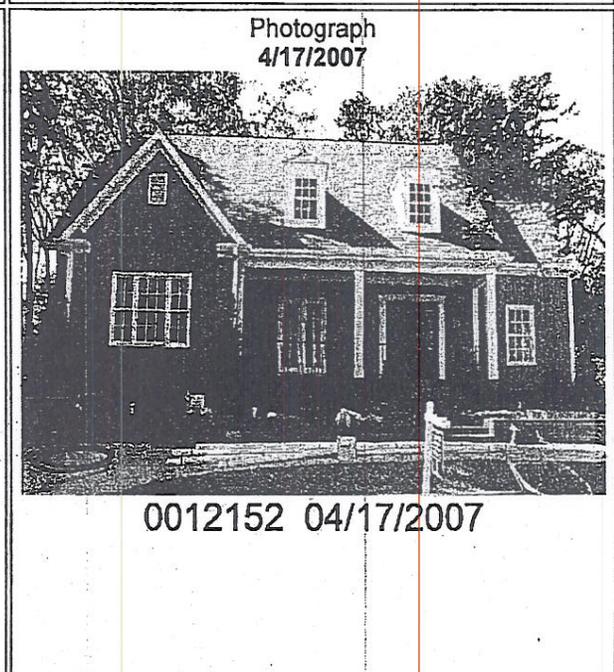
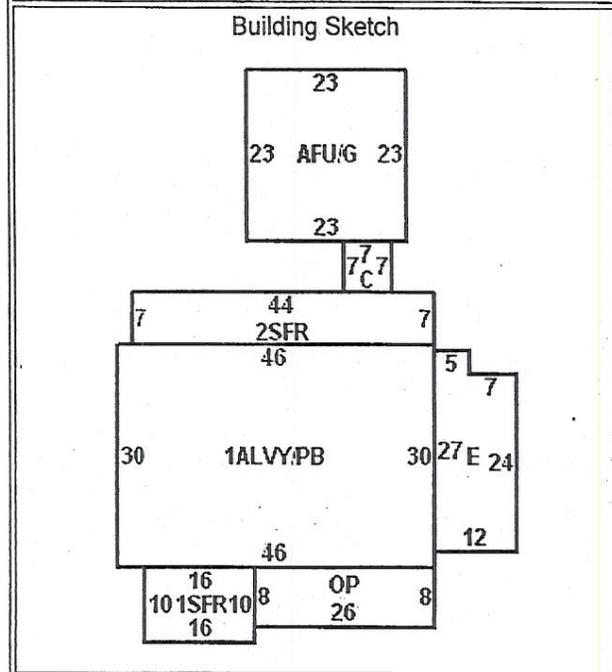
Account Search

[Pin/Parcel History](#) [Search Results](#) [New Search](#)

Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Building Location Address 2515 ANDERSON DR		Building Description 01RA238		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1938	Eff Year	2000
Units	1	Addns		Remod	
Heated Area	2,686	Int. Adjust.	BSMT- Unfinished	Base Bldg Value	\$204,928
Story Height	1 Story	Other Features	One Fireplace	Grade	A 00
Style	Conventional			Cond %	A 94%
Basement	10% Partial			Market Adj. D	95%
Exterior	Bas Aluminum Vinyl			Market Adj. F	120%
Const Type	Central			Accrued %	107%
Heating	Central			Incomplete Code	
Air Cond	Central			Card 01 Value	\$316,226
Plumbing	3+ BATH			All Other Cards	
				Land Value Assessed	\$364,000
				Total Value Assessed	\$680,226

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	1	ALVY/PB	1380						ADJ	
A	1	SFR	160	A						
B	2	SFR	308	E						
C		CANOPY	49	=1						
D		AFU/G	529	%						
E	1T	SFR	303	PA						
F		OP	208	R						
G										
H										





2515 Anderson Drive



1705519984 ✓
MCDONALD, RALPH L JR MCDONALD,
KIMBERLY W
2515 ANDERSON DR
RALEIGH NC 27608-1407

1705519901 ✓
RUSSELL, LAILA
2513 ANDERSON DR
RALEIGH NC 27608-1407

1705610758 ✓
MOYE, DAVID MOYE, EMILY A
2808 HAZELWOOD DR
RALEIGH NC 27608-1418

1705612808 ✓
EAKES, MARY L
2516 ANDERSON DR
RALEIGH NC 27608-1459

1705518801 ✓
COLEMAN, BRIAN A COLEMAN, JANICE T
2509 ANDERSON DR
RALEIGH NC 27608-1407

1705527075 ✓
HUDSON, KARL G III
2416 WHITE OAK RD
RALEIGH NC 27609-7612

1705611712
COFINI, NORD ARIEL COFINI, AMELITA
MERRITT
2804 HAZELWOOD DR
RALEIGH NC 27608-1418

1705620022 ✓
LATHAN, TOBIN WEBB LATHAN, THERESA
PHELAN
2517 ANDERSON DR
RALEIGH NC 27608-1407

1705518874 ✓
ARSENEAULT, CHRISTINE
2511 ANDERSON DR
RALEIGH NC 27608-1407

1705527157
PARKER, GEOFFREY V JR PARKER,
CORINNA B
2502 WHITE OAK RD
RALEIGH NC 27609-7614

1705611853 ✓
COUPLAND, KATHARINE M COUPLAND, J
RANDOLPH
2514 ANDERSON DR
RALEIGH NC 27608-1459

1705620038 ✓
RUSSO, JAMES RUSSO, BETH
2901 HOSTETLER ST
RALEIGH NC 27609-7701

List of All Adjacent Property Owners

1. Bradford Diard
2700 Anderson Dr.
Raleigh, NC 27608
2. Mary Eakes
2516 Anderson Dr.
Raleigh, NC 27608
3. Randolph + Katherine Coupland
2514 Anderson Dr.
Raleigh, NC 27608
4. David + Emily Moye
2808 Hazelwood Dr.
Raleigh, NC 27608
5. Brian + Janice Coleman
2509 Anderson Dr
Raleigh, NC 27608
6. Christine Arseneault
2511 Anderson Dr.
Raleigh, NC 27608
7. Laila Russell
2513 Anderson Dr.
Raleigh, NC 27608
8. Karl G Hudson III
2416 White Oak Rd.
Raleigh, NC 27609
9. James + Beth Russo
2901 Hostetler St.
Raleigh, NC 27609
10. Tobin + Theresa Lathan
2517 Anderson Dr.
Raleigh, NC 27608