



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-34-15

Property Address: 710 & 720 North Person Street

Property Owner: Governor's Square Condominium Homeowners Association, Inc.

Project Contact: Katherine King

Nature of Case: A request for a variance from the prohibition on ground signs and freestanding signs set forth in the Oakwood Mordecai Business District Streetscape Plan to allow for the construction of two freestanding Tract ID signs and a variance from Section 10-2083.2 of the Part 10 Zoning Code to allow for the inclusion of the development's logo on an information sign on a 1.34 acre property zoned Neighborhood Business and Pedestrian Business Overlay District located at 710 and 720 North Person Street.

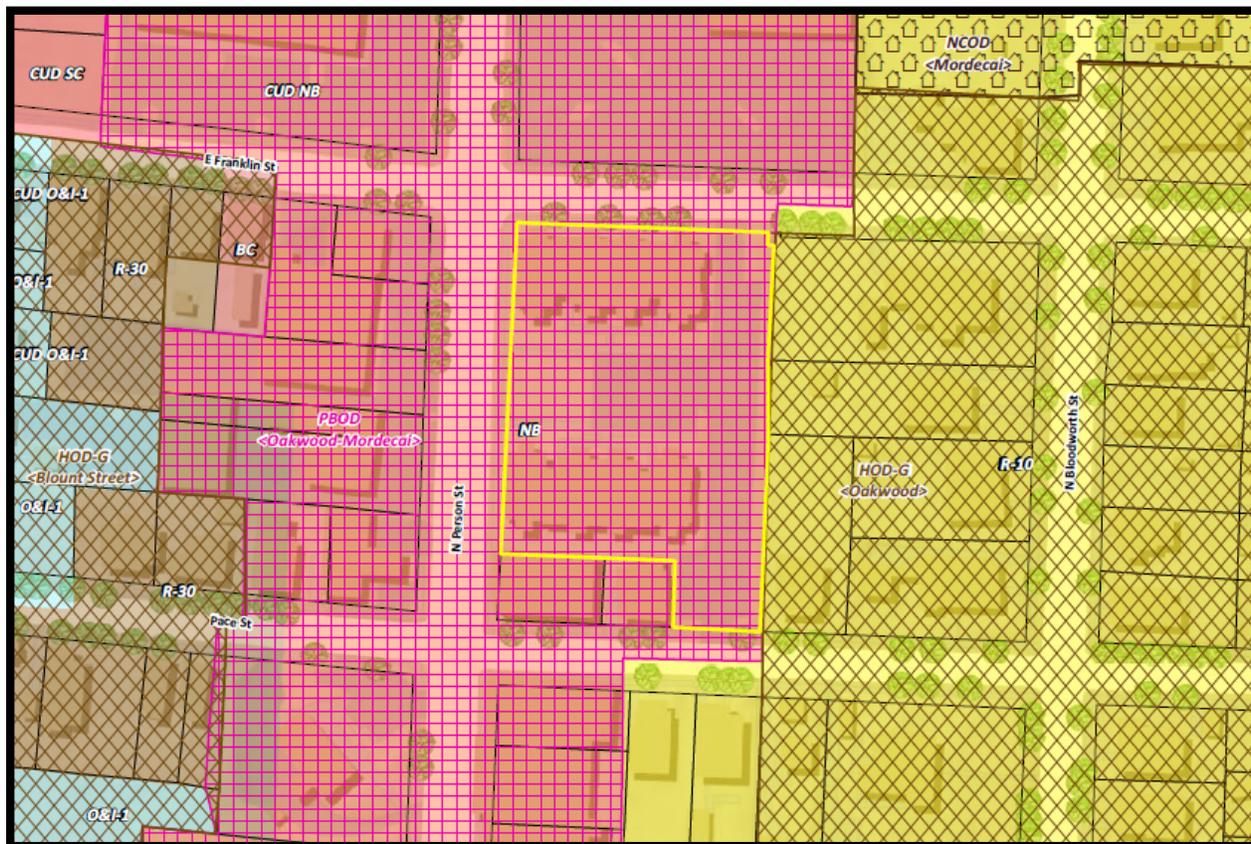


710 & 720 North Person Street – Location Map

To BOA: 5-11-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Neighborhood Business and Pedestrian Business Overlay District



710 & 720 North Person Street – 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:

To Legalize the Existing Structure:

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.**

Part 10 Zoning Code: Section 10-2083.2
Product and Information Signs.

Product signs and information signs shall meet all of the following standards:

- (1)

A product sign or information sign may not exceed six (6) square feet in area, except in the case of information signs for a multi-establishment campus. Individual information signs for any multi-establishment campus may be a maximum of fourteen (14) square feet in area with a maximum height of three-and-one-half (3½) feet and a maximum width of four (4) feet; further, one (1) primary information sign may be located at each major entrance; provided that, no such sign shall be closer than one hundred (100) feet to the public right-of-way, and not exceed a maximum of thirty-five (35) square feet in area, a maximum height of seven (7) feet, and a maximum width of five (5) feet.
- (2)

The total area of sign for all product and information signs located on any premise does not exceed thirty-two (32) square feet; provided that the total allowable sign area for information signs which are part of a multi-establishment campus may be increased in accordance with the following:

 - a.

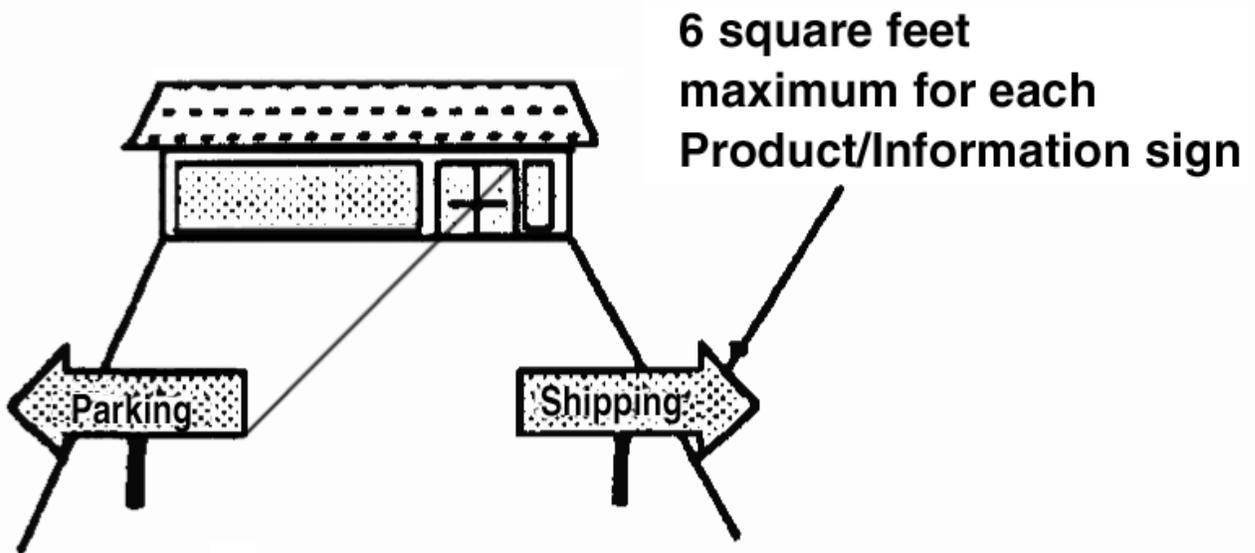
Thirty-two (32) square feet per major entrance drive for any multi-establishment campus with three (3) or more major entrances from a commercial street meeting City standards or a thoroughfare; and
 - b.

Ten (10) square feet for each acre in excess of ten (10) acres of the multi-establishment campus.
- (3)

No commercial message, ;i©i; announcement, or decoration is located on the information sign other than instruction or direction to the public.
- (4)

The product sign is attached directly to either the dispensary structure or the product and is not located in any residential district.
- (5)

An information sign when located in a residential district is located on the same premises as a residential institution.



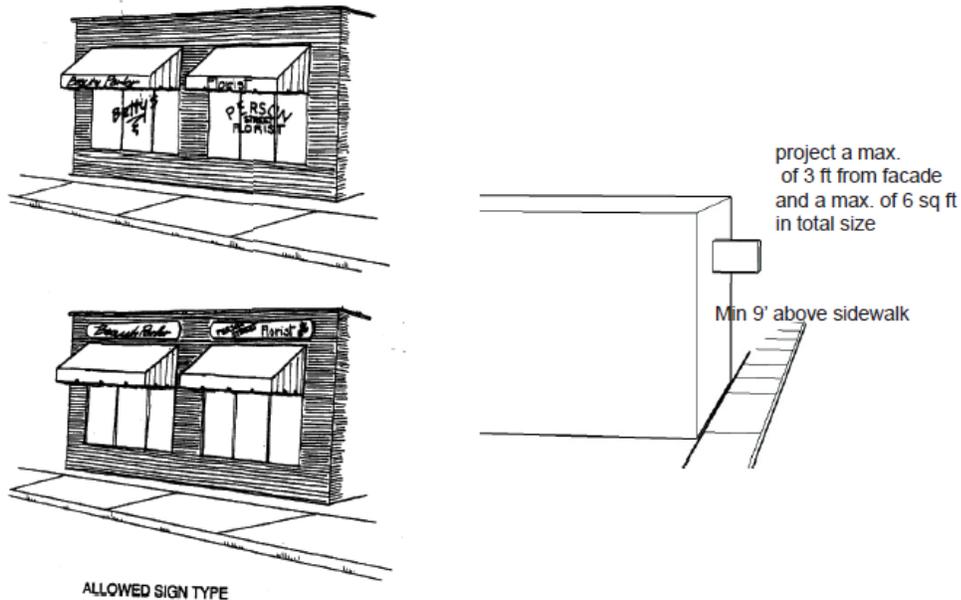
- 32 square feet total area maximum for all Product/Information signs
- Does not effect other sign area requirements

• Diagram: Residential Information Sign Standards

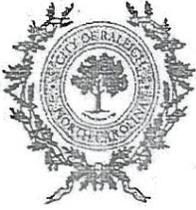
From the Oakwood Mordecai Business District Streetscape Plan:

Signs

Purpose: To enhance the appearance of the building facades while allowing businesses needed exposure and identification. To avoid clutter of the streetscape and promote readability of the signage.



- Awning signs and window stencils are the preferred sign types.
- Wall signs are allowed. Internally lit signs should have illuminated text and an opaque background.
- Projecting signs are permitted if they are:
 - set perpendicular to the building's facade or, at a corner, set forty-five degrees to either building wall, that are
 - a maximum of six square feet in size,
 - a minimum of nine feet above the sidewalk, and
 - project a maximum of three feet from the building facade.
 - lit by an external light source only; no internally-lit signs should be permitted.
- Off-premise, ground signs and freestanding signs are prohibited.
- Traffic signs and regulatory signs will be placed on utility poles whenever possible. Where utility poles do not match the traffic regulation zones, a separate pole may be erected to mount the sign.



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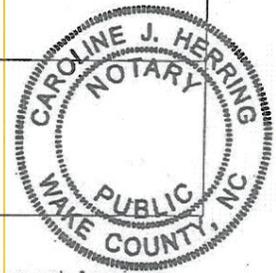
Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Variance Application

A-34-15

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.)		Transaction Number
Please see Addendum attached.		
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	Date	
710 & 720 North Person Street, Raleigh, NC 27604	4/9/15	
Property PIN	Current Zoning	
1704825488	Neighborhood Business	
Nearest Intersection	Property size (in acres)	
Pace Street/Person Street	1.34	
Property Owner	Phone	Fax
Governor's Square Condominium Homeowners Association, Inc.	(919)961-3555	
	Email	
	TRogers919@msn.com	
Project Contact Person	Phone	Fax
Katherine King	(919)828-2501	(919)331-4484
	Email	
	KKing@jordanprice.com	
Property Owner Signature	Email	
<i>Timothy R. Rogers</i> President	TRogers919@msn.com	
Notary	Notary Signature and Seal	
Sworn and subscribed before me this <u>9th</u> day of <u>April</u> , 20 <u>15</u>	<i>Caroline J. Herring</i> My Commission Expires <u>4-20-19</u>	



It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance 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 type="checkbox"/>	<input type="checkbox"/>			
7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			

ADDENDUM TO VARIANCE APPLICATION

I. Overview.

Governor's Square Condominium Homeowners Association, Inc. (the "Association") desires to replace four (4) signs currently located on its property, which have become dilapidated and outdated over the seventeen (17) years which they have remained in their current locations, with new, more attractive, and more modern signs which are tasteful and consistent with the character of the neighborhood in which they are located. Therefore, the Association is respectfully requesting a variance with respect to these four (4) signs, as further described herein.

II. Background.

The Association was formed on March 10, 1998 to administer the affairs of Governor's Square Condominiums, located at 710 & 720 North Person Street, Raleigh, North Carolina ("Governor's Square"). Governor's Square consists of forty-eight (48) condominium units with over sixty (60) owners and residents. Governor's Square has been a strong, vibrant and supportive neighbor within the Oakwood-Mordecai community for seventeen (17) years. Governor's Square proudly supports the Person Street Partnership and has supported the business development along North Person Street. Governor's Square is currently zoned "Neighborhood Business" and proposed to be re-zoned pursuant to the City of Raleigh Unified Development Ordinance (the "Raleigh UDO") as "Neighborhood Mixed-Use." Since Governor's Square has yet to be re-zoned under the Raleigh UDO, it is the understanding of the Association per City of Raleigh staff that signage located on its property is regulated by the Raleigh, North Carolina Code of Ordinances (the "Raleigh Code"). Further, Governor's Square is located within the Oakwood-Mordecai Pedestrian Business Overlay District, and therefore regulated by the Oakwood Mordecai Business District Streetscape Plan (the "Streetscape Plan") as well as the Raleigh Code.

Since April of 1998, Governor's Square has maintained certain signage on its property, as follows:

1. Two (2) freestanding Tract ID Signs located on Pace Street and East Franklin Street at each automobile entrance to Governor's Square, as shown on Exhibit A, attached hereto and incorporated herein by reference; and
2. Two (2) freestanding Informational Signs located near the entrances to Governor's Square on Pace Street and East Franklin Street, as shown on Exhibit B, attached hereto and incorporated herein by reference.

In 2011, Governor's Square became desirous of updating the above-referenced signage and other signage on the property with new signage of a common theme. In pursuit of this goal, Governor's Square hired Artcraft Sign Company ("Artcraft") to design the new signage. For several years, Artcraft and Governor's Square collaborated to perfect the new signs for Governor's Square. Once the signs were finalized, Governor's Square paid three thousand eight hundred dollars (\$3800.00) to Artcraft, which represents half (1/2) of the total cost of the entire sign project. However, in April of 2014, Artcraft informed Governor's Square that the new signs

could not be erected on the property because they failed to comply with the Streetscape Plan and the Raleigh Code. Since that time, the Governor's Square sign project has been on hold, which led to the filing of this variance application.

III. Variance Request.

a. Two (2) Freestanding Tract ID Signs at Entrances on Pace Street and East Franklin Street.

Governor's Square desires to erect two (2) freestanding Tract ID Signs as shown on Exhibit C, attached hereto and incorporated herein by reference, to replace the two (2) freestanding Tract ID Signs which currently exist on the property facing Pace Street and East Franklin Street. These signs meet the applicable requirements of the Raleigh Code for "Low-Profile Ground Signs." However, the Streetscape Plan prohibits "off-premise, ground signs and free-standing signs." Governor's Square is requesting a variance from this requirement of the Streetscape Plan.

b. Two (2) Freestanding Informational Signs near Entrances on Pace Street and East Franklin Street.

Governor's Square desires to erect two (2) freestanding Informational Signs as shown on Exhibit D, attached hereto and incorporated herein by reference, to replace the two (2) freestanding Informational Signs which currently exist on the property facing Pace Street and East Franklin Street. These signs are permitted under the Streetscape Plan, as freestanding traffic and regulatory signs are allowed where it is not possible to place such signs on a utility pole. These signs meet the applicable requirements of the Raleigh Code for "Informational Signs," with the exception of the logo at the top of the signs consisting of the letters "GS." Under Section 10-2083.2 "Product and Information Signs," "no commercial message, announcement or decoration is permitted on the sign other than instruction or direction to the public." Governor's Square is requesting a variance from this requirement of the Raleigh Code.

IV. Variance Criteria

Under these circumstances, strict application of the ordinances would cause unnecessary hardship for Governor's Square. Governor's Square has had the existing signage in place for over seventeen (17) years. Over time, these signs have become worn from weather and outdated and are in desperate need of being replaced. Strict application of the Raleigh Code and Streetscape Plan would prevent Governor's Square from updating the existing signs with more attractive and more modern signs, which are consistent with the character of the neighborhood in which Governor's Square is located. Governor's Square is willing to, and has, invested significant time and expense to replace the existing signs with an eye toward maintaining high standards for its property and thus, high property values for the surrounding area. Governor's Square has already incurred significant costs relating to these signs, including the cost of half (1/2) of the entire sign project and attorney's fees associated with this variance application. Because of the location of Governor's Square, it is necessary that the Tract ID and Informational Signs be freestanding at the entrances to the property on Pace and East Franklin Streets so that

they can be seen by the general public in driving or walking past the property. The layout of the property makes it impossible for these signs to be wall-mounted and still be visible from the street at the entrances to the property. Further, with respect to the Informational Signs, the "GS" logo is consistent with the theme of all new signage which will be located throughout the property and is not an attempt to convey any type of commercial message or advertising. The proposed signs are consistent with the spirit, purpose and intent of the Streetscape Plan, as the Streetscape Plan is mainly designed to regulate the frontages of the buildings that face Person Street and none of the proposed signs will face Person Street. To secure public safety and ensure that substantial justice is achieved, we respectfully ask that Governor's Square be permitted to reasonably identify its property and control the traffic through its property via subtle and aesthetically pleasing freestanding signage which is visible to the general public at the entrances to its property.

EXHIBIT A

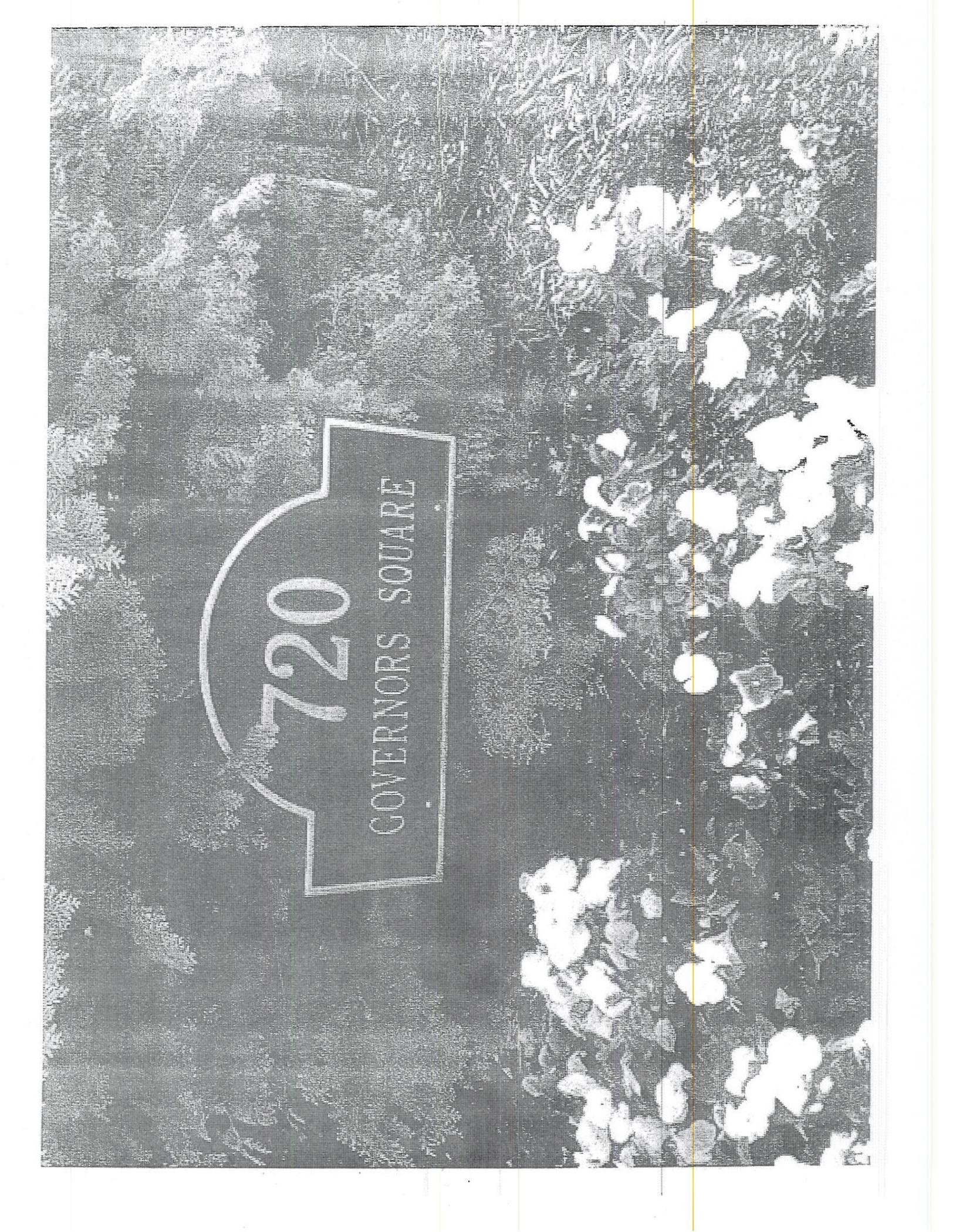
[Attached separately]

ALL OTHERS TOWED AT OWNERS EXPENSE
7 DAYS A WEEK / 24 HOURS A DAY

Acc Towing

710

GOVERNORS SQUARE



720
GOVERNORS SQUARE

EXHIBIT B

[Attached separately]

GOV. SQUARE WILL
NOT BE RESPONSIBLE
FOR DAMAGES TO
ANY VEHICLE PARKED
ON THESE PREMISES

NO THRU TRAFFIC

**PARKING FOR GOVERNOR'S
SQUARE RESIDENTS
AND GUESTS ONLY**

**ALL OTHERS TOWED AT OWNERS EXPENSE
7 DAYS A WEEK/24 HOURS A DAY**

Ace Towing
821-2121

GOV. SQUARE WILL
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Ace Towing
821-2121

EXHIBIT C

[Attached separately]



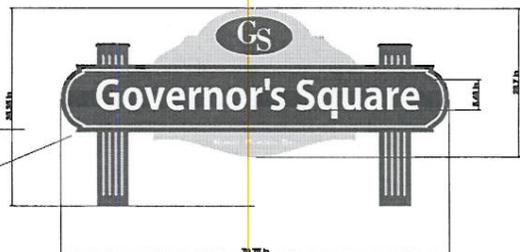
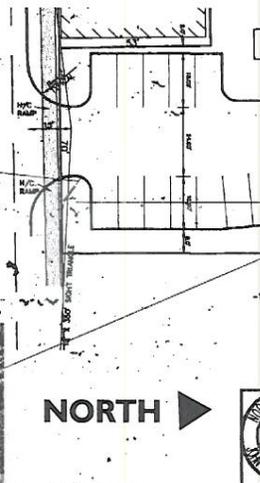
150.00 x 2 (300)
 FLAT SIGN PANELS
 (POST MOUNT)
 DIGI PRINT ON CNC OBO
 ALUMINUM WITH 4x4 POSTS & FINALS
 COLORS: SW 6054 BURGUNDY, BLACK, WHITE
 18x23 = SS 3 sq ft

STE

LEGEND

- ▲ EXISTING FIRE HYDRANT
- ◆ PROPOSED FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊖ PROPOSED WATER VALVE
- ⊗ WATER METER
- ⊙ EXISTING MANHOLE
- ⊚ PROPOSED MANHOLE
- ⊕ PROPOSED CLEAN OUT
- ⊖ EXISTING CATCH BASIN
- ⊗ EXISTING UTILITY POLE
- PROPOSED PIPE

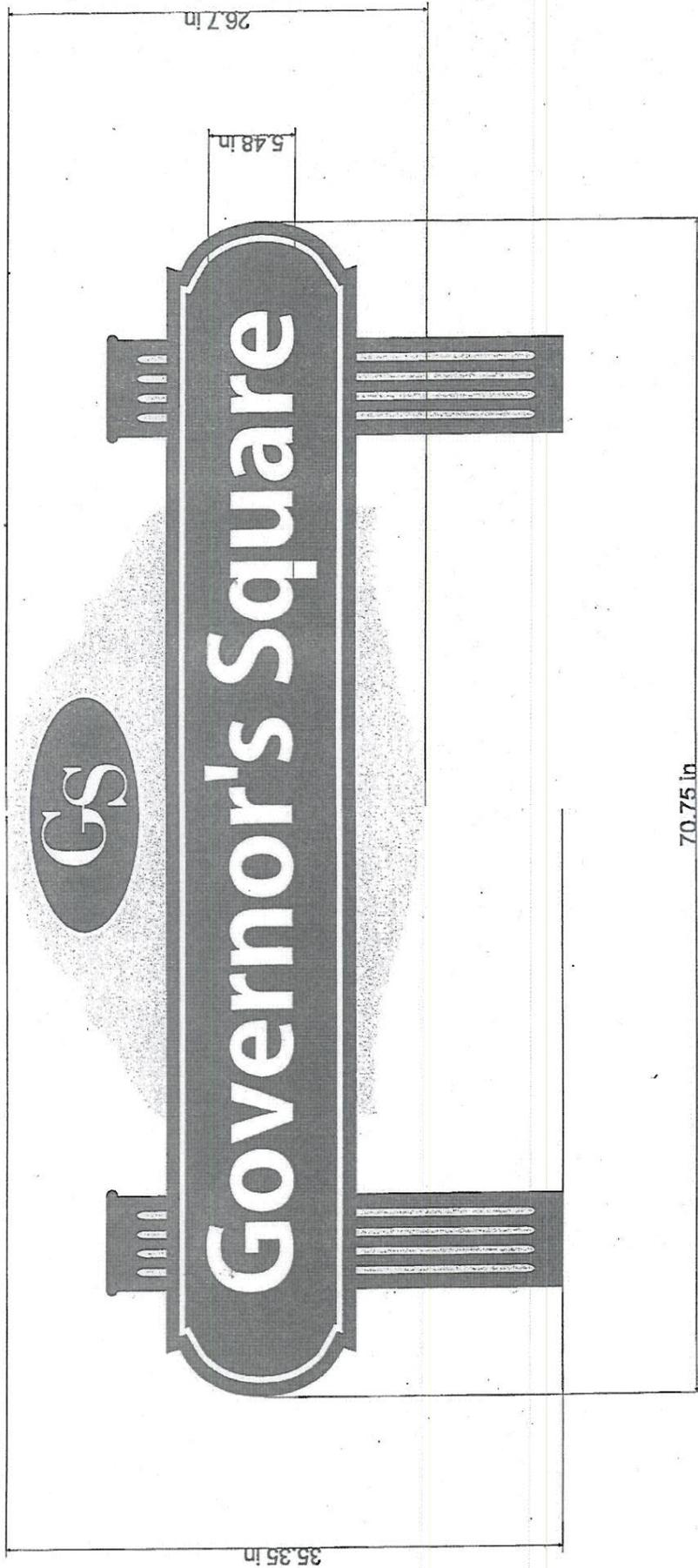
50'R/W



STA 1 1 X APX 6' WIDE (1,950)
 SIGN AREA: APX. 14 SQ. FT.
 SINGLE SIDED
 COLORS: SW 6343 IVORY, SW 6054 BURGUNDY, BLACK, WHITE
 (FREESTANDING - IN GROUND MAIN ENTRANCE SIGN)
 (MAIN ENTRANCE SIGNS)

STA 1

NOTE: SCALE, LOCATIONS, COLORS APPROXIMATE.

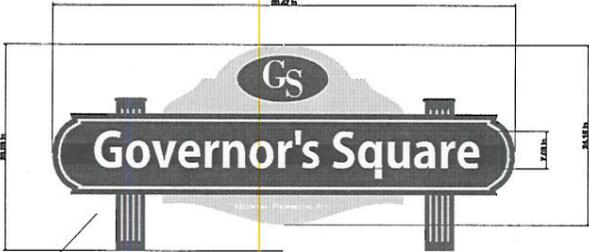
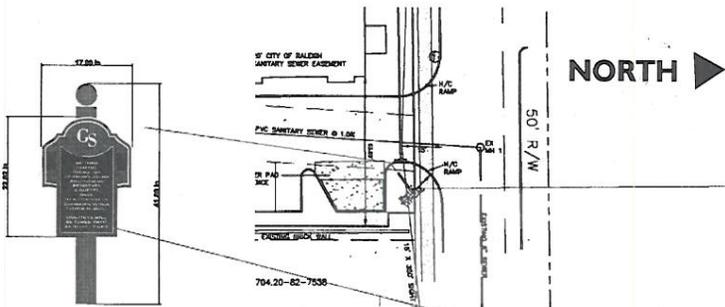


STA 1 1X APX 6' WIDE (1,950)
 SIGN AREA: APX. 14 SQ. FT.

SINGLE SIDED

COLORS: SW 6343 IVORY, SW 6054 BURGUNDY, BLACK, WHITE
 (FREESTANDING - IN GROUND MAIN ENTRANCE SIGN)
 (MAIN ENTRANCE SIGNS)

STA 1



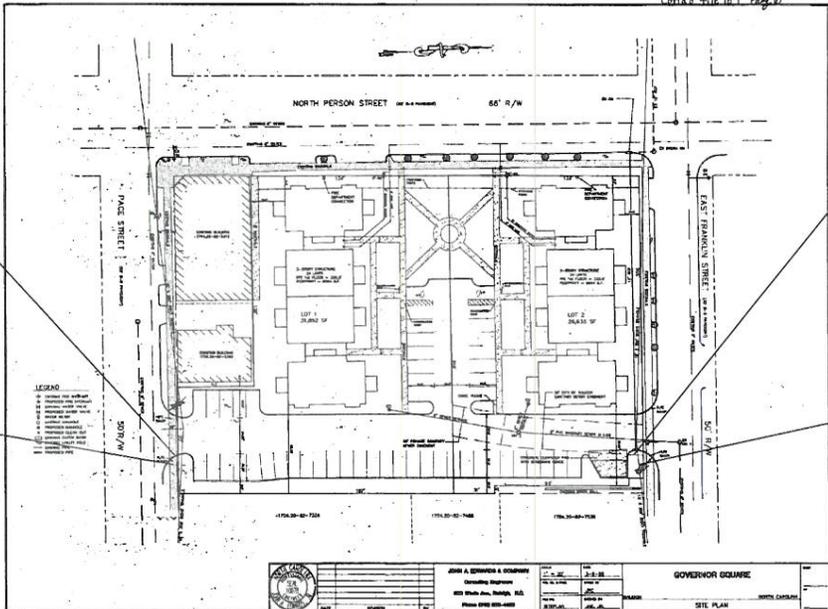
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 ALUMINUM WITH 4x4 POSTS & FINIALS
 COLORS: SW 6054 BURGUNDY, BLACK, WHITE
 18x23 = SS 3 sq ft
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STA 2 1' X APX 8' WIDE (3,640)
 SIGN AREA: APX. 22 SQ. FT.
 SINGLE SIDED
 COLORS: SW 6343 IVORY, SW 6054 BURGUNDY, BLACK, WHITE
 (FREESTANDING - IN GROUND MAIN ENTRANCE SIGN)
STA 2

DATE	3-9-06	GOVERNOR SQUARE
DRAWN BY	JRC	
CHECKED BY	SALDICH	
DATE	JAN. 07	
SITE PLAN		



NOTE: SCALE, LOCATIONS, COLORS APPROXIMATE.

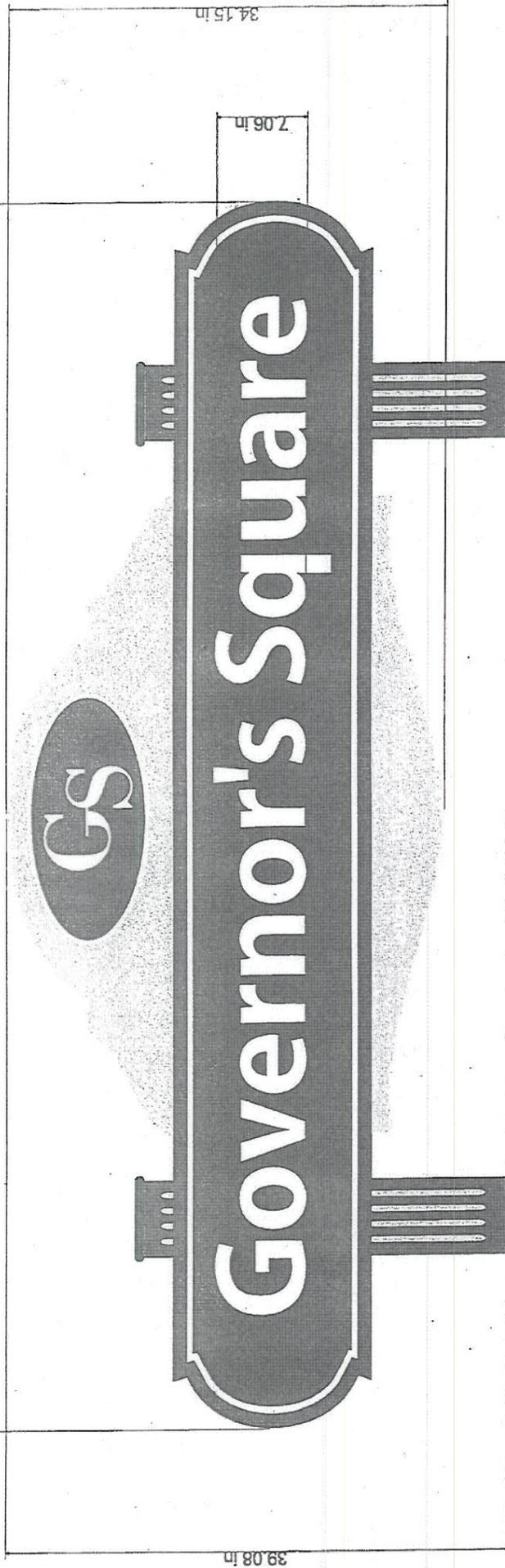


LEGEND

- 1. EXISTING CURB
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	JOHN A. SPRICKER & COMPANY Consulting Engineers 200 West Ave., Raleigh, N.C. Phone 595-555-5555	DATE: 11-11-11 DRAWN BY: JAC CHECKED BY: JAC PROJECT: GOVERNOR SQUARE SHEET: 001 OF 001	GOVERNOR SQUARE SITE PLAN
	SCALE: AS SHOWN NORTH:	DATE: 11-11-11 DRAWN BY: JAC CHECKED BY: JAC PROJECT: GOVERNOR SQUARE SHEET: 001 OF 001	GOVERNOR SQUARE SITE PLAN

90.47 in



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SINGLE SIDED

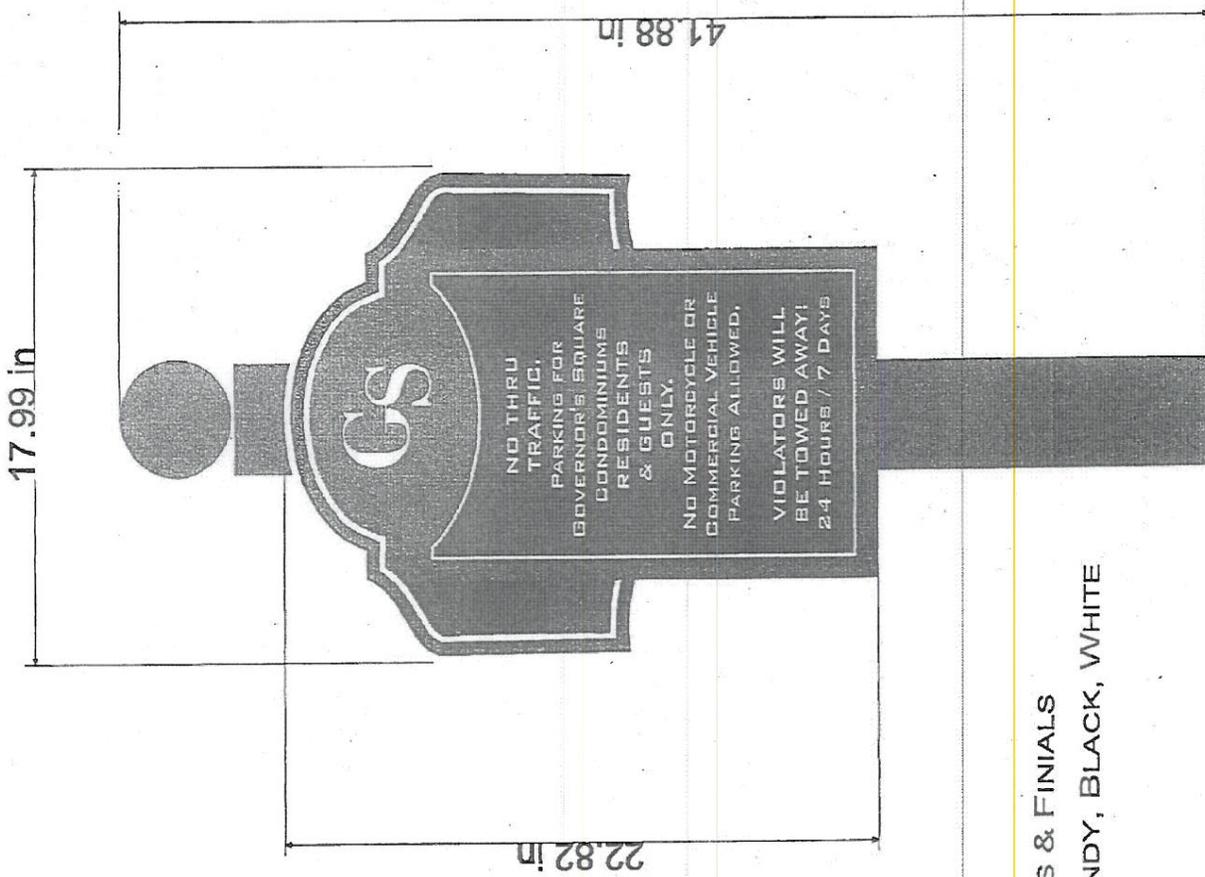
COLORS: SW 6343 IVORY, SW 6054 BURGUNDY, BLACK, WHITE
(FREESTANDING - IN GROUND MAIN ENTRANCE SIGN)

STA 2



EXHIBIT D

[Attached separately]

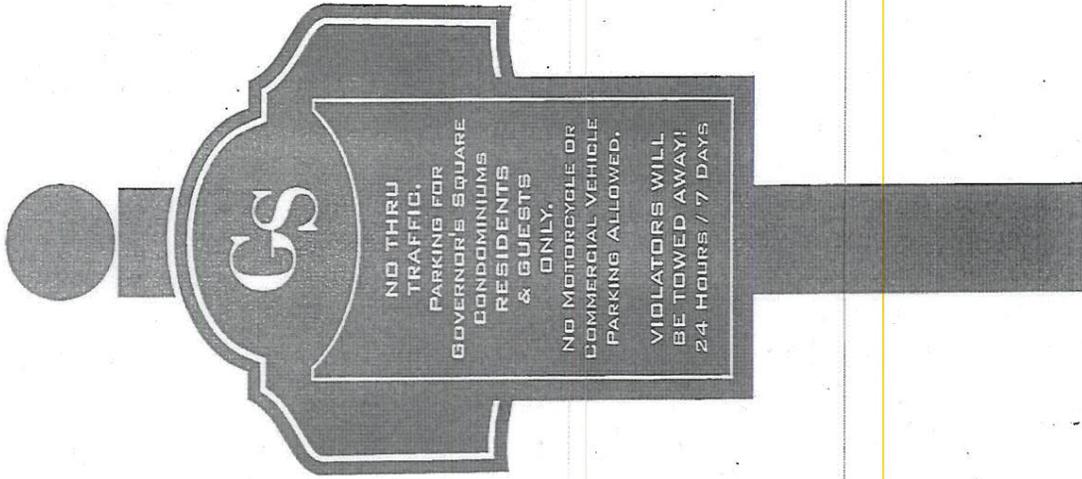


150.00 x 2 (300)
 FLAT SIGN PANELS
 (POST-MOUNT)

DIG PRINT ON CNC 080

ALUMINUM WITH 4X4 POSTS & FINIALS
 COLORS: SW 6054 BURGUNDY, BLACK, WHITE
 18x23 = SS 3 sq ft

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[Home](#)

Wake County Real Estate Data Account Summary

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[Tax Bills](#)

Real Estate ID 0002220 PIN # 1704825488

Location Address
716 N PERSON ST

Property Description
MASTER CARD GOVERNOR'S SQUARE CONDOS

[Account Search](#)

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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 GOVERNOR'S SQUARE CONDOS Use the Deeds tab above to view any additional owners	Owner's Mailing Address 1908 YORKGATE DR RALEIGH NC 27612-3450	Property Location Address 716 N PERSON ST RALEIGH NC 27604-1216
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Administrative Data	Transfer Information	Assessed Value
Old Map # G033-G0156-0004	Deed Date 3/13/1998	Land Value
Map/Scale 1704 20	Book & Page 07955 0588	Assessed
VCS 01RA56C	Revenue Stamps	Bldg. Value
City RALEIGH	Pkg Sale Date	Assessed
Fire District	Pkg Sale Price	
Township RALEIGH	Land Sale Date	Tax Relief
Land Class MA+CONDO	Land Sale Price	
ETJ RA		
Spec Dist(s)	Improvement Summary	Land Use Value
Zoning NB	Total Units 0	Use Value Deferment
History ID 1	Recycle Units 0	Historic Deferment
History ID 2	Apt/SC Sqft	Total Deferred Value
Acreage 1.34	Heated Area	
Permit Date 6/13/1997		Use/Hist/Tax Relief
Permit # 0000034421		Assessed
		Total Value
		Assessed*

*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 0002220 PIN # 1704825488

Location Address
716 N PERSON ST

Property Description
MASTER CARD GOVERNOR'S SQUARE CONDOS

Account
Search

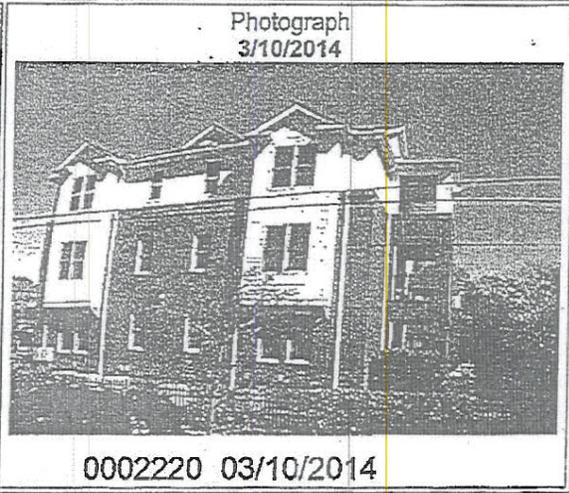
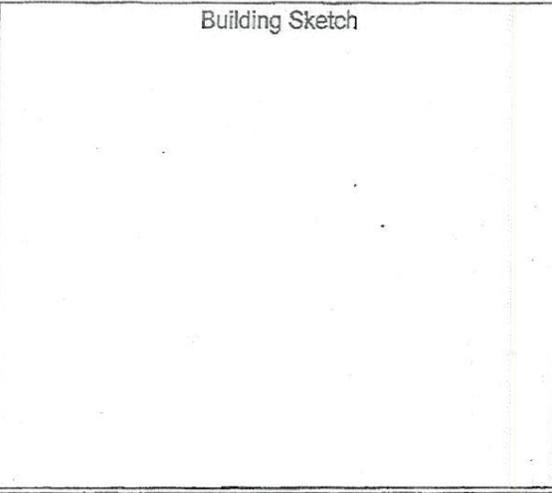
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[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 716 N PERSON ST	Building Description 01RA56C	Card 01 Of 01
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Bldg Type Units Heated Area Story Height Style Basement Exterior Const Type Heating Air Cond Plumbing	Year Bt Addns Int. Adjust Other Features	Eff Year Remod	Base Bidg Value Grade Cond % Market Adj. Market Adj. Accrued % Incomplete Code Card 01 Value All Other Cards Land Value Assessed Total Value Assessed
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Main and Addition Summary				Other Improvements						
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M									ADJ	
A					19509	SF PAVASPH	REF	1998	70	0
B					12	UN LIGHTCPL	REF	1998	100	0
C										
D										
E										
F										
G										
H										





710 North Person Street
 720 North Person Street



1704825488
ROGERS, TIMOTHY R
720 N PERSON ST APT 308
RALEIGH NC 27604-1287

1704825488
MENDELL, STEFANIE JOHNSON, RICHARD
3225 OAK GROVE CIR
RALEIGH NC 27607-6700

1704825488
CHASE, JONATHAN O
720 N PERSON ST
RALEIGH NC 27604-1277

1704825488
PERALES, RICHARD
720 N PERSON ST APT 207
RALEIGH NC 27604-1287

1704825488
GOLD, JEFFREY M GOLD, LYNN C
720 N PERSON ST APT 204
RALEIGH NC 27604-1268

1704825488
ALLEN, BETTY G
720 N PERSON ST APT 201
RALEIGH NC 27604-1268

1704825488
STANLEY, SHIRLEY A
2024 TIMBER DR
RALEIGH NC 27604-2220

1704825488
MCCUE, DAVID ANTHONY MCCUE,
PAMELA A
720 N PERSON ST APT 103
RALEIGH NC 27604-1268

1704825488
SEROZI, REID
503 HOLDEN ST
RALEIGH NC 27604-1946

1704825488
YOO, JOANNE M
710 N PERSON ST APT 305
RALEIGH NC 27604-1284

1704825488
NUCKOLLS, BRADLEY JAMES
720 N PERSON ST APT 307
RALEIGH NC 27604-1287

1704825488
PATEL, VIPUL K PATEL, SURABHI V
114 LOCHWOOD WEST DR
CARY NC 27518-9744

1704825488
WHEELER, DAN A
720 N PERSON ST APT 301
RALEIGH NC 27604-1268

1704825488
URE, JAY A
720 N PERSON ST APT 206
RALEIGH NC 27604-1287

1704825488
KLEINSTREUER, JOSHUA CLEMENS
720 N PERSON ST APT 203
RALEIGH NC 27604-1268

1704825488
REYNOLDS, ASHLEY P
720 N PERSON ST APT 108
RALEIGH NC 27604-1287

1704825488
SHANKO, GEORGE III
720 N PERSON ST APT 105
RALEIGH NC 27604-1287

1704825488
REA, CLARLA J
720 N PERSON ST APT 102
RALEIGH NC 27604-1268

1704825488
MCGEE, BENNIE G MCGEE, LINDA M
1123 VILLAGE LANE
COROLLA NC 27927

1704825488
SAYLOR, ELIZABETH E
710 N PERSON ST APT 304
RALEIGH NC 27604-1276

1704825488
JANKOWSKI, ROBERT /TR
720 306 N PERSON ST
RALEIGH NC 27604-1287

1704825488
FALLS ENTERPRISES LLC
PO BOX 11911
CHARLOTTE NC 28220-1911

1704825488
WHITTINGTON, JONATHAN SANDERS,
GEORGANNE
720 N PERSON ST APT 208
RALEIGH NC 27604-1287

1704825488
HORTON, LESLIE J
207 DENNIS AVE
RALEIGH NC 27604-2136

1704825488
THOMPSON, MICHAEL M
720 N PERSON ST APT 202
RALEIGH NC 27604-1268

1704825488
CLARK, REBECCA M
PO BOX 10834
RALEIGH NC 27605-0834

1704825488
MERCER, JEREMY C
720 N PERSON ST APT 104
RALEIGH NC 27604-1268

1704825488
ARTHURS, JASON T
720 N PERSON ST APT 101
RALEIGH NC 27604-1268

1704825488
CANNON, RACHEL COLE
710 306 N PERSON ST
RALEIGH NC 27604-1284

1704825488
ELLIS, RONALD
710 N PERSON ST APT 303
RALEIGH NC 27604-1276

1704825488
KUCAB, BRIAN
710 N PERSON ST APT 302
RALEIGH NC 27604-1276

1704825488
MCCUE, DAVID A MCCUE, PAMELA A
710 N PERSON ST APT 207
RALEIGH NC 27604-1284

1704825488
OWENS, SARAH MACLEOD
710 N PERSON ST APT 204
RALEIGH NC 27604-1276

1704825488
PATERAL INVESTMENTS LLC
4705 16TH STREET DR NE
HICKORY NC 28601-7459

1704825488
CAPLAN, STEPHANIE
710 106 N PERSON ST
RALEIGH NC 27604-1284

1704825488
MOORE, JULIANA B BAILEY, DEAN A
MARIE WOODALL BAILEY
710 N PERSON ST APT 103
RALEIGH NC 27604-1276

1704825488
GOVERNOR'S SQUARE CONDOS
1908 YORKGATE DR
RALEIGH NC 27612-3450

1704823375
TOMEHALL LLC
PO BOX 12526
RALEIGH NC 27605-2526

1704823545
J TREADWELL PROPERTY RENTALS LLC
PO BOX 5705
CARY NC 27512-5705

1704825233
NORTH PERSON STREET LLC
PO BOX 10403
RALEIGH NC 27605-0403

1704825488
HOKE, COLBY ALEXANDER
710 N PERSON ST APT 301
RALEIGH NC 27604-1276

1704825488
WARF, DOUGLAS C
710 N PERSON ST APT 206
RALEIGH NC 27604-1284

1704825488
HAECK, MATTHEW HAECK, DAVID
710 N PERSON ST APT 203
RALEIGH NC 27604-1276

1704825488
HARRISON, DAVID E HARRISON, LINDA
710 108 N PERSON ST
RALEIGH NC 27604-1284

1704825488
SHONERD, DAVID
330 S WEST ST APT 301
ALEXANDRIA VA 22314-5928

1704825488
MOZINGO, CASSIE
905 N HAMILTON ST APT J
RICHMOND VA 23221-1238

1704822777
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704823402
HUTZLER, EMMA M
1403 WAKE FOREST RD
RALEIGH NC 27604-1328

1704823550
EWW INVESTMENTS LLC
213 WILEY OAKS DR
WENDELL NC 27591-9782

1704825313
WTT LLC
WRENN T TREVARTHEN
6008 DOMINION FAIRWAYS PL
GLEN ALLEN VA 23059-6918

1704825488
STEWART, YVONNE MANESS STEWART,
DARRELL GRAY
1002 SMOKEWOOD DR
APEX NC 27502-6418

1704825488
ZAYAS, CARMEN J JIMEN
205 N PERSON ST
RALEIGH NC 27601

1704825488
BERT DREWS TRUST
BERT DREWS TRUSTEE
183 LOWER TER.
SAN FRANCISCO CA 94114-1412

1704825488
RICHSTAD, KENNETH A RICHSTAD,
KENNETH H
710 107 N PERSON ST
RALEIGH NC 27604-1284

1704825488
LONG, BEVERLY R LONG, EVERETTE L
334 JIM MORTON RD
HURDLE MILLS NC 27541-7933

1704825488
RYAN, BRIDGET KATHERINE
2406 OXFORD RD
RALEIGH NC 27608-1538

1704823136
SANFORD, JO ANNE
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704823426
HUTZLER, EMMA M
1403 WAKE FOREST RD
RALEIGH NC 27604-1328

1704823680
PNN REAL ESTATE LLC
CAFE LUNA
136 E HARGETT ST
RALEIGH NC 27601-1440

1704825392
CHOPLIN, ELIZABETH W WILLIAMS, RICKY
F
305 PACE ST
RALEIGH NC 27604-1208

1704826117
MCCOY, MAXINE G
3726 HEARTHSTONE CT
CHARLOTTE NC 28211-1304

1704826157
STAMM, LOUIS M FOSTER, LESLIE Y
308 PACE ST
RALEIGH NC 27604-1209

1704826735
PATTERSON HOLDING LLC
800 N PERSON ST
RALEIGH NC 27604-1218

1704827101
PENRY, J ANTHONY PENRY, KAREN M
315 N BOUNDARY ST
RALEIGH NC 27604-1243

1704827326
SCOTT, RANDALL C SCOTT, HEATHER L
218 N EAST ST
RALEIGH NC 27601-1114

1704827438
CAROL J DEVITA RVCBLE TRUST THE
MCCLURE, CHRISTOPH...
715 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704828108
DEIHL, JOSHUA J DEIHL, SUSAN G
605 N BLOODWORTH ST
RALEIGH NC 27604-1227

1704828332
WATZIN, MARY C
703 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704828401
BREWER, WILLIAM E JR BREWER, JOANNE
SANFORD
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704828505
SANFORD, JO ANNE SANFORD, WILLIAM
EARL
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704828732
FRAZIER, JORJA CAROL
801 N BLOODWORTH ST
RALEIGH NC 27604-1231