



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
1 Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

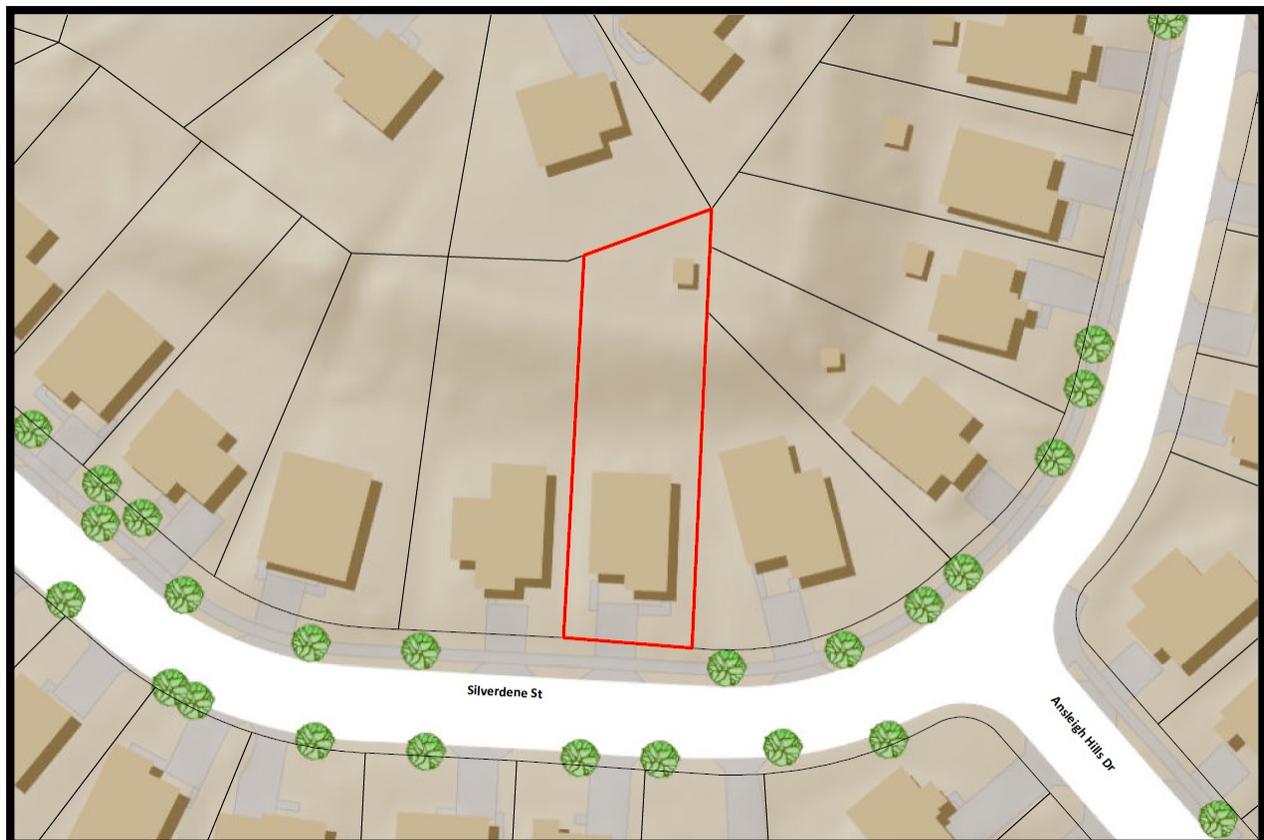
Case File: A-51-15

Property Address: 4845 Silverdene Street

Property Owner: H'Bem R'com

Project Contact: John Shaw

Nature of Case: A request for a 2.4" side yard setback variance for each side for relief from the regulations set forth in Section 2.2.1 of the Unified Development Ordinance to allow for the legalization of an existing detached house resulting in a 9.8' side yard setback on both sides of the property so that a conforming expansion to the rear may exceed 25% of the existing structure on a .43 acre property zoned Residential-4 located at 4845 Silverdene Street.

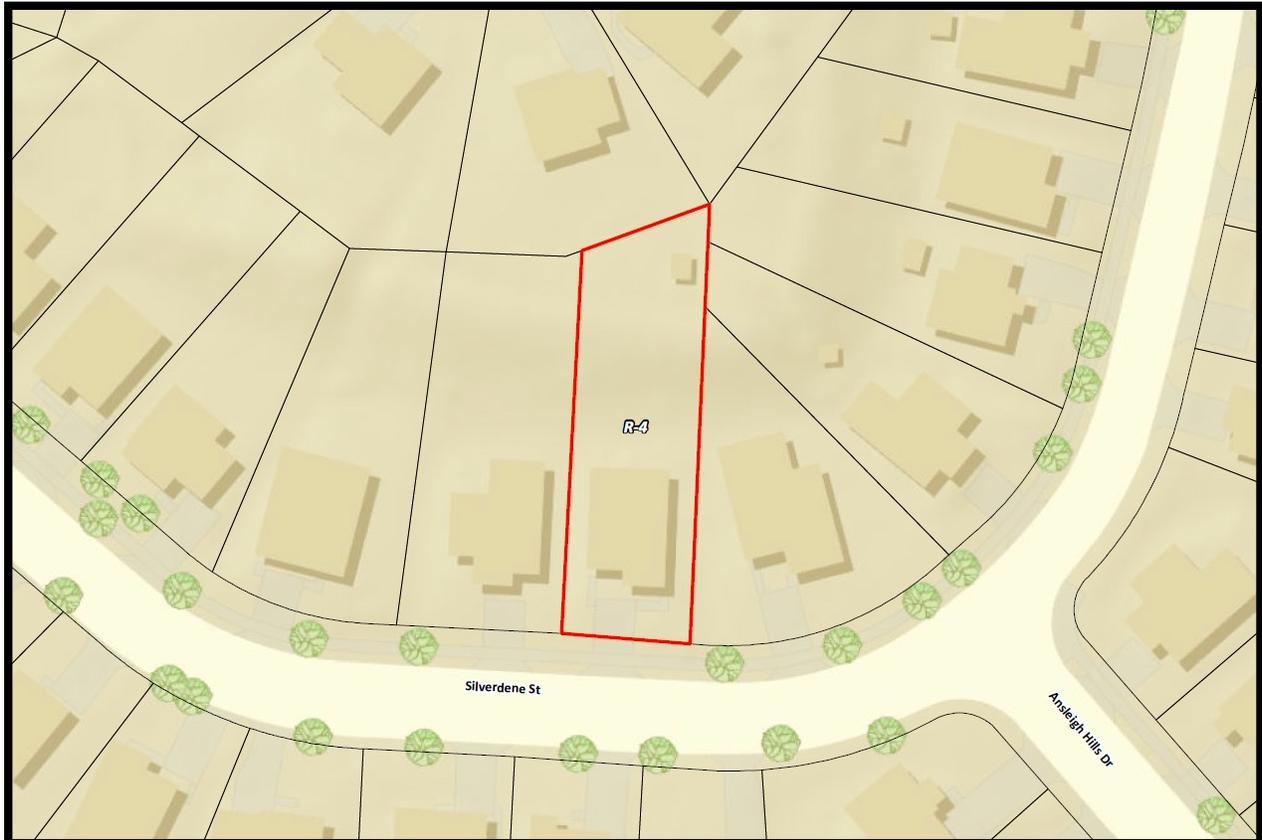


4845 Silverdene Street – Location Map

To BOA: 7-13-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING
DISTRICTS: Residential-4



4845 Silverdene 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:

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

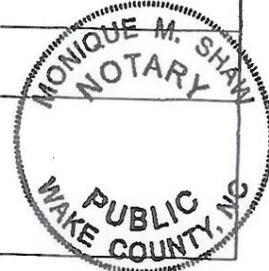
Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Variance Application

A-51-15

OFFICE USE ONLY	
Nature of variance request (Submit addendum on separate sheet, if more space is needed.)	Transaction Number
SEE ADDENDUM	
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 4845 Silverdene Street	Date	
Property PIN 1736127279	Current Zoning R-4	
Nearest Intersection Silverdene & Marthonna	Property size (in acres) .19	
Property Owner H'Bem R'com 4845 Silverdene Street	Phone 919413-0375	Fax 888-833-2444
	Email bem.rcom@yahoo.com	
Project Contact Person John Shaw	Phone 919-422-7087	Fax 888-833-2444
	Email jshaw@earthlink.net	
Property Owner Signature <i>H. Combe</i>	Email bem.rcom@yahoo.com	
Notary Sworn and subscribed before me this <u>5</u> day of <u>JUNE</u> , 20 <u>15</u>	Notary Signature and Seal <i>Monique M. Shaw</i> MONIQUE M. SHAW EXPIRES: 4/1/17	



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 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 type="checkbox"/>	<input type="checkbox"/>			

ADDENDUM To Variance Application for H'Bem Rcom Pin#1736127279

H'Bem Rcom, property owner, wishes to add a full width addition to the rear of her 4845 Silverdene Street residence. Owner requests a variance of 2.4 inches on both the East and West sides of the lot. Existing building is currently 9.8 feet from the side property lines.

Additionally, property owner requests a variance to exceed 25% expansion for this addition to the rear of the residence. Addition to be 18 feet deep by full width of building (30.1'). Height and roof pitch will match existing structure.

OF THE WAKE COUNTY REGISTRY.

I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section .1600) for class A surveys and that the calculated ratio of precision before adjustments is 10,000+. Furthermore, building corners shown are primary control monumentation for the reestablishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot to the person(s) shown on this map.

Professional Land Surveyor

- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.
 2) House ties are radial to property lines unless shown otherwise.
 3) Underground pipes not located with this survey.
 4) All areas are computed by coordinates.
 5) Flood plain statement attached separately, if requested, and not a part of this survey.

LEGEND:

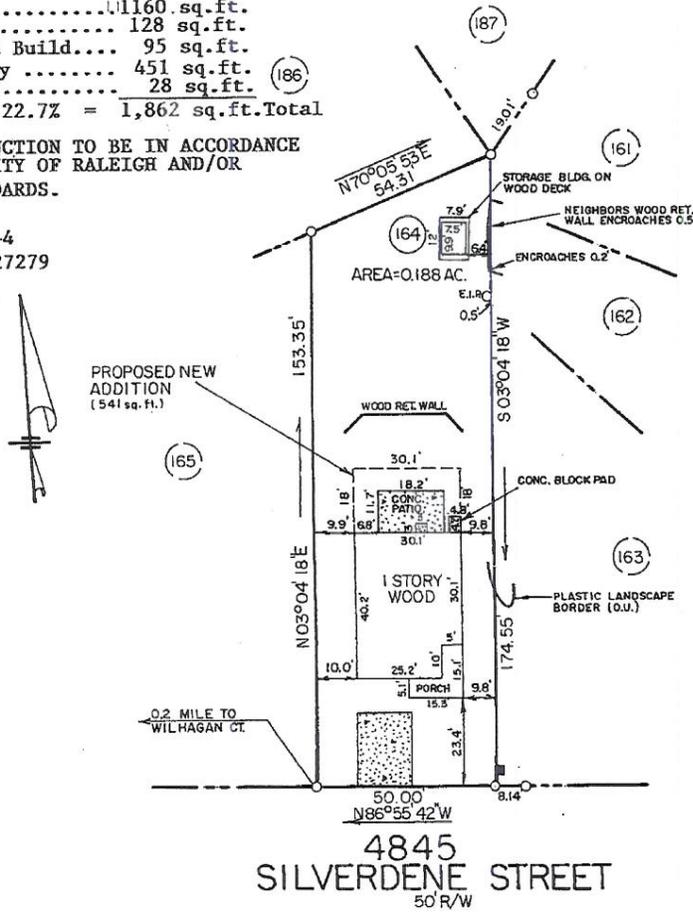
- O = EXISTING IRON PIPE
- = NEW IRON PIPE
- P = PORCH, S = STOOP, SH = SHED
- = FENCE, R = RADIUS
- = CREEK (APPROX. LOCATION)
- E- = OVERHEAD ELECTRIC LINE
- LP = LIGHT POLE, PP = POWER POLE
- PK = MASONRY NAIL, MH = MANHOLE
- LBS = LOCATION BY SCALE
- C = CHIMNEY, ■ = ELECT. TRANSFORMER
- L = ARC LENGTH, CH = CHORD LENGTH
- YI = YARD INLET, DI = DROP INLET
- D = DECK, FH = FIRE HYDRANT
- N/F = NOW OR FORMERLY
- DU = DESTINATION UNKNOWN
- OU = OWNERSHIP UNKNOWN

EXISTING IMPERVIOUS AREAS:

1. House 11160 sq.ft.
 2. Porch 128 sq.ft.
 3. Storage Bldg. 95 sq.ft.
 4. Driveway 451 sq.ft.
 5. Wall 28 sq.ft.
- 22.7% = 1,862 sq.ft. Total

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.

ZONING: R-4
 PIN# 1736127279



4845 SILVERDENE STREET
 50' R/W

SURVEY FOR
 H'BEM RCOM

WAKE COUNTY, NORTH CAROLINA



HOUSE PROPOSED ADDITION - 15 JUNE 2015

DATE: 18 MAY 2015

TOWNSHIP: ST. MATTHEWS

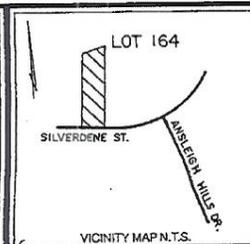
SCALE: 1" = 40'

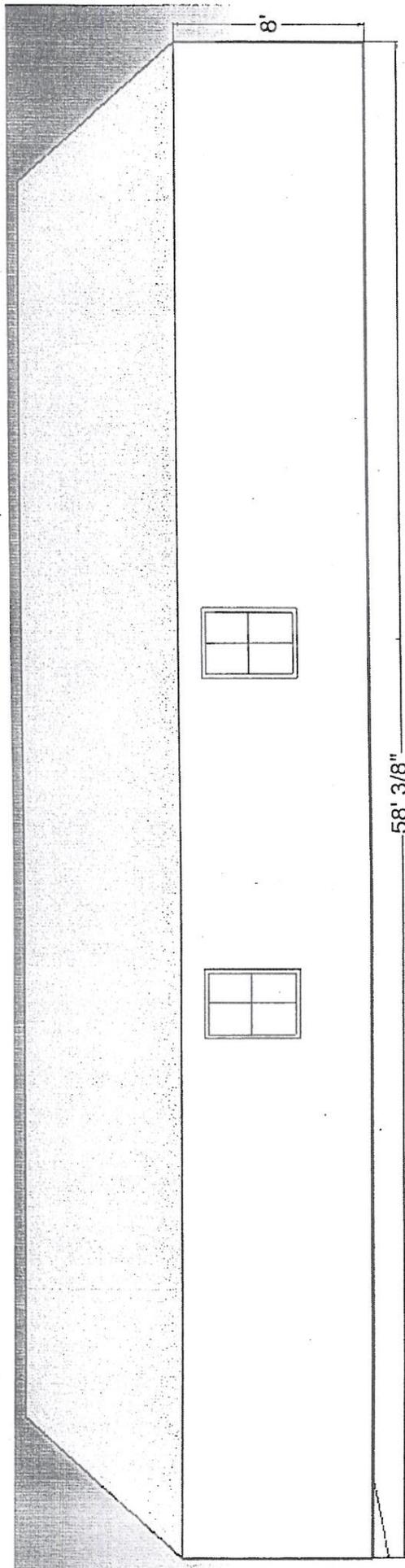


AL PRINCE & ASSOCIATES, P.A.

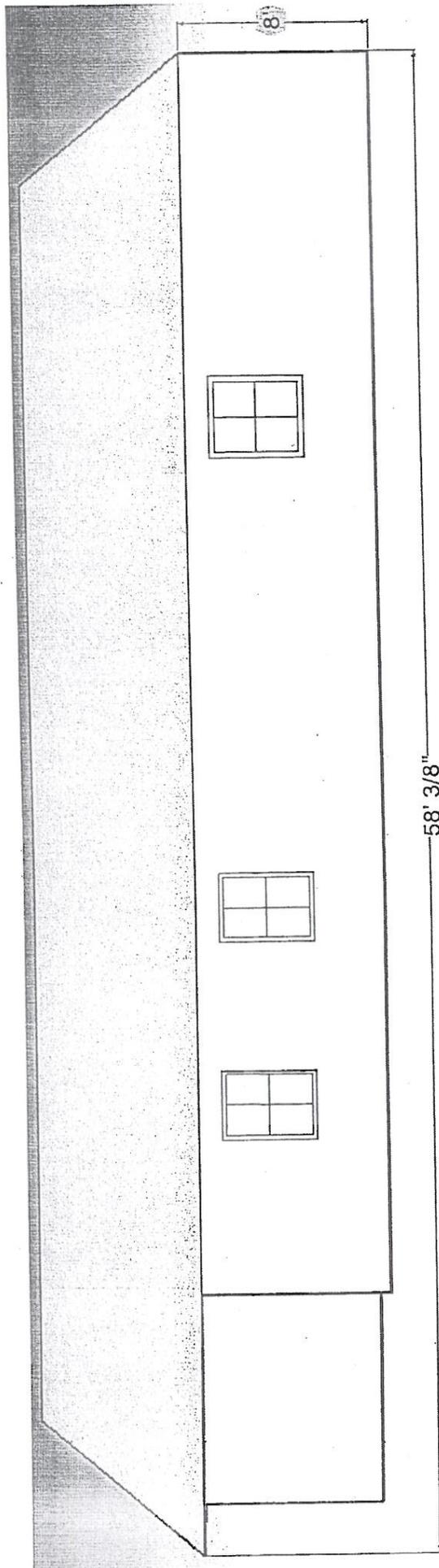
ENGINEERS-SURVEYORS-PLANNERS

P.O. BOX 44
 975 WALNUT ST., SUITE 233
 CARY, NORTH CAROLINA, 27511
 PH. 467-3545 FAX 467-8607

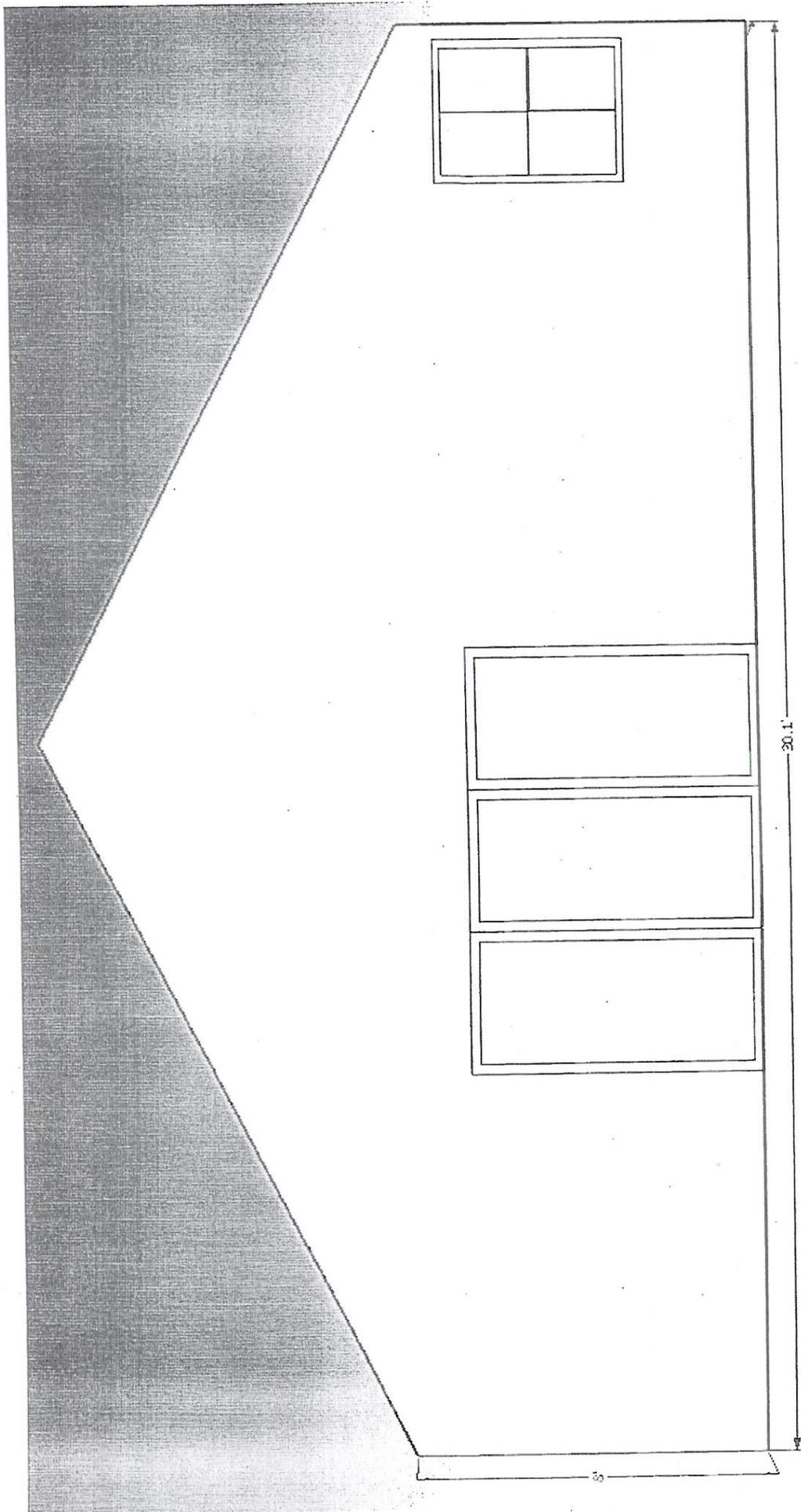




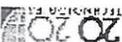
West Elevation

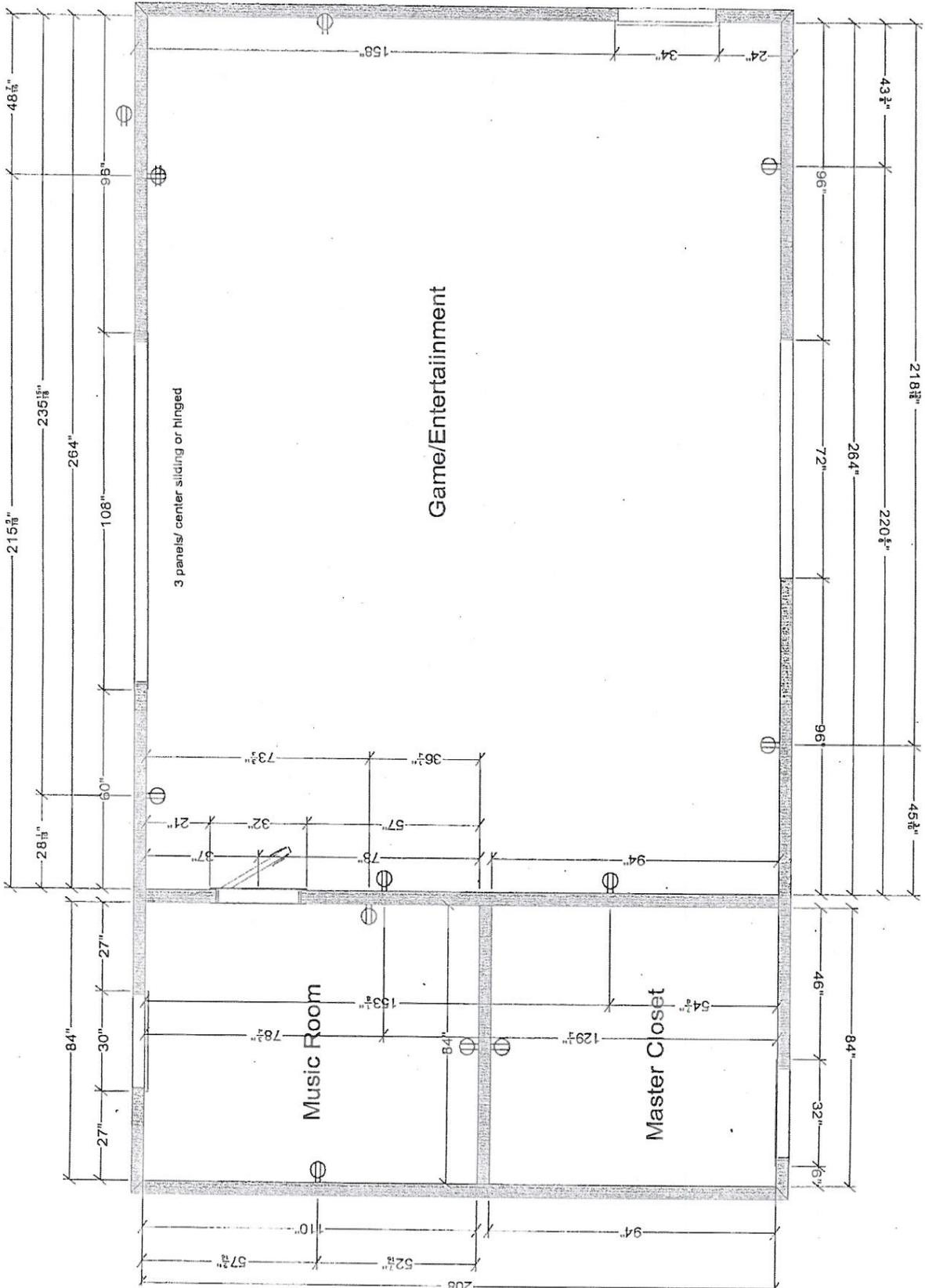


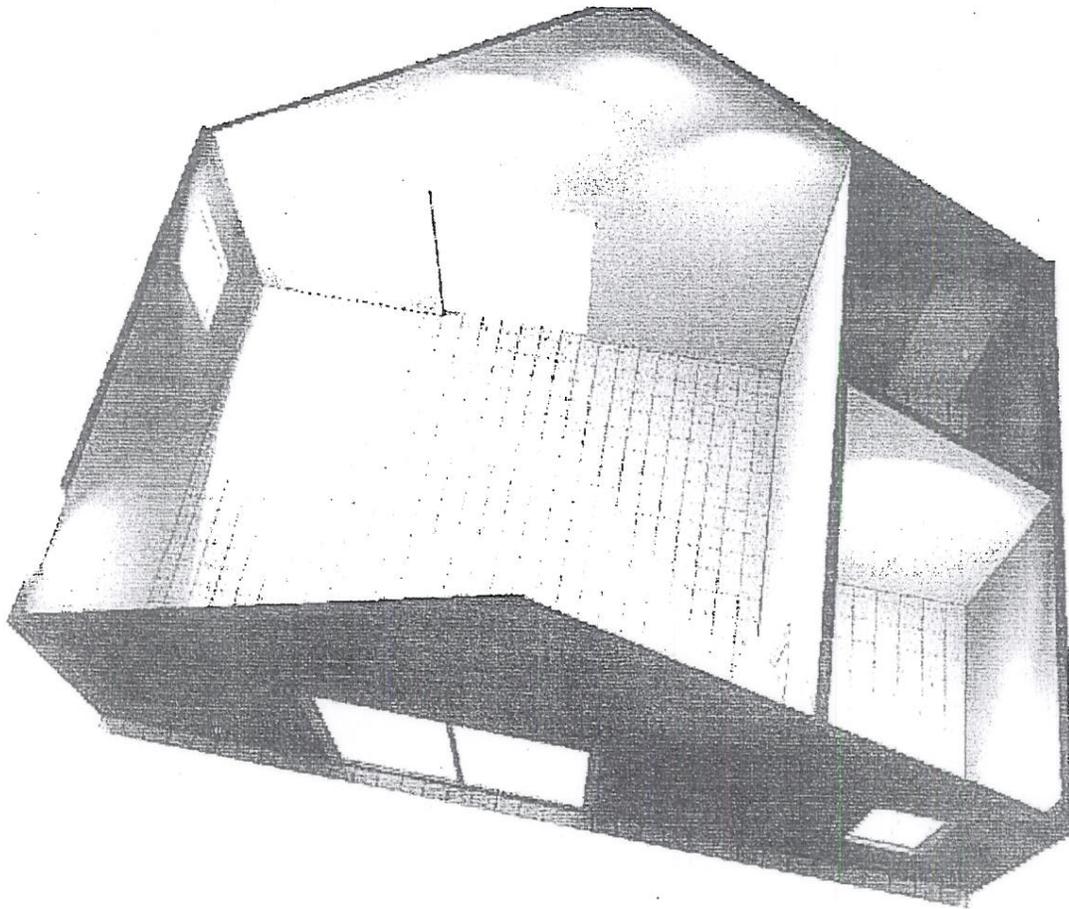
East Elevation



North Elevation

Mike Bem Shaw		 <p>This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.</p>	All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.
Drawing #: 1 No Scale.	All		





Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed: 3/29/2015
Printed: 4/16/2015



[Home](#)

**Wake County Real Estate Data
Account Summary**

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

Real Estate ID 0254535 PIN # 1736127279

Location Address Property Description
4845 SILVERDENE ST LO164 ANSLEIGH SUB PH4 BM1999-390

[Account Search](#)

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

[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 RCOM, HBEM Use the Deeds tab above to view any additional owners		Owner's Mailing Address 4845 SILVERDENE ST RALEIGH NC 27616-5102	Property Location Address 4845 SILVERDENE ST RALEIGH NC 27616-5102
Administrative Data Old Map # 411-00000-0000 Map/Scale 1736 17 VCS 13RA001 City RALEIGH Fire District Township NEUSE Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .19 Permit Date 5/3/2000 Permit # 0000053256	Transfer Information Deed Date 8/5/2008 Book & Page 13204 1284 Revenue Stamps Pkg Sale Date 3/14/2008 Pkg Sale Price \$130,000 Land Sale Date 5/22/2000 Land Sale Price \$24,300 Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,126	Assessed Value Land Value \$36,000 Assessed Bldg. Value \$89,094 Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$125,094 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 0254535

PIN # 1736127279

Account Search

Location Address
4845 SILVERDENE ST

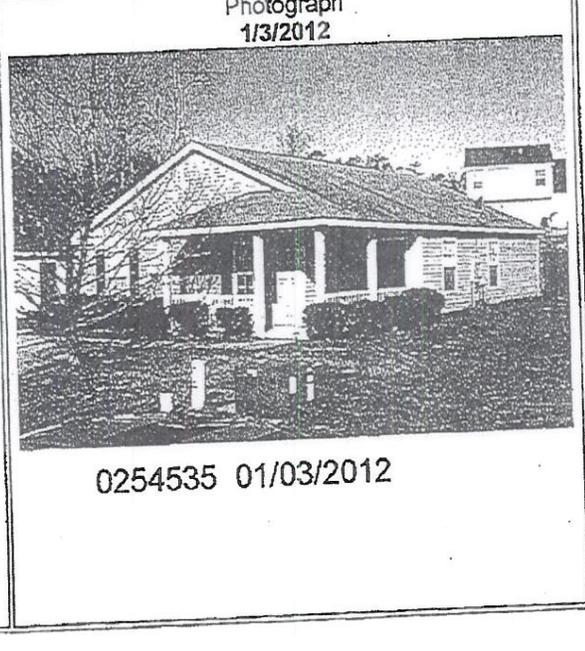
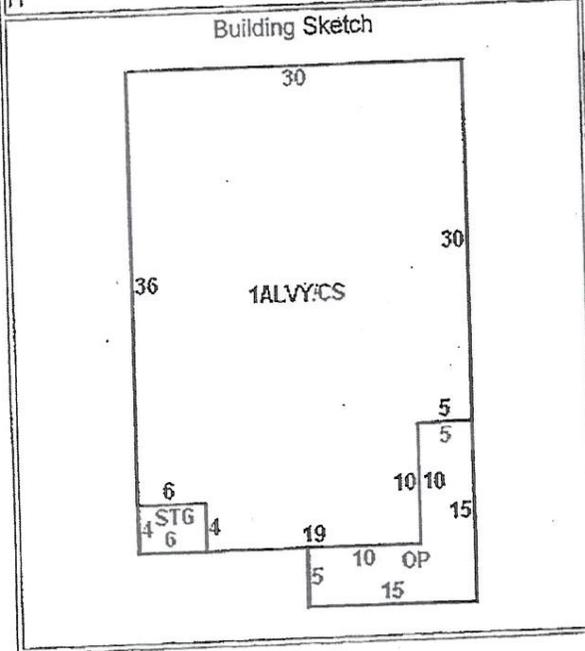
Property Description
LO164 ANSLEIGH SUB PH4 BM1999-390

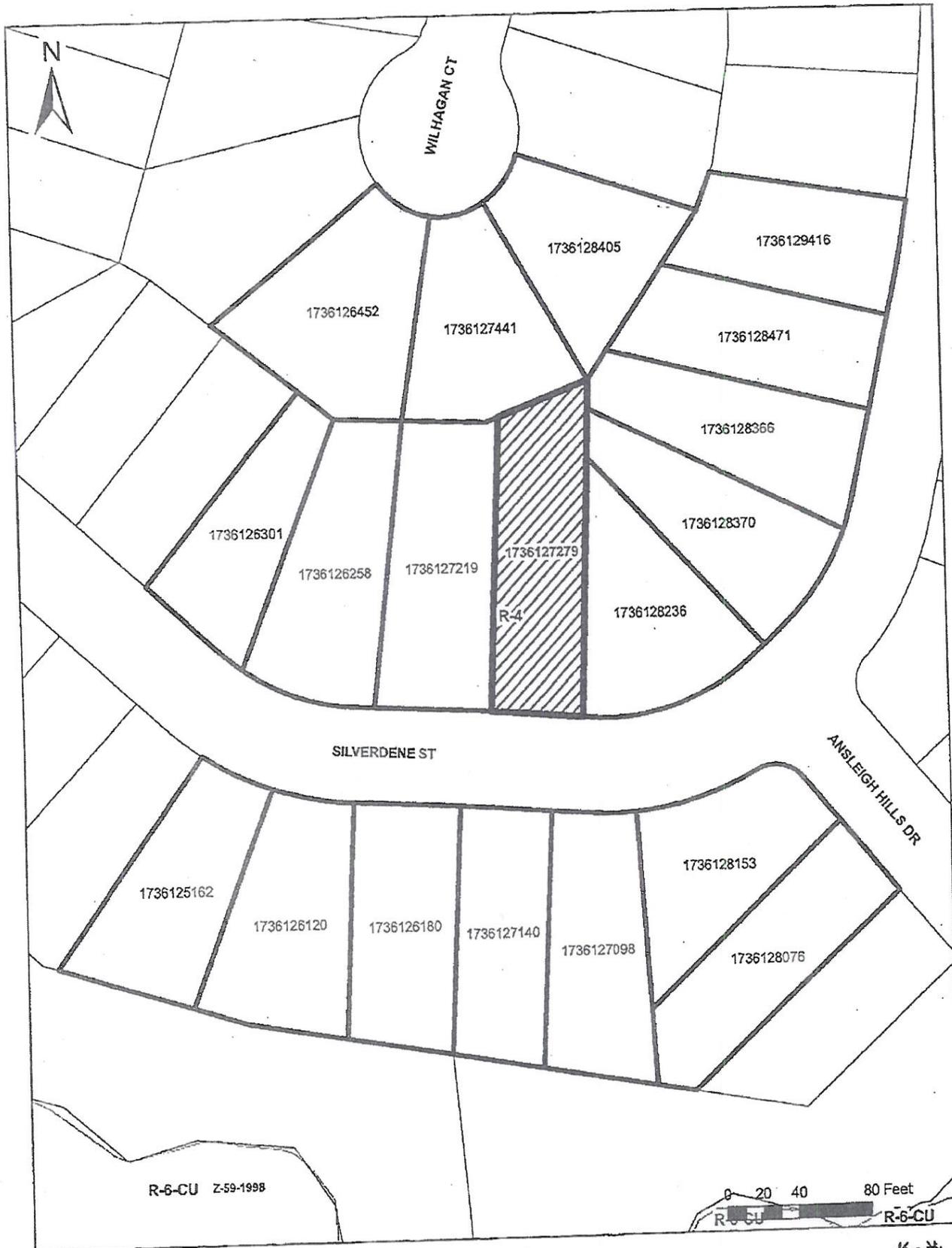
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

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

Building Location Address 4845 SILVERDENE ST		Building Description 13RA001		Card 01 Of 01	
Bldg Type	01 Single Family	Year Bilt	2000	Eff Year	2000
Units	1	Addns		Remod	
Heated Area	1,126	Int. Adjust.			
Story Height	1 Story	Other Features			
Style	Conventional				
Basement	Crawl Space				
Exterior	Aluminum Vinyl				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	2 BATH				
		Base Bldg Value		\$96,841	
		Grade		C 00	
		Cond %		B 92%	
		Market Adj.			
		Market Adj.			
		Accrued %		92%	
		Incomplete Code			
		Card 01 Value		\$89,094	
		All Other Cards			
		Land Value Assessed		\$36,000	
		Total Value Assessed		\$125,094	

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	1	ALVY/CS	1126						
A		STG	24						
B		OP	125						
C									
D									
E									
F									
G									
H									





4845 Silverdene Street



1736127279
RCOM, HBEM
4845 SILVERDENE ST
RALEIGH NC 27616-5102

1736126180
BETANCOURT, HECTOR BETANCOURT,
ANGELA M
4840 SILVERDENE ST
RALEIGH NC 27616-5112

1736126452
SHAW, DANIEL J SHAW, MEGHAN M
5500 WILHAGAN CT
RALEIGH NC 27616-5741

1736127219
HOWEN, KEVIN HOWEN, CONNIE
4841 SILVERDENE ST
RALEIGH NC 27616-5102

1736128153
WINTERHOLLER, KLAUS WINTERHOLLER,
NICOLETTE
5320 ANSLEIGH HILLS DR
RALEIGH NC 27616-5111

1736128370
POSADA, JUAN V
4901 SILVERDENE ST
RALEIGH NC 27616-5129

1736129416
LANDEROS, JOSE LUIS LANDEROS,
RAQUEL
4917 SILVERDENE ST
RALEIGH NC 27616-5129

1736125162
MORRISON, STEVEN S MORRISON, LING
JING Y
2529 FORESTVILLE RD
WAKE FOREST NC 27587-8139

1736126258
NOLASCO, JOSE VENITEZ, ROSA E
4837 SILVERDENE ST
RALEIGH NC 27616-5102

1736127098
FOX, DANA CORBIN, ERIK
4848 SILVERDENE ST
RALEIGH NC 27616-5112

1736127441
PRICE, ROBERT P
5501 WILHAGAN CT
RALEIGH NC 27616-5742

1736128236
VEIT, PETER J VEIT, CYNTHIA J
103 BOWCASTLE CT
CARY NC 27518-2413

1736128405
DEPIETRO, MARIE
5260 MILL DAM RD
WAKE FOREST NC 27587-6386

1736126120
DEGOSKI, DANIELLE JOY
4836 SILVERDENE ST
RALEIGH NC 27616-5112

1736126301
AMH 2015-1 BORROWER LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

1736127140
BELL, PAMELA A BELL, MATTHEW L JR
4844 SILVERDENE ST
RALEIGH NC 27616-5112

1736128076
RAO, KOTTAPALLI SAMIRA
5316 ANSLEIGH HILLS DR
RALEIGH NC 27616-5111

1736128366
LOVETT, CHARLENE P
4905 SILVERDENE ST
RALEIGH NC 27616-5129

1736128471
MACHADO, PEDRO ANTONIO CASTRO,
ELENA
4909 SILVERDENE ST
RALEIGH NC 27616-5129