Board of Adjustment
Case Report

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

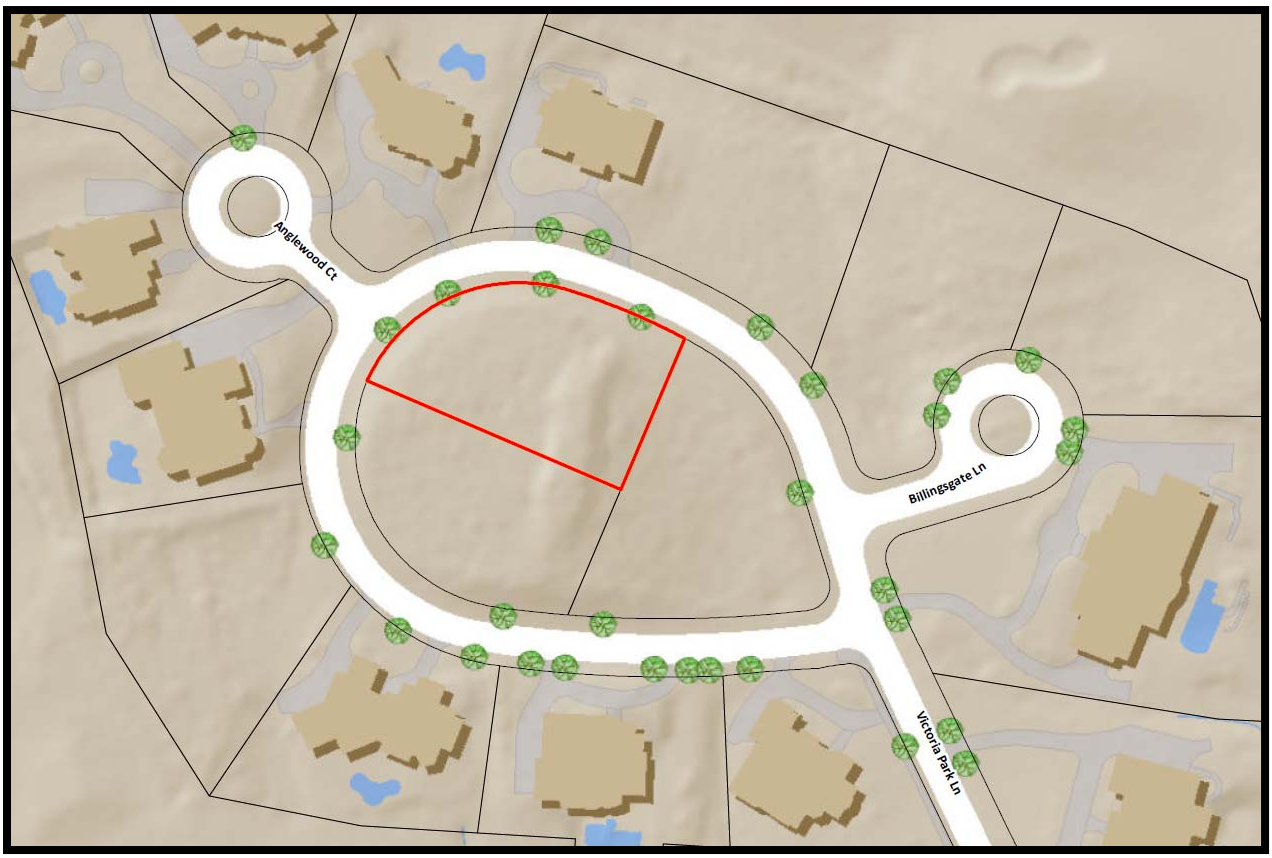
Case File: **A-82-15**

Property Address: 2400 Victoria Park Lane

Property Owner: Thomas Hobbs, Jr.

Project Contact: Ronnie Adams

Nature of Case: A request for a variance from all of the wooded area requirements set forth in Section 9.1.9.A. of the Unified Development Ordinance to allow for the construction of a detached house on a .57 acre property zoned Residential-6 Conditional Use and Urban Watershed Protection Overlay



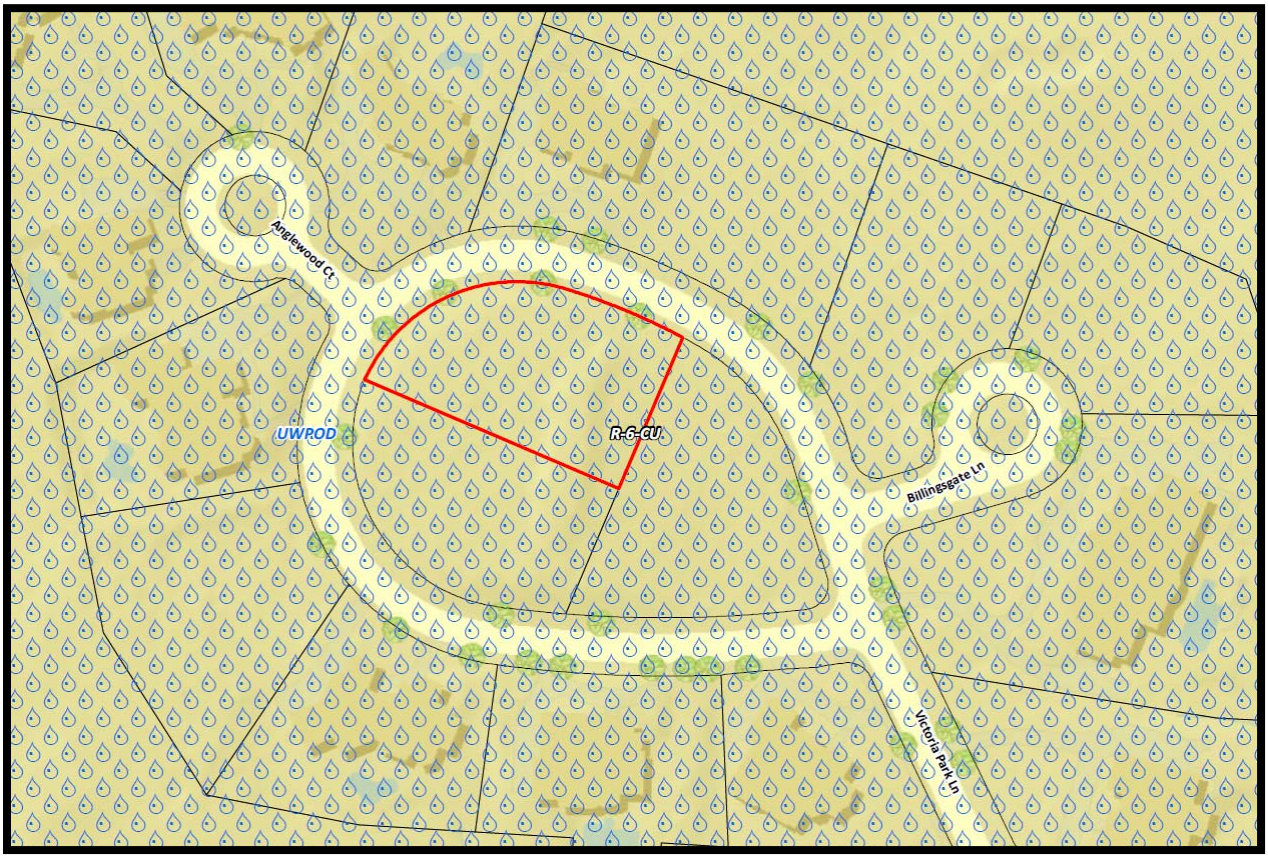
District and located at 2400 Village Manor Way.

2400 Victoria Park Lane – Location Map

To BOA: 10-12-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-6 Conditional Use and Urban Watershed Protection Overlay District



2400 Victoria Park Lane – 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.**

Sec. 9.1.9 Watershed Protection Overlay Districts

A. Except as otherwise provided below, every lot located within a -UWPOD, -FWPOD or -SWPOD must provide and maintain an area set aside for trees equal to at least 40% of the lot area. Within this area, trees must either be preserved or planted in accordance with the following:

1. Tree areas may be 1 contiguous area or scattered areas throughout the lot, but no required tree area may be less than 1/5 of the total gross land area required to be set aside for trees;

2. All areas required to be set aside for trees shall be maintained as wooded areas;

3. Wooded areas may consist of either areas where active tree preservation is observed or tree planting areas;

4. Each active tree preservation area must contain a minimum of 2 inches of tree caliper per every 100 square feet and within such areas, active tree preservation shall be followed;

5. Areas that are set aside for trees that do not meet the standards for active tree protection areas must be planted with shade trees; and

6. The minimum size and planting rate of new tree plantings used to fulfill this requirement shall be either 1 bare-root seedling at least 14 inches tall planted per 100 square feet (10 feet by 10 feet centers) or one 2-inch caliper tree planted per 200 square feet.

B. After wooded areas have been determined and prior to or concurrent to any subdividing of the property or issuance of building permit, the landowner shall record with the local County Register of Deeds a plat with metes and bounds descriptions of all wooded areas.

C. For lots located within areas designated “New Urban” by the Swift Creek Land Management Plan, the regulations of Sec. 9.1.9.A. above apply with the exception that only 25% of each lot must contain an area set aside for trees.

D. For lots located within a conservation development, areas set aside for trees may in lieu of being situated on the individual dwelling lots may instead be located within the required open space, provided that the overall acreage set aside for trees is not diminished.

E. The requirements of this section do not apply to lots devoted exclusively to stormwater control measures or to those lots located in those areas of the Comprehensive Plan designated for impervious surfaces in excess of 30%.

A-82-15

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

	OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) To Appeal the lot being inside the Urban Watershed Overlay District & subject to 9.1.9 Watershed Protection Overlay District	**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 2400 Victoria Park Lane WF		**Date** 8/27/15
Property PIN 1830056681	**Current Zoning** CUD R-6	
Nearest Intersection Anglewood CT		**Property size (in acres)** .57
Property Owner Mangrum Building, LLC	**Phone** 9198683114 **Email** radams.mangrumbuilding@gmail.com	**Fax**
Project Contact Person Ronnie Adams	**Phone** 9198683114 **Email** radams.mangrumbuilding@gmail.com	**Fax**
Property Owner Signature Mark Mangrum	**Email** markdmangrum@aol.com	
Notary Sworn and subscribed before me this 1st day of Sept, 2015	**Notary Signature and Seal** Thomas D Quackenbush Jr THOMAS D QUACKENBUSH NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 11-20-2	

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.

WAKE COUNTY NORTH CAROLINA

Home

Wake County Real Estate Data
Account Summary

iMaps
Tax Bills

Account Search

Real Estate ID **0269302** PIN # **1830056681**

Location Address
2400 VICTORIA PARK LN

Property Description
LO6019 WKFLD PLNTN ROSEMONT SUB 99-2224

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	Owner's Mailing Address	Property Location Address
HOBBS, THOMAS C JR (Use the Deeds link to view any additional owners)	**617 WATAUGA ST # 101** **RALEIGH NC 27604-1963**	**2400 VICTORIA PARK LN** **RALEIGH NC 27614-6855**

Administrative Data		Transfer Information		Assessed Value	
Old Map #	**215-00000-0000**				
Map/Scale	**1830 01**	Deed Date	**3/6/2015**	Land Value Assessed	**$330,000**
VCS	**19RA013**	Book & Page	**15940 0207**	Bldg. Value Assessed	
City	**RALEIGH**	Revenue Stamps	**800.00**		
Fire District		Pkg Sale Date			
Township	**WAKE FOREST**	Pkg Sale Price		Tax Relief	
Land Class	**VACANT**	Land Sale Date	**3/6/2015**		
ETJ	**RA**	Land Sale Price	**$133,333**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**CUD R-6**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**.57**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #		Heated Area		Assessed	
				Total Value Assessed*	**$330,000**

*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.

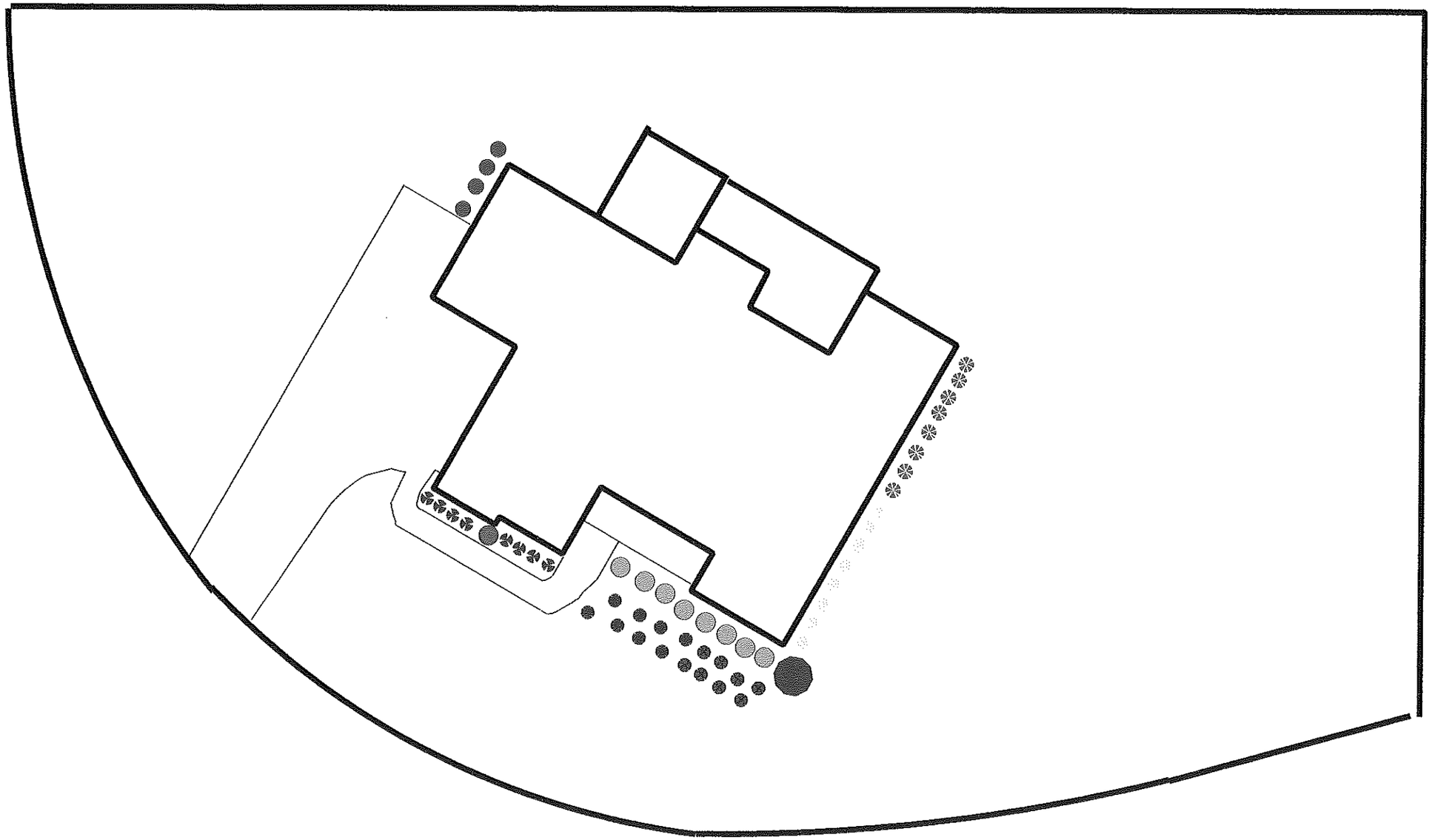
For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

DOGWOOD LANDSCAPING and DESIGN, Inc.

Proposal for Mangrum Builders in Wakefield

Property Line Buffer per 100':
- Four 2.5" Maples;
- Four 6'-8' Cedars;
- Seventeen 3-gallon evergreen shrubs (Wax Myrtle, Ligustrum, etc.)
- Ten 3-gallon Knockout Roses

*This Buffer will be installed on the plan indicated with the red/black line.



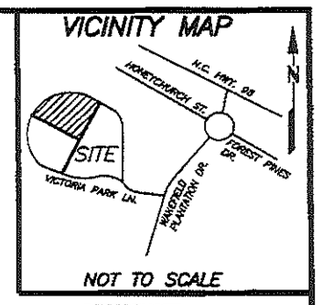
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
C1	19°16'30"	129.50'	43.57'	21.99'	43.36'	N 32°51'56" E
C2	64°15'41"	129.50'	145.24'	81.33'	137.75'	N 74°38'03" E
C3	11°18'01"	527.50'	104.04'	52.19'	103.87'	S 67°35'07" E

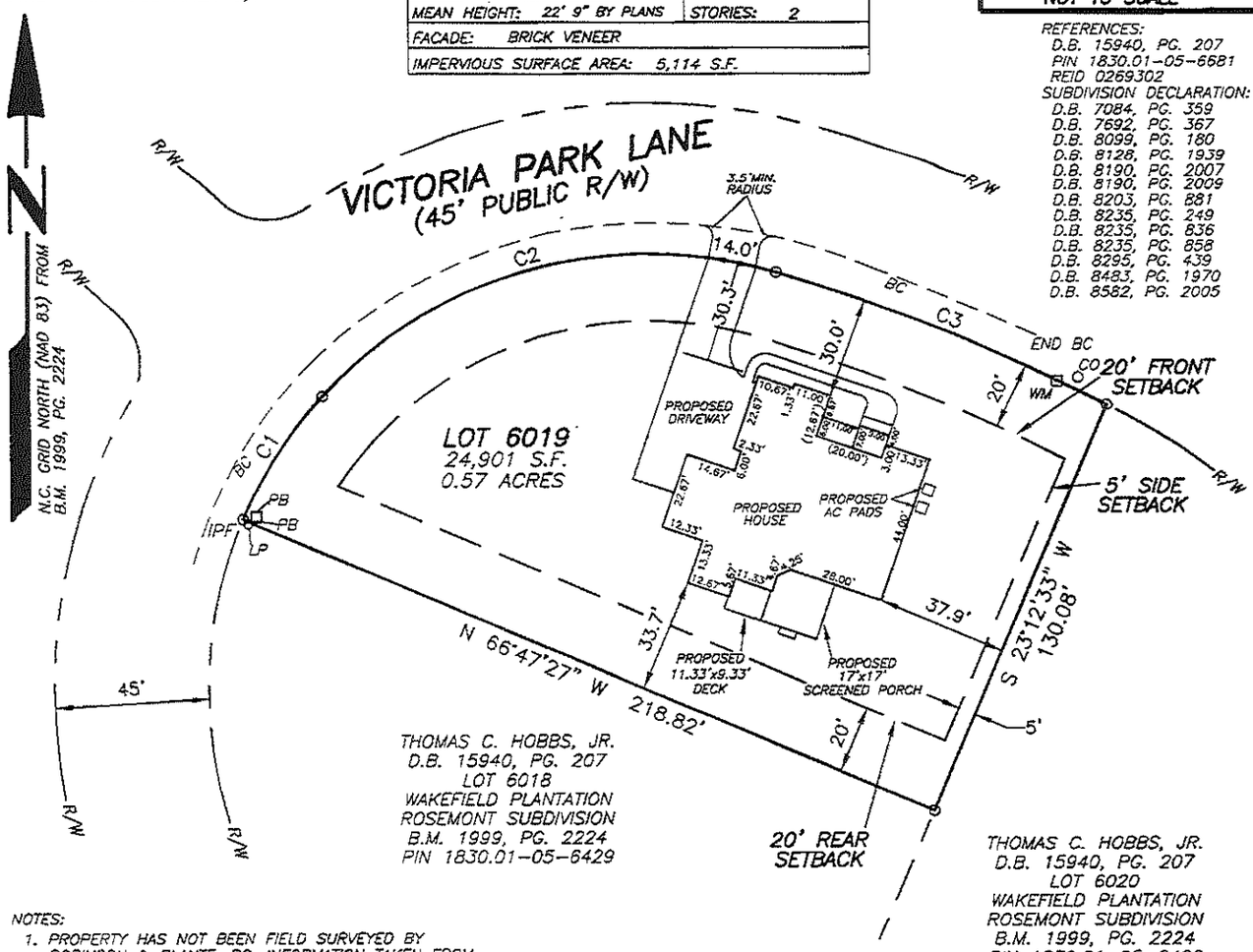
PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=24,901 S.F.
HOUSE/PORCHES=3,591 S.F.
DRIVEWAYS/ETC.=1,523 S.F.
TOTAL IMPERVIOUS AREA=5,114 S.F.

PLAN INFORMATION

FOOTPRINT: 3,094 S.F.	TOTAL SQUARE FEET: 4,056 S.F.	
CRAWL: X	SLAB:	BASEMENT:
MEAN HEIGHT: 22' 9" BY PLANS	STORIES: 2	
FACADE: BRICK VENEER		
IMPERVIOUS SURFACE AREA: 5,114 S.F.		



REFERENCES:
D.B. 15940, PG. 207
PIN 1830.01-05-6681
REID 0269302
SUBDIVISION DECLARATION:
D.B. 7084, PG. 359
D.B. 7692, PG. 367
D.B. 8099, PG. 180
D.B. 8128, PG. 1939
D.B. 8190, PG. 2007
D.B. 8190, PG. 2009
D.B. 8203, PG. 881
D.B. 8235, PG. 249
D.B. 8235, PG. 836
D.B. 8235, PG. 858
D.B. 8295, PG. 439
D.B. 8483, PG. 1970
D.B. 8582, PG. 2005



NOTES:
1. PROPERTY HAS NOT BEEN FIELD SURVEYED BY ROBINSON & PLANTE, PC. INFORMATION TAKEN FROM B.M. 1999, PG. 2224 UNLESS OTHERWISE NOTED. FOR BUILDING PERMIT ONLY.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
3. FIRE HYDRANT NOTE: AS PER THE CITY OF RALEIGH REQUIREMENTS ON PUBLIC R/W, FIRE HYDRANTS ARE PLACED SO AS THE BACK EDGE OF THE HYDRANT IS AT OR ON THE R/W LINE. IN ORDER TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, A 2'x2' EASEMENT IS HEREBY DEDICATED CENTERED ON THE LOCATION OF THE FIRE HYDRANT AND BEING PERPENDICULAR AND PARALLEL TO THE R/W LINE. THIS SHALL APPLY TO ALL FIRE HYDRANTS WHICH ARE PLACED WITHIN 2' OF THE R/W LINE.
4. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
5. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST 20 FEET FROM POINT OF TANGENCY.

NOTE:
RATIO OF PRECISION IS 1:10,000+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE COMPUTATION.

LEGEND

(IPF)-IRON PIPE FOUND
(BC)-BACK OF CURB
(CO)-CLEAN OUT
(WM)-WATER METER
(PB)-PHONE BOX
(LP)-LIGHT POLE

SETBACKS

FRONT YARD-20' (10' MIN.)
AGGREGATE FRONT AND REAR-40'
SIDE YARD-5'
AGGREGATE SIDE YARD-15'
CORNER LOT SIDE YARD-20' (10' MIN.)
REAR YARD-20'

PRELIMINARY PLOT PLAN FOR

MANGRUM BUILDERS

LOT 6019 WAKEFIELD PLANTATION
ROSEMONT SUBDIVISION
2400 VICTORIA PARK LANE
WAKE COUNTY
RALEIGH, N.C. 27614

PROJECT # 15KB-033
DATED: 2-27-15
GARAGE RIGHT SIDE

0 50' 100' 150'
GRAPHIC SCALE

REFERENCE: BOOK OF MAPS 1999 PAGE 2224.

FILE: WPRLOT6019PPR3

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN _____; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000).
THIS 12th DAY OF JUNE, 2015.

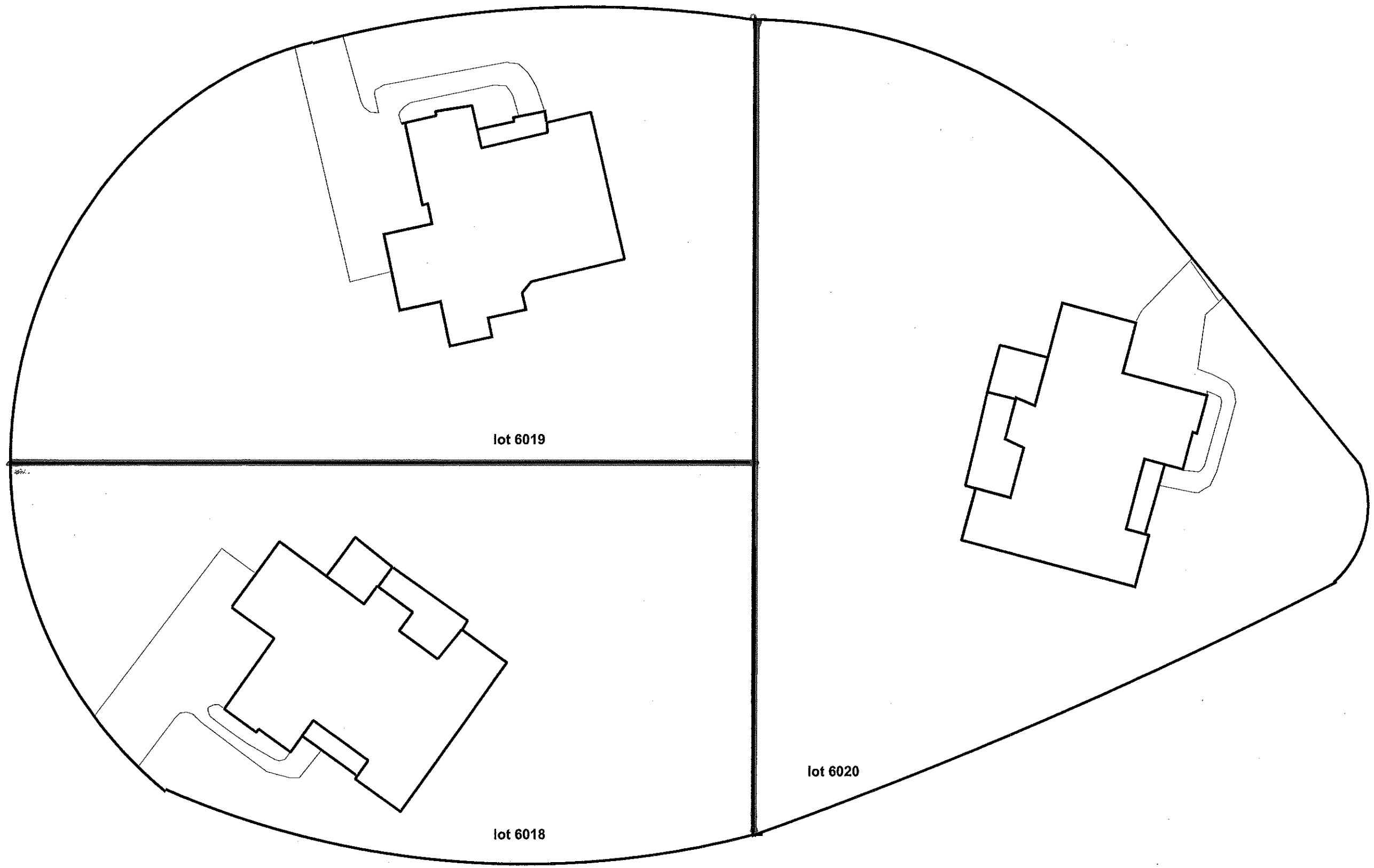
PROFESSIONAL LAND SURVEYOR L-4433

NORTH CAROLINA PROFESSIONAL SEAL L-4433 LAND SURVEYOR WILLIAM G JOYNER JR

REVISION: 7-14-15 MOVED AND ROTATED PROPOSED HOUSE & UPDATED IMPERVIOUS TABLE
REVISION: 7-23-15 ADDED EXISTING CURBING/ PROPOSED DRIVEWAY CUT & EXISTING UTILITIES

ROBINSON & PLANTE PC
LAND SURVEYING
C-2687
1240 SE MAYNARD ROAD
SUITE 203
CARY, N.C. 27511
PHONE (919) 481-1245
FAX (919) 481-1213

DATE: 6-12-15 | SCALE: 1"=50'


lot 6019
lot 6018
lot 6020