



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-102-15

Property Address: 1928 Alexander Road

Property Owner: Brian and Sarah Ketchem

Project Contact: Brian Ketchem

Nature of Case: A request for a 1' side yard setback variance and a 1' aggregate side yard setback variance to legalize and expand the existing detached house to the rear resulting in a 4' foot side yard setback and a 14' aggregate side yard setback on a .14 acre property zoned Residential-6 and Neighborhood Conservation Overlay District.

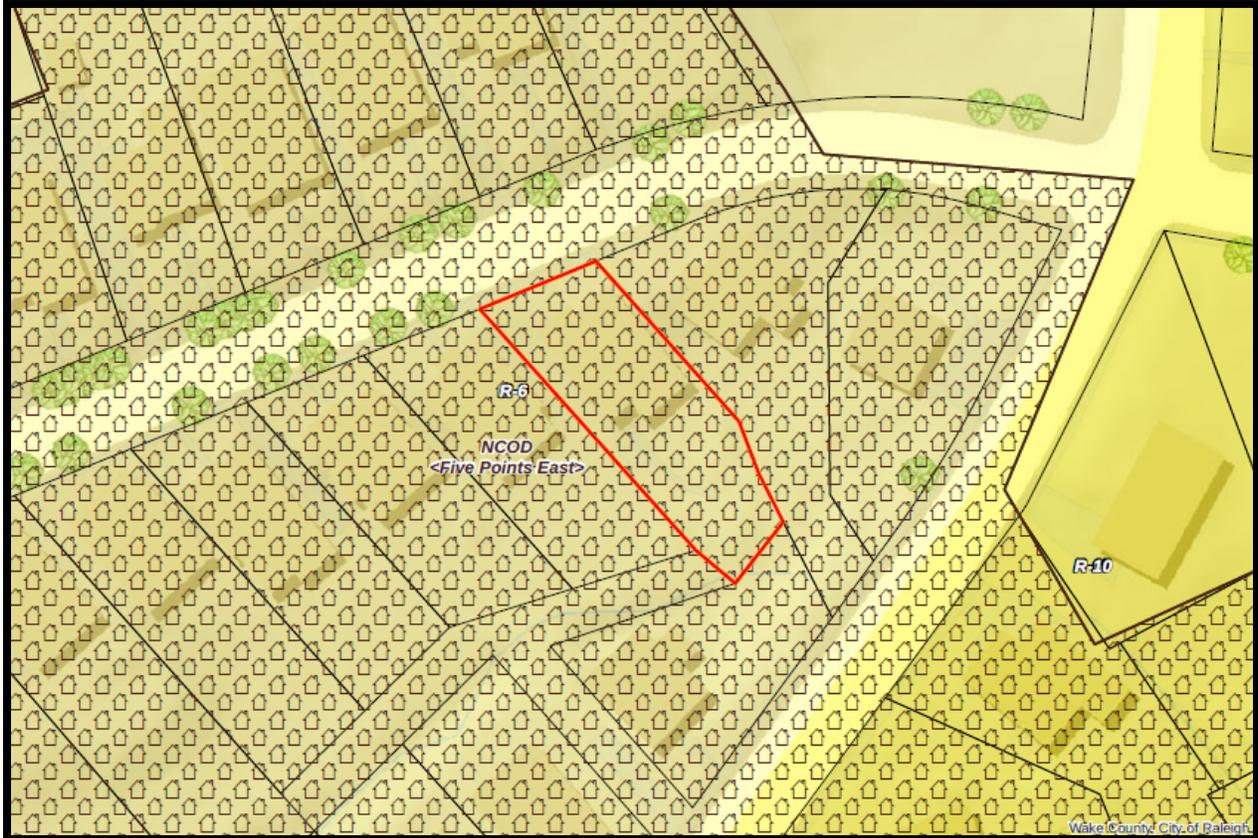


1928 Alexander Road – Location Map

To BOA: 11-9-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-6 & Neighborhood Conservation Overlay District (Five Points East)



1928 Alexander Road – 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-6

Yard Type	Minimum Setback
Front Yard	10'
Side Street	10'
Side	5'
Sum of Side Setbacks	15'
Rear	20'
Accessory Structure: Side	5'
Accessory Structure: Rear	5'
Accessory Structure: Primary Street:	50'
Accessory Structure: Side Street:	20'
Accessory Structure Setback from all other structures on the lot:	10'

Neighborhood Conservation

Overlay District Standards: Five Points East Neighborhood

a. Core Area

i. Maximum lot size: 13,067 square feet.

ii. Front yard setback: Within 10% of the average front yard setback of houses on the same block face as the new construction.

iii. Maximum building height: 2 stories, 35 feet. Buildings may exceed 35 feet when the average height of houses on the same block face as the new construction exceeds 35 feet, and then the allowed height shall be within 10% of the average height of houses in the same block face as the new construction.



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.) A 1' side yard setback variance to legalize and expand the existing structure as well as a 1' aggregate side yard setback variance to legalize and expand the existing dwelling.		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 1928 Alexander Rd		Date 10/9/2015
Property PIN 1704584958	Current Zoning R-6	
Nearest Intersection Alexander RD & White Oak Rd		Property size (in acres) 0.14
Property Owner Brian and Sarah Ketchem	Phone 919-724-0624	Fax
	Email skketchem@gmail.com	
Project Contact Person Brian Ketchem	Phone 919-724-0624	Fax
	Email skketchem@gmail.com	
Property Owner Signature 	Email skketchem@gmail.com	
Notary Sworn and subscribed before me this <u>9</u> day of <u>October</u> , 20 <u>15</u>	Notary Signature and Seal <div style="border: 1px solid black; padding: 5px; display: inline-block;"> KAREN R GRIFFIN NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires <u>1/7/2020</u> </div>	

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.



[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0053894** PIN # **1704584958**

[Account Search](#)

Location Address
1928 ALEXANDER RD

Property Description
**LO620 BRIAN KETCHEM & ADAM MITCHELL
PROPERTIES BM2013-01612**

[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 KETCHEM, BRIAN KEITH & SARAH K (Use the Deeds link to view any additional owners)		Owner's Mailing Address 1928 ALEXANDER RD RALEIGH NC 27608-2340		Property Location Address 1928 ALEXANDER RD RALEIGH NC 27608-2340	
Administrative Data Old Map # F022-F0069-0022 Map/Scale 1704 07 VCS 01RA248 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-6 History ID 1 History ID 2 Acreage .14 Permit Date Permit #		Transfer Information Deed Date 9/12/2003 Book & Page 10437 1726 Revenue Stamps 410.00 Pkg Sale Date 9/12/2003 Pkg Sale Price \$205,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,183		Assessed Value Land Value Assessed \$154,800 Bldg. Value Assessed \$153,238 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$308,038 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 **0053894**

PIN # **1704584958**

Account Search

Location Address
1928 ALEXANDER RD

Property Description
**LO620 BRIAN KETCHEM & ADAM MITCHELL PROPERTIES
BM2013-01612**

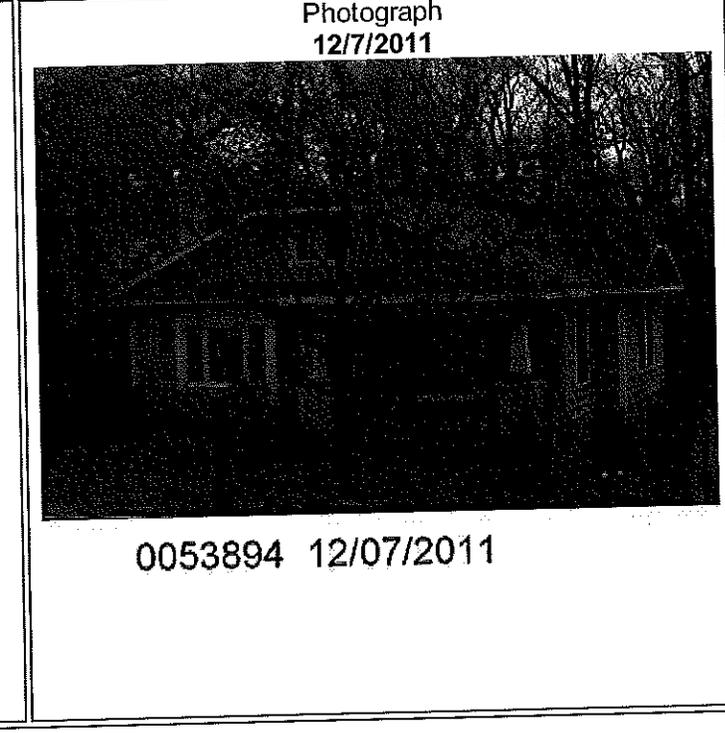
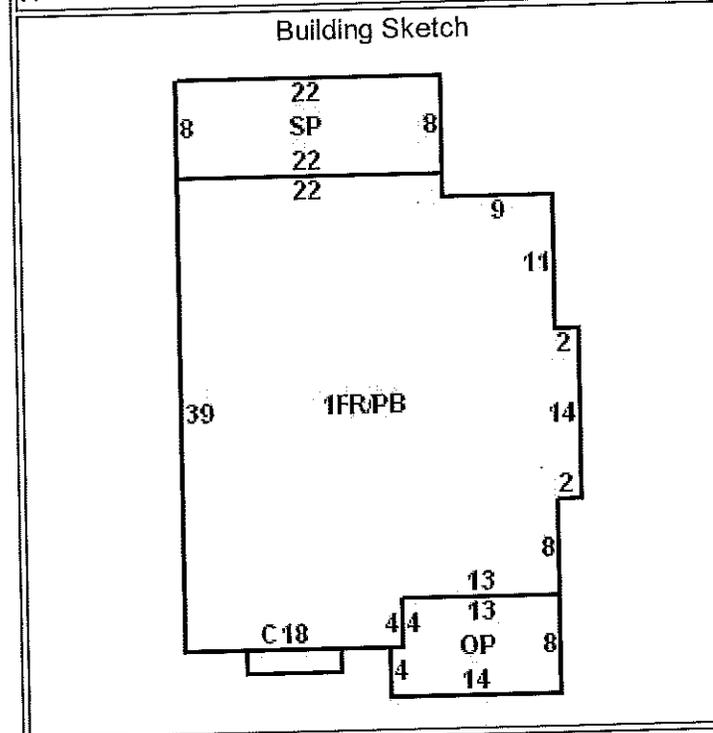
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

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

Building Location Address 1928 ALEXANDER RD		Building Description 01RA248		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1926	Eff Year	1970
Units	1	Addns	Remod		
Heated Area	1,183	Int. Adjust.	BSMT-Unfinished		
Story Height	1 Story	Other Features	One Fireplace		
Style	Conventional				
Basement	50% Partial Bas				
Exterior	Frame				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	1 BATH				
		Base Bldg Value	\$115,044		
		Grade	A 00		
		Cond %	B 74%		
		Market Adj.	F 125%		
		Market Adj.			
		Accrued %	93%		
		Incomplete Code			
		Card 01 Value	\$153,238		
		All Other Cards			
		Land Value Assessed	\$154,800		
		Total Value Assessed	\$308,038		

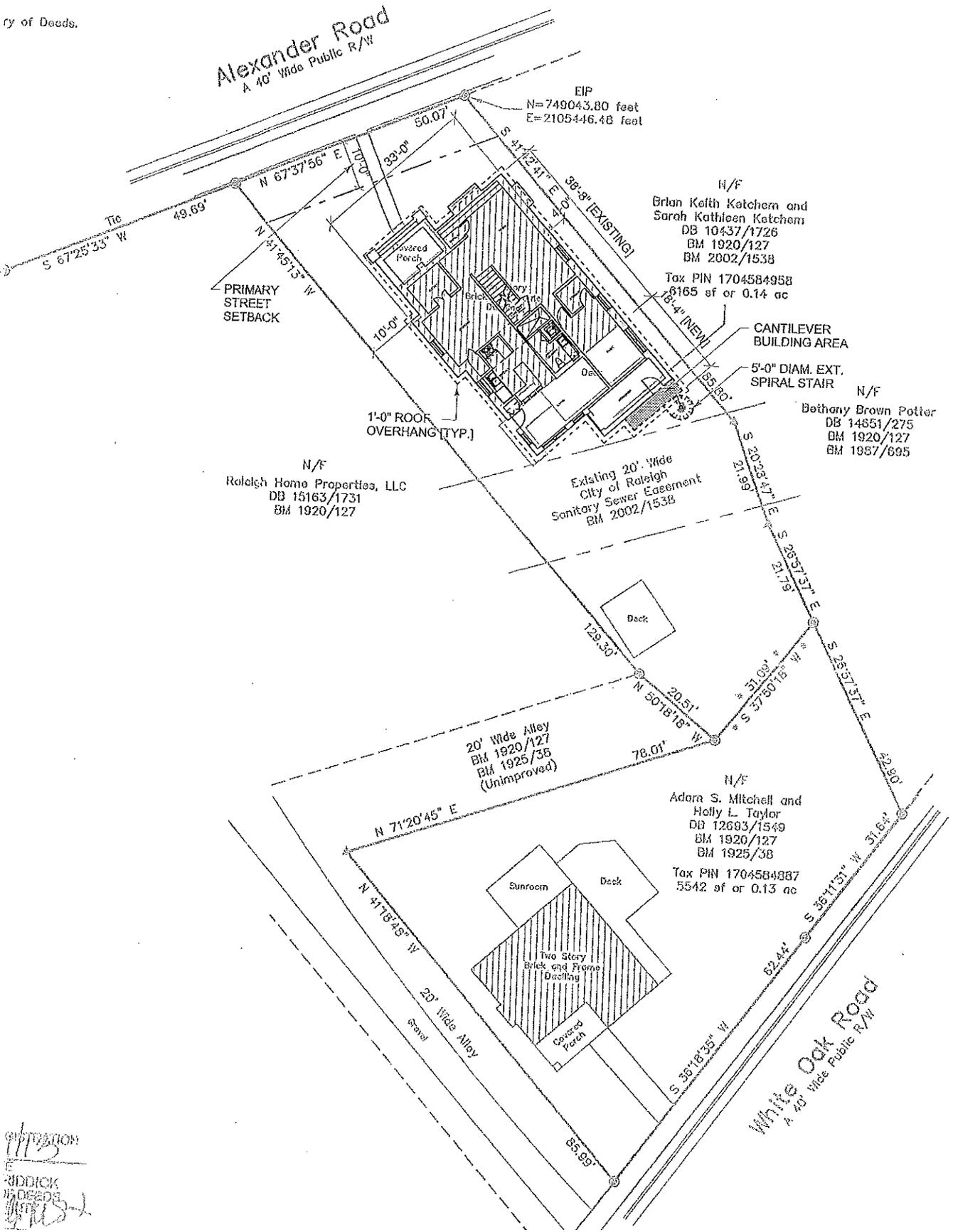
Main and Addition Summary				
	Story	Type	Code	Area
M	1	FR/PB		1167
A		SP	S	176
B		OP	R	108
C	1	SFR	A	16
D				
E				
F				
G				
H				

Other Improvements				
Units	DesItem	Code	Year %ADJ	Inc Value

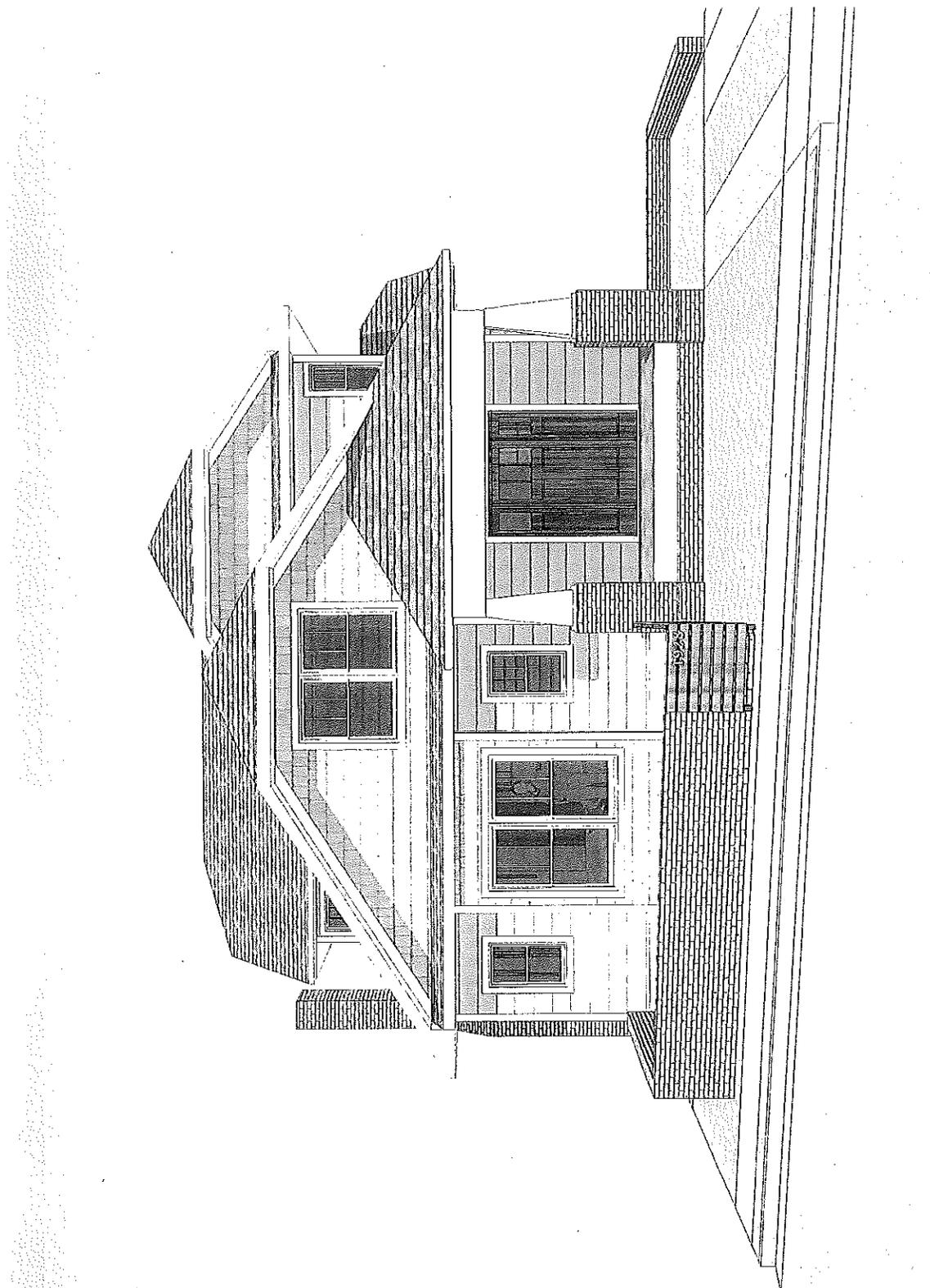


52007), with a
 (data Notes).
 st.
 without benefit
 of record,
 the definition

ry of Deeds.



PREPARED BY
 E. RIDDICK
 11/15/2013



West Elevation

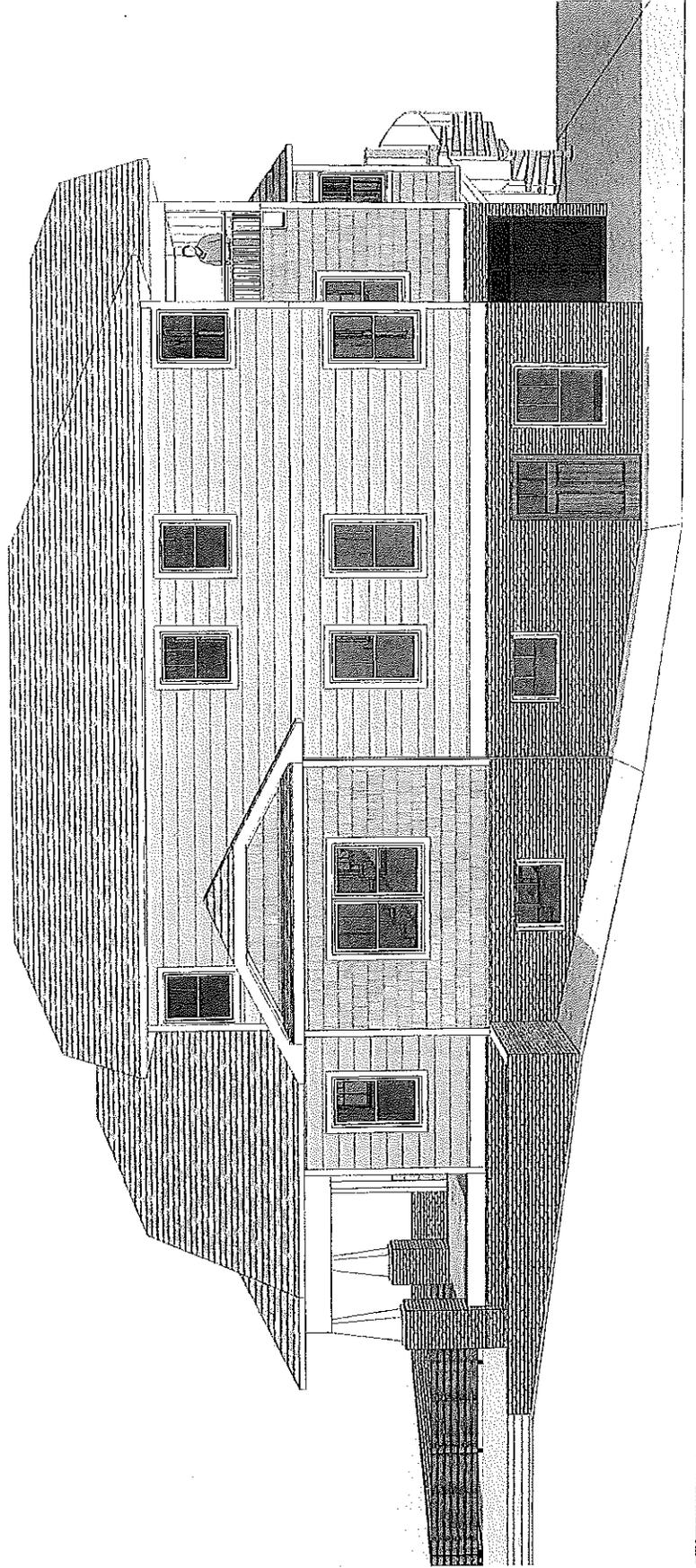
SCHEMATIC DESIGN / COST ESTIMATE DOCUMENT
ALEXANDER HOUSE
RENOVATION / ADDITION
12.17.15

project
10/1 FOR CONSTRUCTION
DATE: 12.18.15
REVISIONS
PROJECT: Renderings
SK-RND
client

FILE

beam

steps



South Elevation

3714

beam

seals

SCHEMATIC DESIGN / COST ESTIMATE DOCUMENT
ALEXANDER HOUSE
RENOVATION / ADDITION
12/20/12
12/20/12

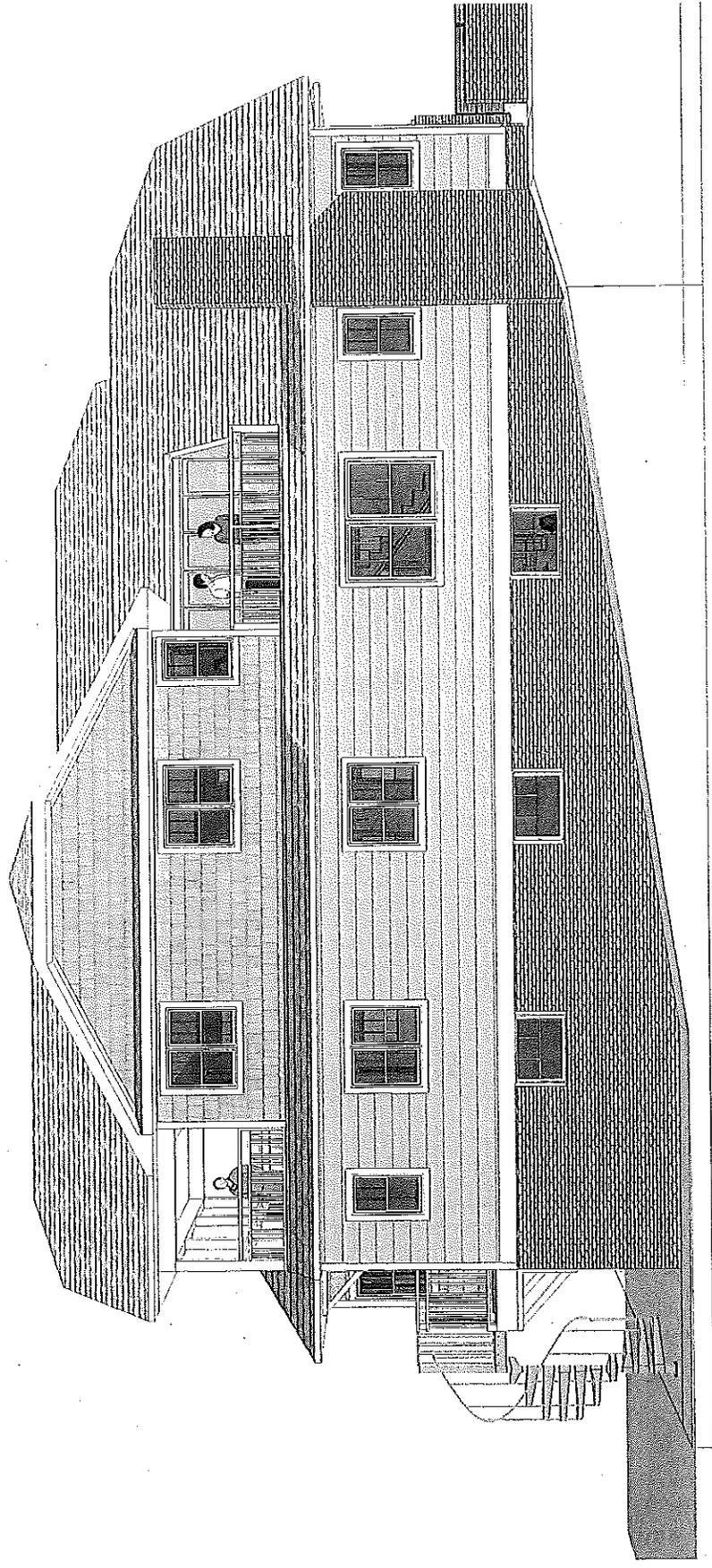
project

title
author: B.S., P.L.P.
reviewer

Project:
Renderings

SK-RND
© 2012

NOT FOR CONSTRUCTION



North Elevation

FILE

TEAM

SCALE

SCHEMATIC DESIGN / COST ESTIMATE DOCUMENT
ALEXANDER HOUSE
RENOVATION / ADDITION
1234567890
1234567890

PROJECT

NOT FOR CONSTRUCTION
DATE: 12/15/2023
ISSUE: 01
REVISION: 01
PROJECT: Alexander House
RENDERINGS: SK-RND
CHECK: [Signature]