



# 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-39-16

**Property Address:** 1313 Mordecai Drive

**Property Owner:** Michael and Jessica Donohue

**Project Contact:** Michael Donohue

**Nature of Case:** A request for a 3.3' side yard setback variance to legalize the existing detached house as well a .19' side yard setback variance to expand the existing dwelling vertically and towards the rear of the lot pursuant to section 2.2.1. of the Part 10A Unified Development Ordinance that results in a 1.7' side yard setback for the existing detached house and a 4.81" side yard setback for the expanded portion of the dwelling on a .17 acre property zoned R-6 and Neighborhood Conservation Overlay District and located at 1313 Mordecai Drive.



**1313 Mordecai Drive – Location Map**

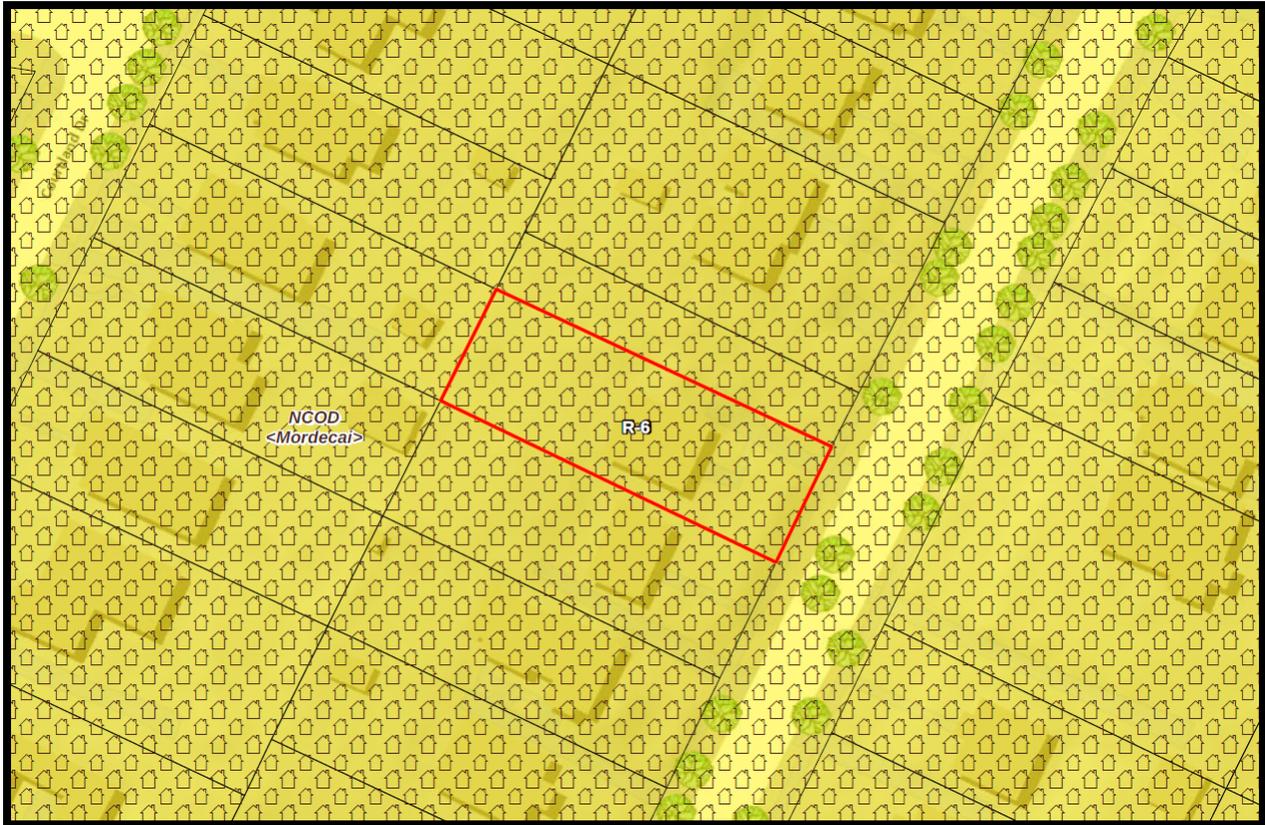
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To BOA: 3-14-16

Staff Coordinator: Eric S. Hodge, AICP

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**ZONING DISTRICTS:** Residential-6 and Neighborhood Conservation Overlay District (Mordecai)



### 1313 Mordecai 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.

**Zoning District Standards:** The subject property is zoned Residential-6 and Neighborhood Conservation Overlay District

**R-6 Lot Dimensions**

Area (min)	6,000 SF
Width – interior lot (min)	50'
Width – corner lot (min)	65'
Depth (min)	80'
Density (max)	6 u/a

<b><u>R-6 Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'

**Parking Requirements:** Single-unit Living – 2 spaces per unit

**Neighborhood Conservation Overlay District (Mordecai)**

Conservation District 1 (west of Wake Forest Road and north of Cedar Street, except for part of the north side of Courtland Drive

- i. Minimum lot size: 7,260 square feet.
- ii. Maximum lot size: 14,520 square feet.
- iii. Minimum lot width: 50 feet.

- iv. Maximum lot width: 100 feet.
- v. Front yard setback: Minimum of 35 feet.
- vi. Maximum building height: 35 feet.



# 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

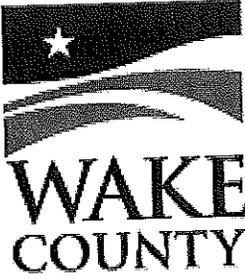
## Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Side Yard Set Back Variance request of 0.19' for a new catilivered addition to sit atop an existing foundation.		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 1313 Mordecai Drive Raleigh NC 27604	Date Feb 22 2016	
Property PIN 1704953342	Current Zoning R-6	
Nearest Intersection Mordecai Drive and Chestnut Street	Property size (in acres) 0.17 Acres	
Property Owner Michael Donohue and Jessica Donohue	Phone 919.600.1326	Fax
	Email michaelricharddonohue@gmail.com	
Project Contact Person Michael Donohue	Phone 919.600.1326	Fax
	Email michaelricharddonohue@gmail.com	
Property Owner Signature 	Email michaelricharddonohue@gmail.com	
Notary  Sworn and subscribed before me this <u>22</u> day of February, 20 <u>16</u>	Notary Signature and Seal  	

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 **0073568** PIN # **1704953342**

[Account Search](#)

Location Address  
**1313 MORDECAI DR**

Property Description  
**LO89 MORDECAI PLACE**

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

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



Property Owner <b>DONOHUE, MICHAEL R &amp; JESSICA T</b> (Use the Deeds link to view any additional owners)	Owner's Mailing Address <b>1313 MORDECAI DR</b> <b>RALEIGH NC 27604-1344</b>	Property Location Address <b>1313 MORDECAI DR</b> <b>RALEIGH NC 27604-1344</b>
<b>Administrative Data</b> Old Map # <b>G053-G0262-0037</b> Map/Scale <b>1704 12</b> VCS <b>01RA562</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-6</b> History ID 1 History ID 2 Acreage <b>.17</b> Permit Date Permit #	<b>Transfer Information</b> Deed Date <b>3/28/2013</b> Book & Page <b>15204 1126</b> Revenue Stamps <b>706.00</b> Pkg Sale Date <b>3/28/2013</b> Pkg Sale Price <b>\$313,000</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>1,305</b>	<b>Assessed Value</b> Land Value Assessed <b>\$160,000</b> Bldg. Value Assessed <b>\$161,651</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$321,651</b> Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, 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, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

**For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.**

Real Estate ID **0073568**

PIN # **1704953342**

Account Search

Location Address  
**1313 MORDECAI DR**

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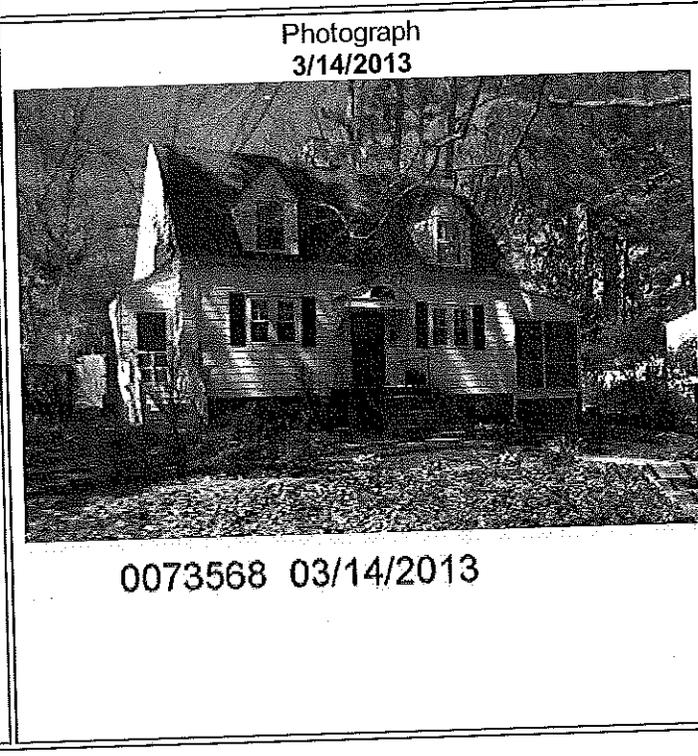
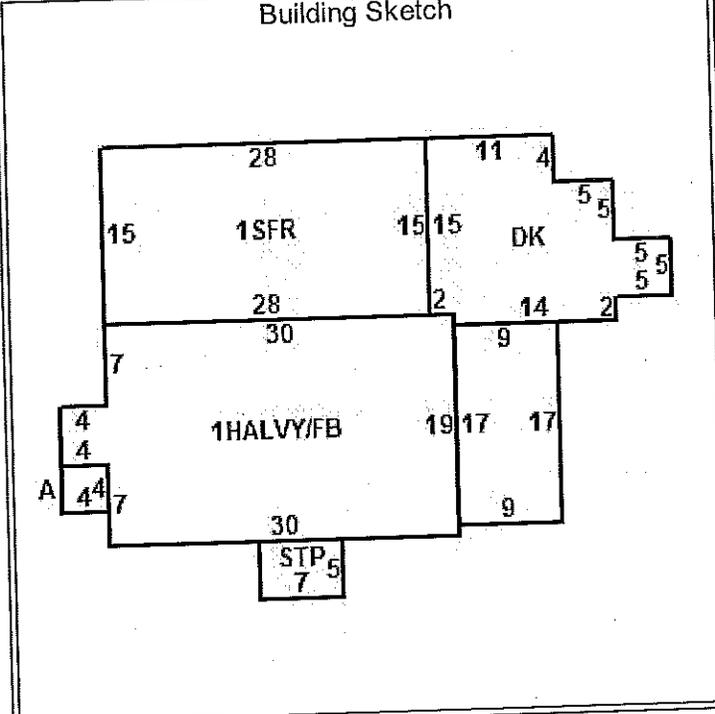
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)



Building Location Address <b>1313 MORDECAI DR</b>		Building Description <b>01RA562</b>	Card 01 Of 01
Bldg Type <b>01 Single Family</b>	Year Blt <b>1942</b>	Eff Year <b>1980</b>	Base Bldg Value <b>\$138,164</b>
Units <b>1</b>	Addns	Remod	Grade <b>B+10 130%</b>
Heated Area <b>1,305</b>	Int. Adjust. <b>BSMT-Unfinished</b>		Cond % <b>B 75%</b>
Story Height <b>1.5 Story</b>	Other <b>One Fireplace</b>		Market Adj. <b>F 120%</b>
Style <b>Conventional</b>	Features		Accrued % <b>90%</b>
Basement <b>Full Basement</b>			Incomplete Code
Exterior <b>Aluminum Vinyl</b>			<b>Card 01 Value \$161,651</b>
Const Type			All Other Cards
Heating <b>Central</b>			Land Value Assessed <b>\$160,000</b>
Air Cond <b>Central</b>			Total Value Assessed <b>\$321,651</b>
Plumbing <b>2 BATH</b>			

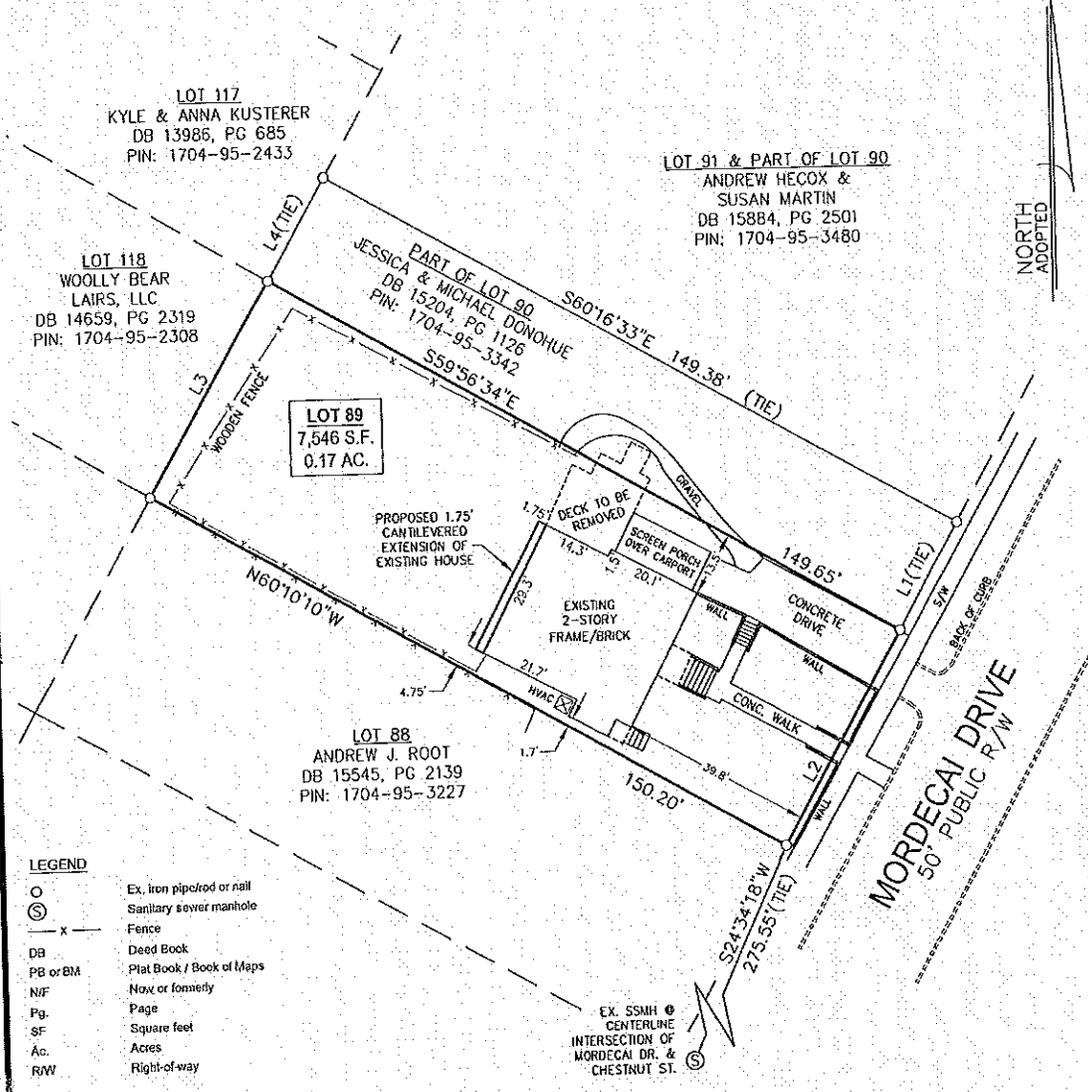
Main and Addition Summary				
Story	Type	Code	Area	Inc
M	1H	ALVY/FB	590	
A		EP	16	
B	1	SFR	420	
C			153	
D		STP	35	
E		DK	259	
F				
G				
H				

Other Improvements					
Units	DesItem	Code	Year	%ADJ	Inc Value



PROPERTIES OF  
**MICHAEL R. DONOHUE & wife, JESSICA T. DONOHUE**  
 LOT 89 & PART OF LOT 90, MORDECAI PLACE  
 1313 MORDECAI DRIVE  
 SCALE: 1"=30'  
 REFERENCES: BOOK OF MAPS 1920, PAGE 110

RALEIGH TOWNSHIP  
 WAKE COUNTY  
 NORTH CAROLINA  
 FEBRUARY 23, 2016



- LEGEND**
- Ex. iron pipetod or nail
  - ⊙ Sanitary sewer manhole
  - x - Fence
  - DB Deed Book
  - PB or BM Plat Book / Book of Maps
  - N/F Nox or formerly
  - Pg. Page
  - SF Square feet
  - Ac. Acres
  - R/W Right-of-way

**IMPERVIOUS SURFACE AREAS**

EXISTING HOUSE (FOOTPRINT): 1,244 S.F.  
 EXISTING DRIVE, WALK & OTHER AREAS: 804 S.F.  
 PROPOSED CANTILEVER (ADDITION): 51 S.F.  
 (TOTAL IMPERVIOUS SURFACE (PROPOSED): 2,099 S.F.)  
 TOTAL AREA OF LOT: 7,546 S.F.  
 PERCENTAGE IMPERVIOUS (PROPOSED): 27.82%

- NOTES:**
- 1) Raw error of closure exceeds 1:10,000.
  - 2) All easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1920, Page 110 unless otherwise noted.
  - 3) No investigation into the existence of Jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
  - 4) All distances are horizontal ground unless otherwise noted.

**PLAN INFORMATION BLOCK**

Total Square Feet	
Slab:	Basement:
Plan Number:	
Included Options:	

**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.04	S29°16'11"W
L2	50.04	S29°16'11"W
L3	50.63	N29°54'04"E
L4	24.17	N29°54'04"E

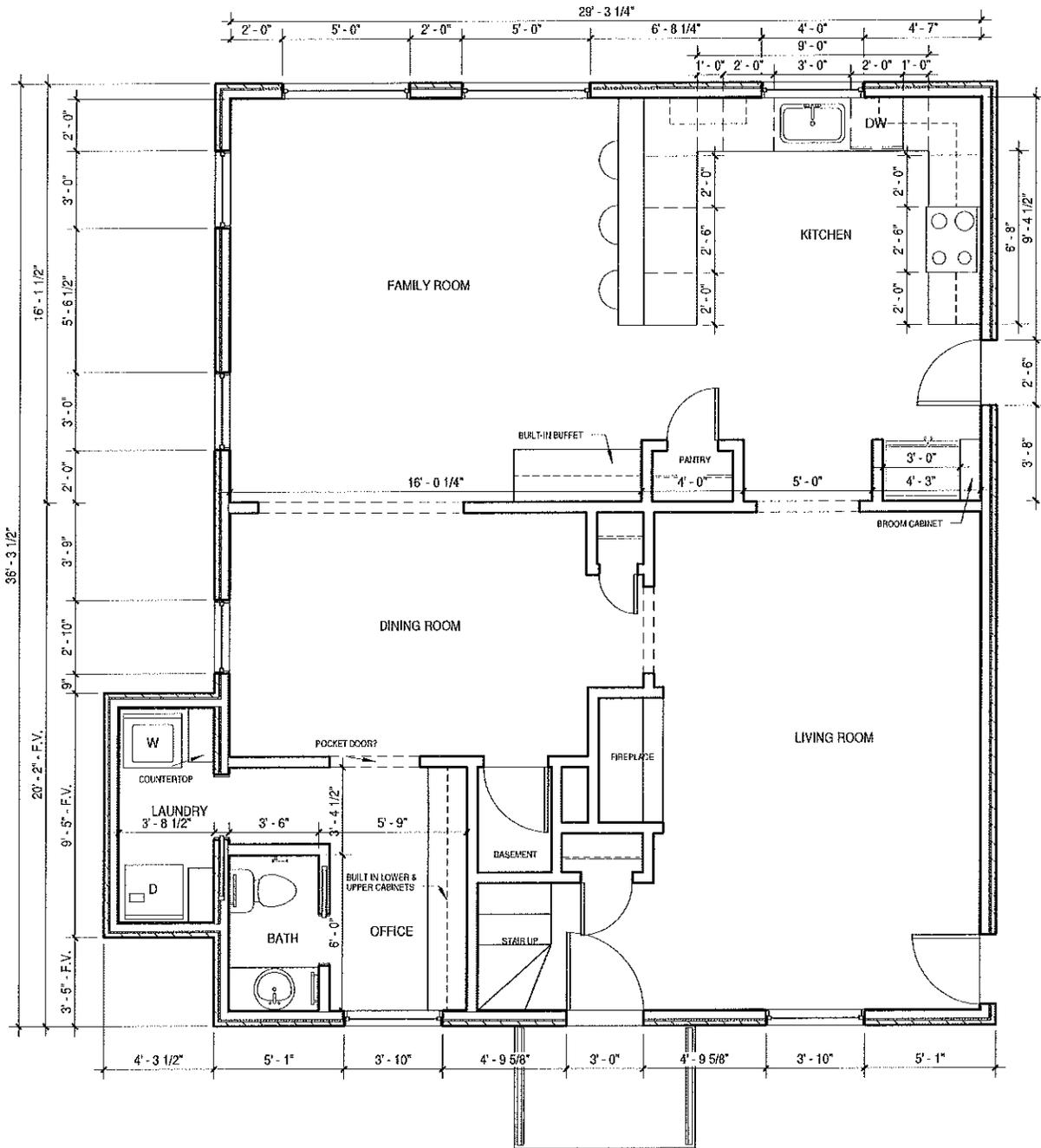


**PRELIMINARY PLAN FOR BUILDING PERMIT APPLICATION ONLY  
 NOT FOR SALES OR CONVEYANCES**

PIN: 1704-95-3342  
 135143

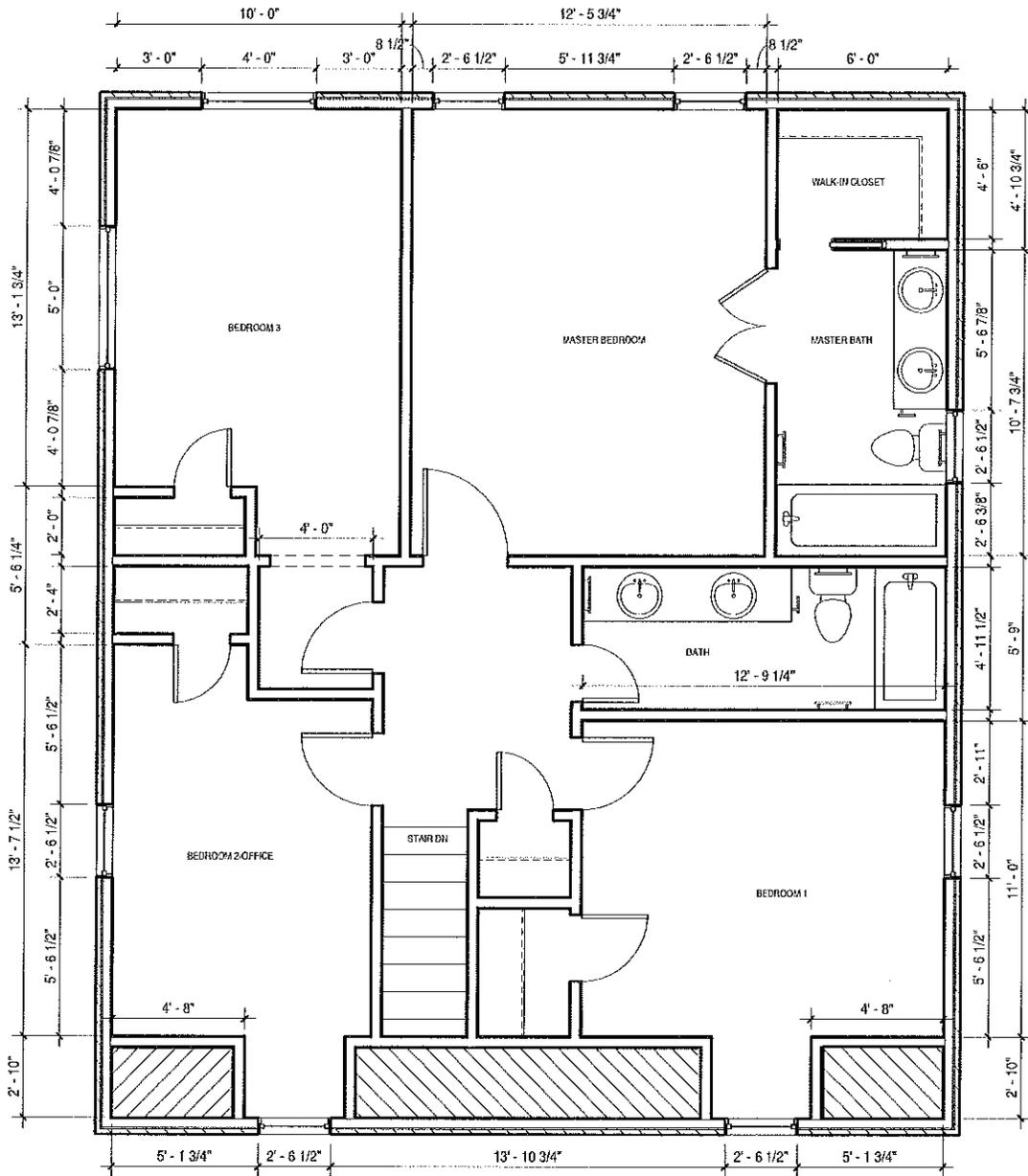
**NEWCOMB** land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609  
 Phone (919) 847-1800, Fax (919) 847-1804





DONOHUE RESIDENCE RENOVATION &  
 EXPANSION

PROJ. NO.	01313.00
DATE:	2015/12/27
REVISED:	A
REV DESCRIPTION:	Description
SHEET NO:	A2.11
SHEET TITLE:	GROUND FLOOR



DONOHUE RESIDENCE RENOVATION &  
 EXPANSION

PROJ. NO.	01313.00
DATE:	2015/12/27
REV NO:	A
REV DESCRIPTION:	Description
SHEET NO:	A2.21
SHEET TITLE:	SECOND FLOOR

