



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-45-16

Property Address: 2725 Bedford Avenue

Property Owner: Katherine Cloninger

Project Contact: Katherine Cloninger

Nature of Case: A request for a 3.5' rear yard setback variance, pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for a rear addition to a detached house that results in a 16.5' rear yard setback on a .15 acre property zoned R-6 and Special Residential Parking Overlay District and located at 2725 Bedford Avenue.

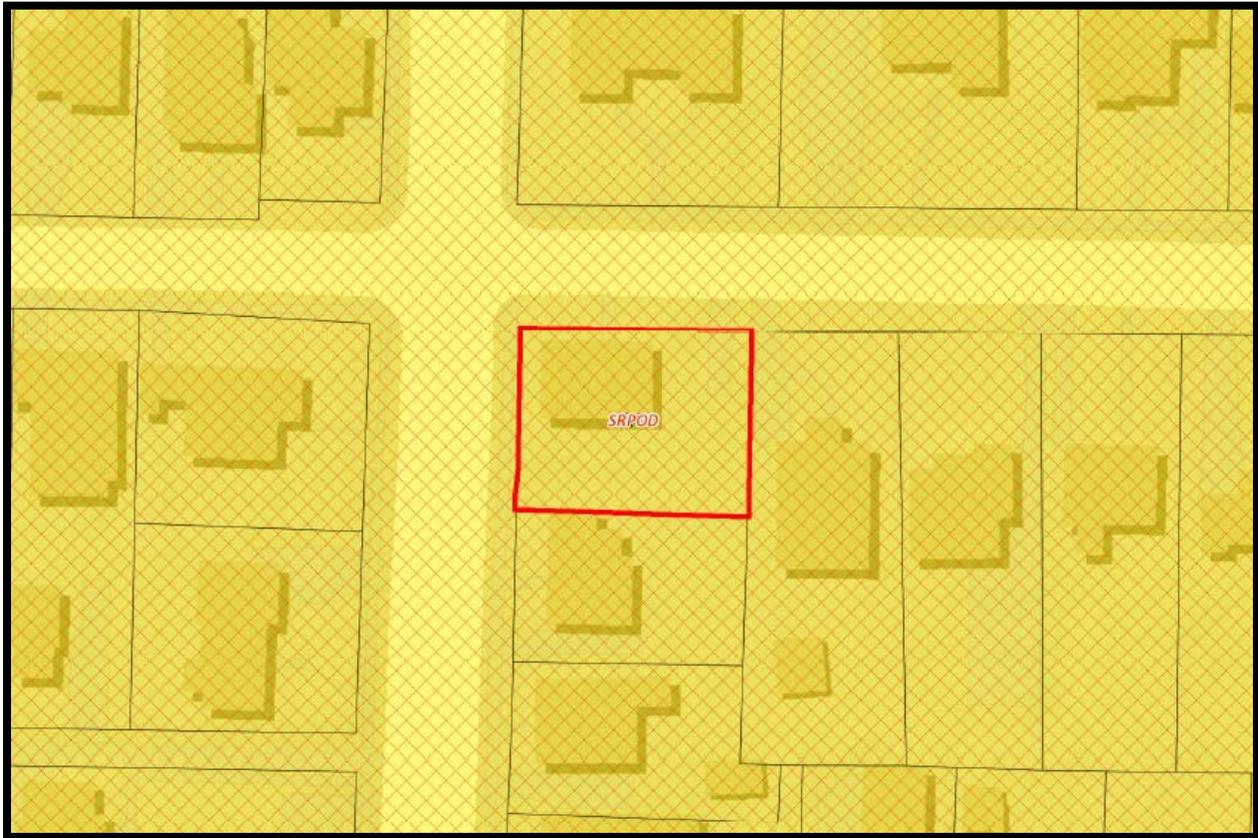


2725 Bedford Avenue – Location Map

To BOA: 4-11-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-6



2725 Bedford Avenue – 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

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

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



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

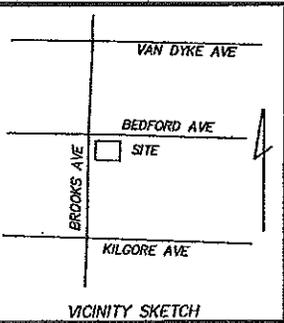
Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) I'm requesting 3.5 variance for 20 feet (setback) of a proposed expansion. My house was built in the 1930's and the one small bathroom does not meet any codes. It is very narrow for anyone with knee problems and ^{my} elderly parents. This is a challenge for my family. Proposed addition includes a master bed/bath suite. I've		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.		

invested significantly in this property over 10 years and don't want to move.

GENERAL INFORMATION			
Property Address 2725 Bedford Avenue		Date 3/10/2016	
Property PIN 0794740049	Current Zoning R-6		
Nearest Intersection BROOKS AVENUE		Property size (in acres) .15	
Property Owner Katherine Cloninger		Phone 843-478-0150	Fax
		Email kbcloninger@bellsouth.net hotmail.com	
Project Contact Person Katherine Cloninger		Phone same as above	Fax N/A
		Email kbcloninger@bellsouth.net	
Property Owner Signature <i>Katherine Cloninger</i>		Email	
Notary Sworn and subscribed before me this <u>10</u> day of <u>March</u> , 20 <u>16</u>		Notary Signature and Seal <i>Frank Grey Powell</i> FRANK GREY POWELL NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 4-4-2016.	

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.



THIS PLOT PLAN IS NOT A CERTIFIED SURVEY. THIS PLOT PLAN IS NOT TO BE INCLUDED IN THE PUBLIC RECORD. THIS PLOT IS ONLY TO BE USED BY THE RECORD OWNER(S) AND OR THE CONTRACTOR(S) TO OBTAIN PERMIT(S) TO IMPROVE THE PROPERTY SHOWN. A CERTIFIED SURVEY FOR THIS PROPERTY WAS ISSUED BY THIS SURVEYOR ON MARCH 10, 2016 AND IS THE BASIS FOR INFORMATION SHOWN HEREON.

James L. Peacock
L-3435 3-10-16

EXISTING IMPERVIOUS AREA
 DWELLING, WALKWAY & PATIO 1,596 SF
 DRIVEWAY 237 SF
 SHED 88 SF
 AC 6 SF
 TOTAL 1,927 SF OR 28.8%

PROPOSED IMPERVIOUS AREA
 PROPOSED ADDITION 88 SF
 LESS PART OF EXISTING PATIO 38 SF
 AC NO CHANGE
 TOTAL PROPOSED 2,377 SF OR 35.6%

SUBJECT PROPERTY DATA
 RECORD OWNER: KATHERINE B. CLONINGER
 PIN: 0794740049
 DEED BOOK 11680 PAGE 354
 LOT 5 & PART OF LOT 8 OF
 "BEDFORD HEIGHTS EXTENDED"
 RECORDED IN BOOK OF MAPS 1935
 PAGE 36.
 ZONING: R-6
 2527 BEDFORD AVENUE
 RALEIGH, NC 27607

6,681 SF
 0.153 ACRES
 BY COORDINATES

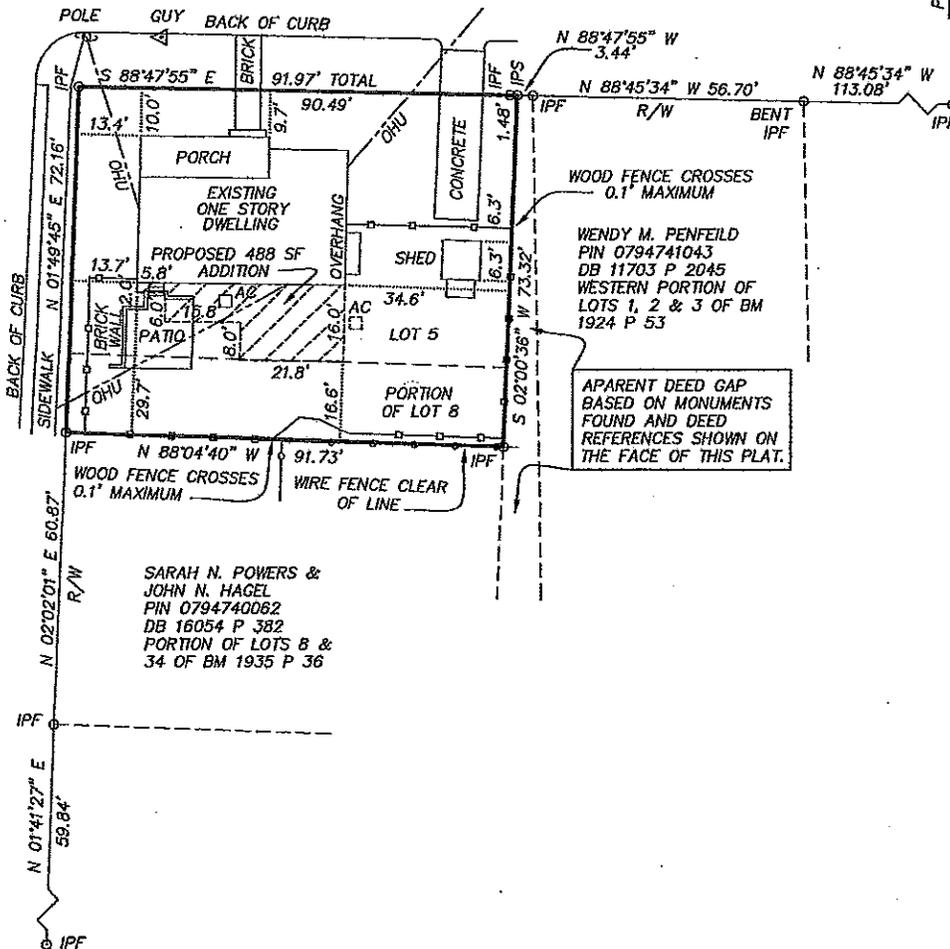


- LEGEND
 IPF IRON PIPE FOUND
 IPS IRON PIPE SET
 R/W RIGHT OF WAY
 PIN PARCEL ID NUMBER
 DB DEED BOOK
 PB PLAT BOOK
 P PAGE
 OHU OVERHEAD UTILITIES
 AC AIR CONDITIONER

PLAT NORTH TAKEN FROM
 DEED BOOK 11680 P. 354

BEDFORD AVENUE
 50' PUBLIC R/W

BROOKS AVENUE
 60' PUBLIC R/W



SARAH N. POWERS &
 JOHN N. HAGEL
 PIN 0794740062
 DB 16054 P 382
 PORTION OF LOTS 8 &
 34 OF BM 1935 P 36

WOOD FENCE CROSSES
 0.1' MAXIMUM

WENDY M. PENFELD
 PIN 0794741043
 DB 11703 P 2045
 WESTERN PORTION OF
 LOTS 1, 2 & 3 OF BM
 1924 P 53

APARENT DEED GAP
 BASED ON MONUMENTS
 FOUND AND DEED
 REFERENCES SHOWN ON
 THE FACE OF THIS PLAT.

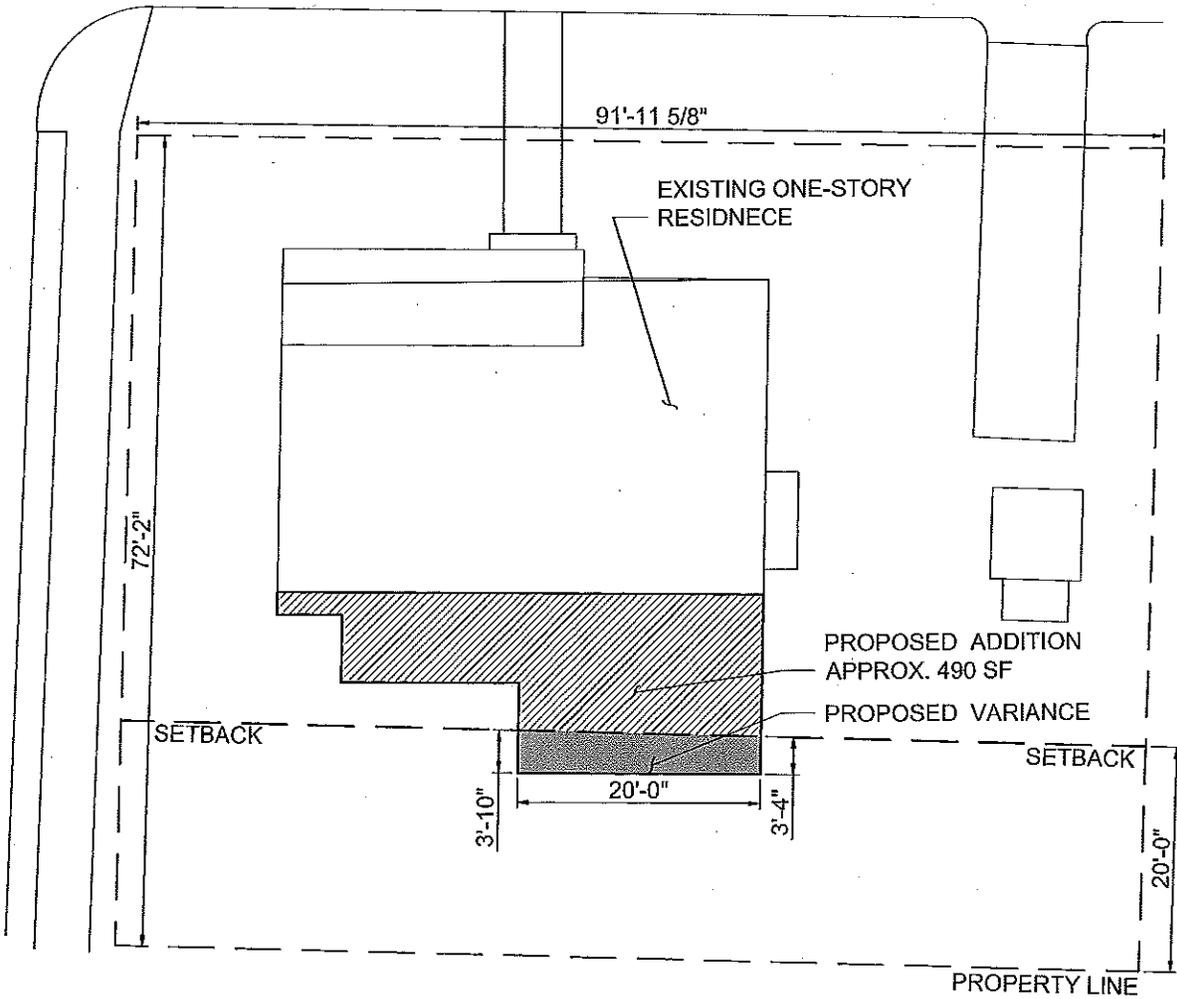
CAROLINA LAND SURVEYING
 4006 BUTLER BOULEVARD
 RALEIGH, NC 27604
 FIRM LICENSE NUMBER F-0135
 919 832-1643
 919 255-5544 CELL
 carolinals@mindspring.com

PLOT PLAN FOR
 KATHERINE B. CLONINGER
 RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
 MARCH 07, 2016 SCALE 1" = 30'



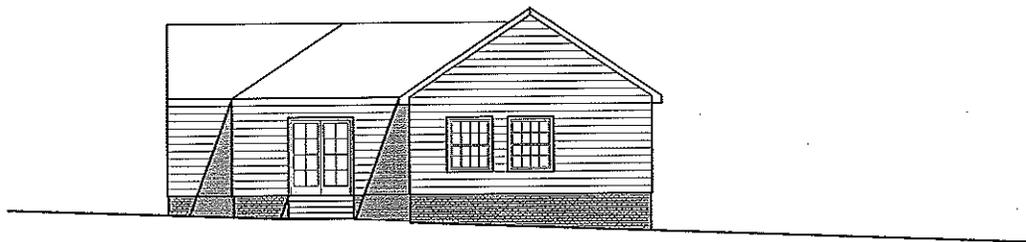
1" = 30'

Clonln.dwg



PLOT PLAN

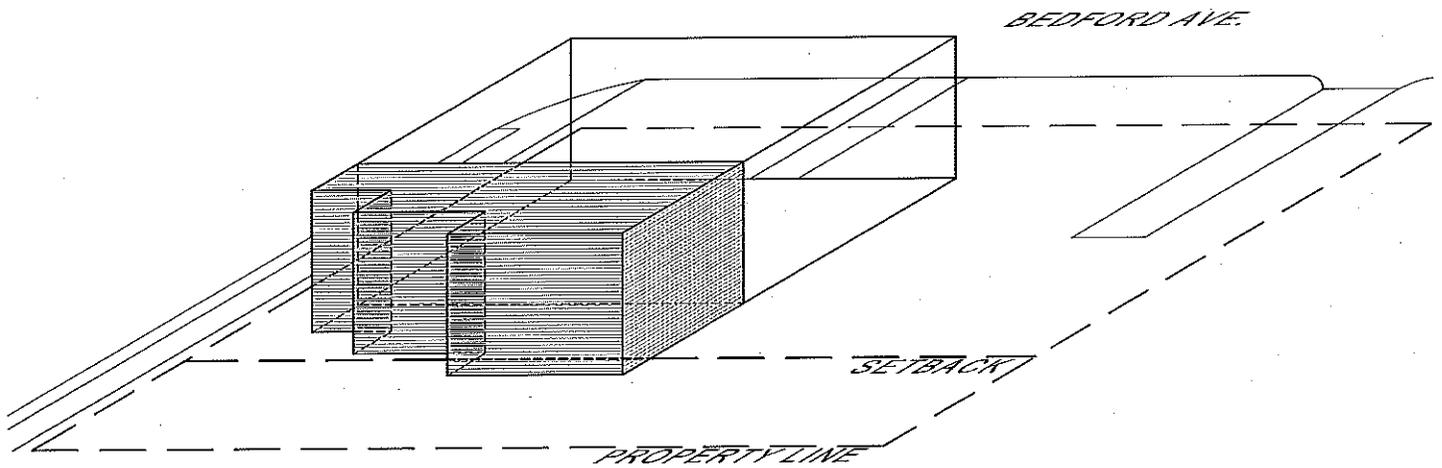
SCALE: 1/16" = 1'-0"



PROPOSED ELEVATION

SCALE: 1/16" = 1'-0"

HENRY NEWELL ARCHITECT 2400 Timber Dr. 919 632 1042 Raleigh, NC 27604	PROJECT		CLONINGER RESIDENCE 2725 Bedford Ave Raleigh, NC 27607	
	PROJECT NO.	16002	LOCATION	Wake County
	DATE	03.28.16	SHEET	PLOT PLAN + ELEVATION



SITE DIAGRAM

N.T.S.

HENRY NEWELL ARCHITECT 2400 Timber Dr. 919 632 1042 Raleigh, NC 27604	PROJECT		CLONINGER RESIDENCE 2725 Bedford Ave Raleigh, NC 27607	
	PROJECT NO.	16002	LOCATION	Wake County
	DATE	03.28.16	SHEET	SITE DIAGRAM



[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)

[Tax Bills](#)

Real Estate ID **0045090** PIN # **0794740049**

Location Address

2725 BEDFORD AVE

Property Description

LO5 & PT LT 8 BEDFORD HGHTS EXT BM1935-00036

Account Search

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

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



Property Owner CLONINGER, KATHERINE B (Use the Deeds link to view any additional owners)	Owner's Mailing Address 2725 BEDFORD AVE RALEIGH NC 27607-7113	Property Location Address 2725 BEDFORD AVE RALEIGH NC 27607-7113
Administrative Data Old Map # D036-D0156-0006 Map/Scale 0794 15 VCS 01RA292 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 .15 Permit Date 8/15/1991 Permit # 000006064	Transfer Information Deed Date 11/10/2005 Book & Page 11680 0354 Revenue Stamps 458.00 Pkg Sale Date 11/10/2005 Pkg Sale Price \$229,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,114	Assessed Value Land Value \$176,000 Assessed Bldg. Value \$114,515 Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$290,515 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 or call 919-856-5400.

Real Estate ID **0045090**

PIN # **0794740049**

Location Address
2725 BEDFORD AVE

Property Description
LO5 & PT LT 8 BEDFORD HGHTS EXT BM1935-00036

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Building Location Address 2725 BEDFORD AVE		Building Description 01RA292		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1937	Eff Year	1970
Units	1	Addns	1992	Remod	
Heated Area	1,114	Int. Adjust.	BSMT- Unfinished	Base Bldg Value	\$111,222
Story Height	1 Story	Other Features	One Fireplace	Grade	B-10 110%
Style	Conventional			Cond %	A 78%
Basement	20% Partial Bas			Market Adj.	F 120%
Exterior	Frame			Market Adj.	
Const Type				Accrued %	94%
Heating	Central			Incomplete Code	
Air Cond	Central			Card 01 Value	\$114,515
Plumbing	1 BATH			All Other Cards	
				Land Value Assessed	\$176,000
				Total Value Assessed	\$290,515

Main and Addition Summary					Other Improvements						
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%	Inc	Value
M	1	FR/PB	1114								
A		SP	216		1	UN SHED	0064	1970	20		0
B		DK	240								
C		@									
D											
E											
F											
G											
H											

