



Board of Adjustment Case Report

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

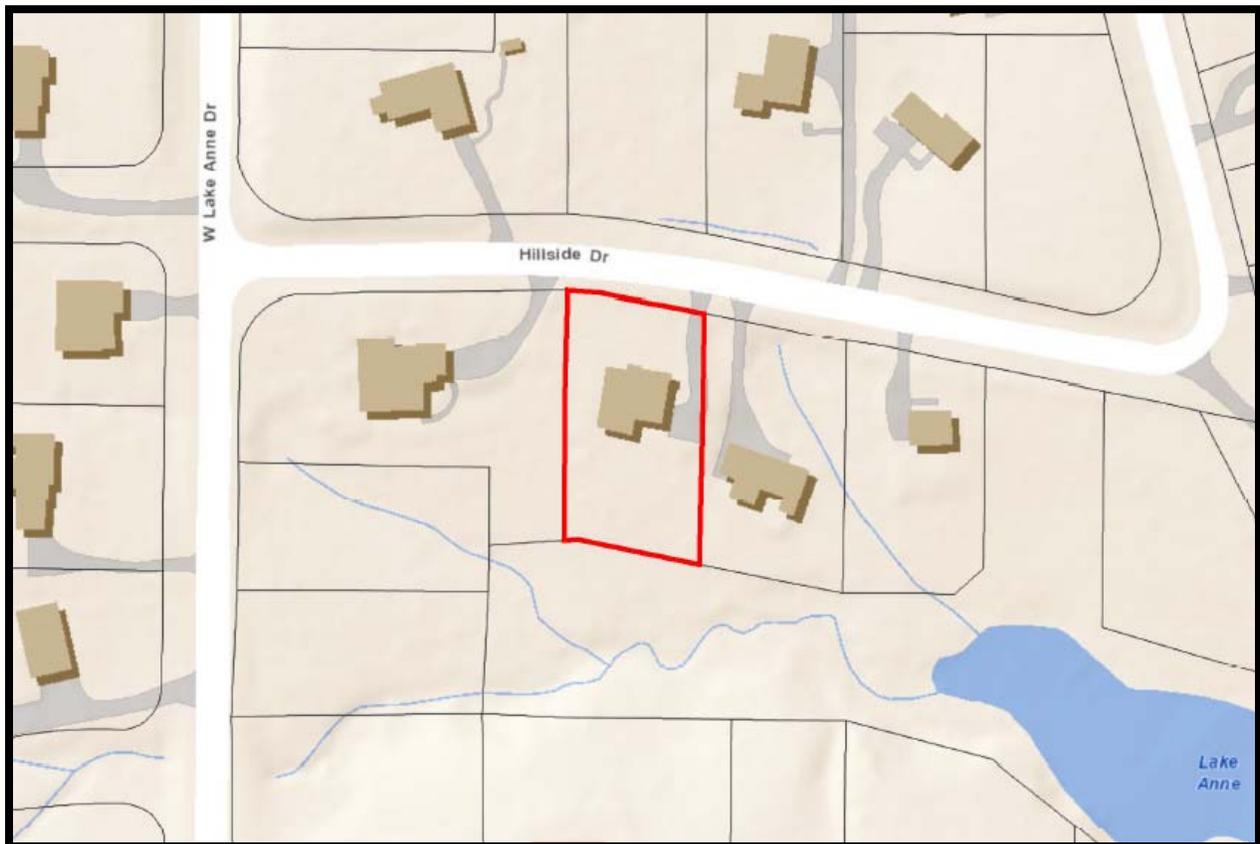
Case File: A-69-16

Property Address: 8273 Hillside Drive

Property Owner: Robert and Nancy Brodd

Project Contact: Robert Brodd

Nature of Case: A request for a 2' side yard setback variance to add a two car garage with conditioned space above to the existing detached house pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance that results in an 8' side yard setback on a .51 acre parcel zoned Residential-2 and located at 8273 Hillside Drive.

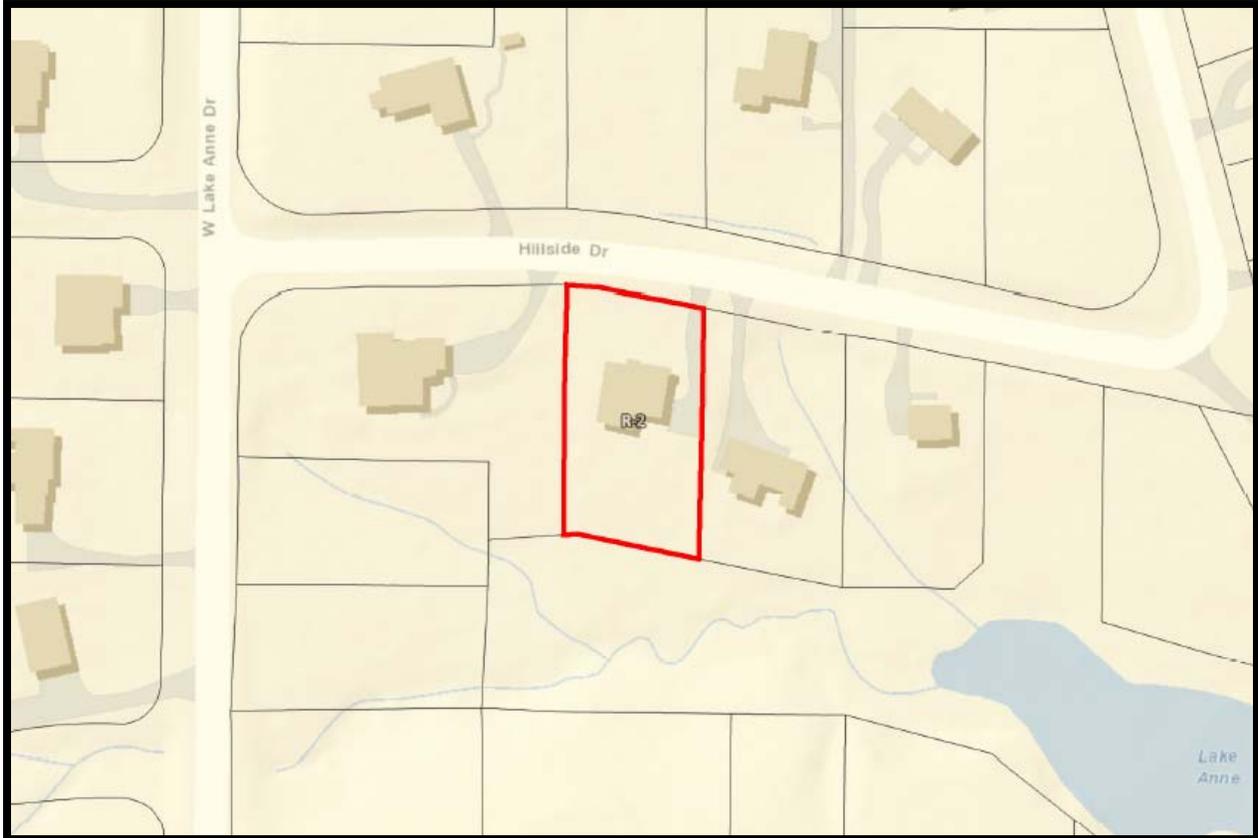


8273 Hillside Drive – Location Map

To BOA: 6-13-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-2



8273 Hillside 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.

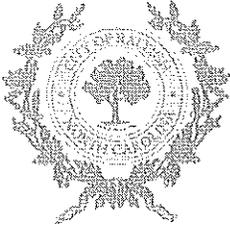
3. **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

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.**

Setback Standards: The subject property is zoned Residential-2

| Yard Type | Minimum Setback |
|----------------------|------------------------|
| Front Yard | 20' |
| Side Street | 15' |
| Side | 10' |
| Sum of Side Setbacks | 20' |
| Rear | 30' |

A-69-16



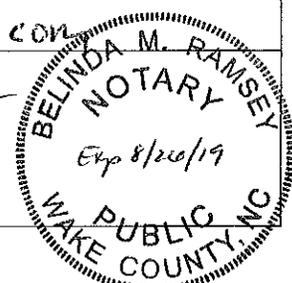
Planning & Development

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>(2)</i> <i>We would like to add a two car garage to the side of our home and include a 2nd floor so we can expand our main floor into the space to gain larger bedrooms, walk-in closets, and internal storage space. We want to expand both rooms on the proposed garage side of the home, so the addition needs to align with the existing</i> | | Transaction Number |
| Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions U or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. | | |

| GENERAL INFORMATION | | | |
|--|----------------|---------------------------|-----|
| Property Address | | Date | |
| 8273 HILLSIDE DRIVE, RALEIGH, NC 27612 | | 05/12/2016 | |
| Property PIN | Current Zoning | | |
| 077825249 | R-2 | | |
| Nearest Intersection | | Property size (in acres) | |
| HILLSIDE DRIVE AND West LAKE ANNE DRIVE | | .51 | |
| Property Owner | | Phone | Fax |
| ROBERT W. BRODD NANCY B. BRODD | | 919-781-2781 | |
| | | Email | |
| | | rwbbrodd@yahoo.com | |
| Project Contact Person | | Phone | Fax |
| ROBERT W. BRODD | | 919-789-1509 | |
| | | Email | |
| | | rwbbrodd@yahoo.com | |
| Property Owner Signature | | Email | |
| <i>Robert W. Brodd</i> | | rwbbrodd@yahoo.com | |
| Notary | | Notary Signature and Seal | |
| Sworn and subscribed before me this <u>12</u> day of <u>May</u> , 20 <u>16</u> | | <i>Belinda M. Ramsey</i> | |



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.

footprint. However, on the front side of our home, we only have ~20' to the 10' setback line. We need a minimum of 22' to support a 19' garage door and have room to add columns on the sides to match the unique front porch column. Blending the addition to the existing home is of primary importance.

We considered dropping the garage back about 6' to avoid encroaching on the set back line, but that would eliminate our ability to expand the front bedroom into the space. It would also look more like an addition rather than a natural extension of our home.

Requesting a 2' variance.

SUBJECT PROPERTY IS _____ IS NOT _____ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER _____ ZONE _____

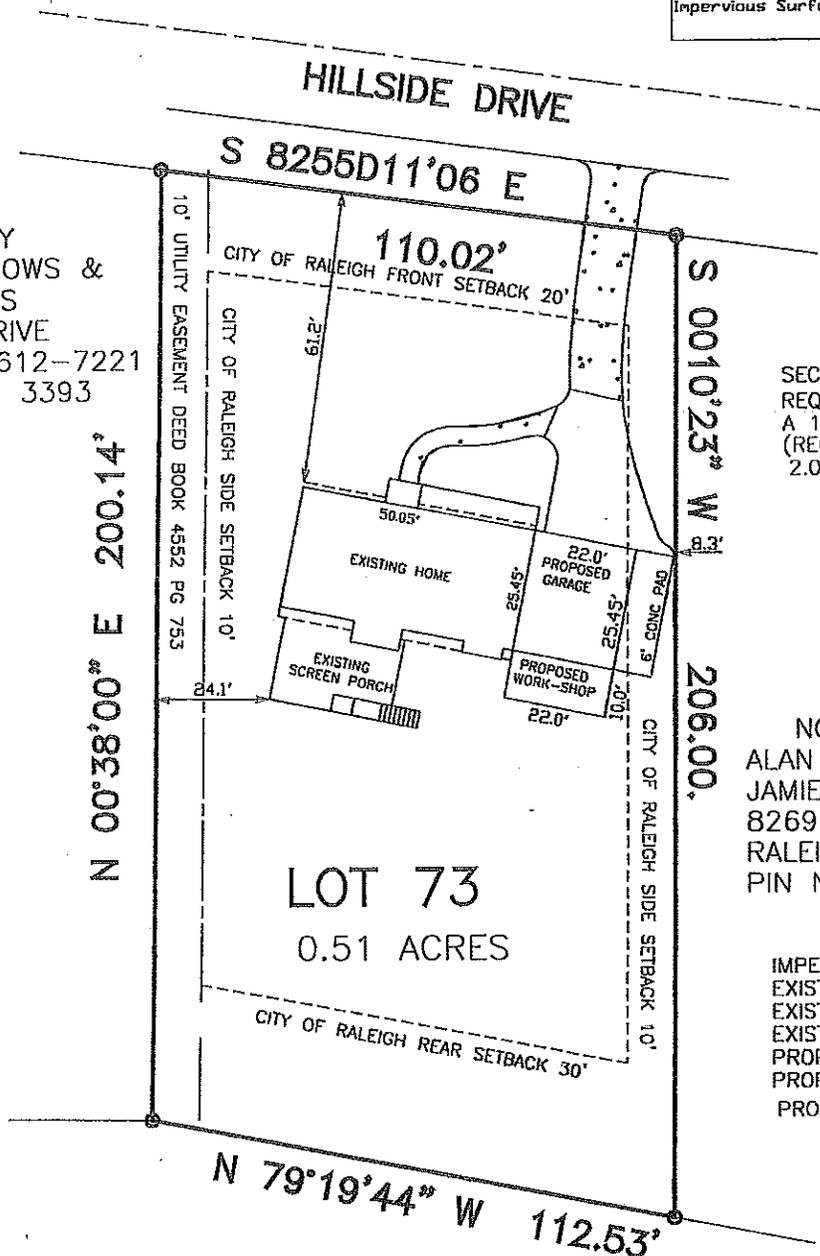
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

| PLAN INFORMATION BLOCK | | |
|--------------------------|-------|--------------------|
| Footprint | | Total Square Feet: |
| Crawl: | Slab: | Basement: |
| Mean Height: | | Stories: |
| Facade: | | |
| Impervious Surface Area: | | |



NOW/FORMERLY
HOWARD W. BURROWS &
ALICE K. BURROWS
8281 HILLDIDE DRIVE
RALEIGH, N.C. 27612-7221
PIN NO. 0777 82 3393

LOT 74



VARIANCE NEEDED
SECTION 2.2.1 DETACHED HOMES
REQUIRED 10.0' SIDE YARD
A 1.7 VARIANCE NEEDED
(RECOMEND YOU REQUEST A
2.0' VARIANCE)

LOT 72
NOW/FORMERLY
ALAN GRAHAM KELLY &
JAMIE PIKE KELLY
8269 HILLDIDE DRIVE
RALEIGH, N.C. 27612-7221
PIN NO. 0777 82 6258

| IMPERVIOUS AREAS | |
|---------------------------|-------------------|
| EXISTING HOME | 1981 S.F. |
| EXISTING WALK | 153 S.F. |
| EXISTING DRIVE | 392 S.F. |
| PROPOSED ADDITION | 780 S.F. |
| PROPOSED NEW DRIVE | 743 S.F. |
| PROPOSED NEW TOTAL | 4,049 S.F. |

OWNER
ROBERT W. BRODD &
NANCY BRODD
WAKE CO. PIN NO. 0777 82 5249
ZONED R-2

NOW/FORMERLY
LAKE ANNE INC
8261 HILLSIDE DRIVE
RALEIGH, N.C. 27612-7221
PIN NO. 777924351

PRELIMINARY PLAT, NOT FOR
RECORDATION, CONVEYANCE
OR SALE

SECTION TWO
LAKE ANNE SUBDIVISION

BUILDER TO VERIFY HOUSE

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0060288** PIN # **0777825249**[Account Search](#)Location Address
8273 HILLSIDE DRProperty Description
LO73 LAKE ANN SE2 BM1957-4[Pin/Parcel History](#) [Search Results](#) [New Search](#)[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

| | | | |
|--|-----------------------|--|--|
| Property Owner BRODD, ROBERT W & NANCY B (Use the Deeds link to view any additional owners) | | Owner's Mailing Address 8269 HILLSIDE DR RALEIGH NC 27612-7221 | Property Location Address 8273 HILLSIDE DR RALEIGH NC 27612-7221 |
| Administrative Data | | Transfer Information | Assessed Value |
| Old Map # | 347-00000-0094 | Deed Date | 10/10/2007 |
| Map/Scale | 0777 04 | Book & Page | 12787 0462 |
| VCS | 07RA074 | Revenue Stamps | 477.00 |
| City | | Pkg Sale Date | 10/10/2007 |
| Fire District | 23 | Pkg Sale Price | \$238,500 |
| Township | HOUSE CREEK | Land Sale Date | |
| Land Class | R-<10-HS | Land Sale Price | |
| ETJ | RA | Improvement Summary | |
| Spec Dist(s) | | Total Units | 1 |
| Zoning | R-2 | Recycle Units | 1 |
| History ID 1 | | Apt/SC Sqft | |
| History ID 2 | | Heated Area | 2,857 |
| Acreage | .51 | | |
| Permit Date | 10/5/1995 | | |
| Permit # | 0000024470 | | |
| | | | Land Value Assessed |
| | | | \$100,000 |
| | | | Bldg. Value Assessed |
| | | | \$221,226 |
| | | | Tax Relief |
| | | | Land Use Value |
| | | | Use Value Deferment |
| | | | Historic Deferment |
| | | | Total Deferred Value |
| | | | Use/Hist/Tax Relief |
| | | | Assessed |
| | | | Total Value |
| | | | \$321,226 |
| | | | 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 **0060288**

PIN # **0777825249**

Account Search

Location Address
8273 HILLSIDE DR

Property Description
LO73 LAKE ANN SE2 BM1957-4

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

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

| | | | | | |
|--|-------------------------|--|----------------------------|-----------------------------|------------------|
| Building Location Address 8273 HILLSIDE DR | | Building Description 07RA074 | | Card 01 Of 01 | |
| Bldg Type | 01 Single Family | Year Blt | 1972 | Eff Year | 1972 |
| Units | 1 | Addns | 1995 | Remod | |
| Heated Area | 2,857 | Int. Adjust. | BSMT-Fully Finished | | |
| Story Height | 1 Story | Other Features | One Fireplace | | |
| Style | Split Foyer | | | | |
| Basement | Full Basement | | | | |
| Exterior | Frame | | | | |
| Const Type | | | | | |
| Heating | Central | | | | |
| Air Cond | Central | | | | |
| Plumbing | 2 BATH | | | | |
| | | | | Base Bldg Value | \$206,348 |
| | | | | Grade | A+05 151% |
| | | | | Cond % | B 71% |
| | | | | Market Adj. | |
| | | | | Market Adj. | |
| | | | | Accrued % | 71% |
| | | | | Incomplete Code | |
| | | | | Card 01 Value | \$221,226 |
| | | | | All Other Cards | |
| | | | | Land Value Assessed | \$100,000 |
| | | | | Total Value Assessed | \$321,226 |

| Main and Addition Summary | | | | | | Other Improvements | | | | | |
|---------------------------|------|--------|------|-----|-------|--------------------|------|------|------|-----|-------|
| Story | Type | Code | Area | Inc | Units | DesItem | Code | Year | %ADJ | Inc | Value |
| M | 1 | FR/FB | 1250 | | | | | | | | |
| A | 1 | SFR | 22 | A | | | | | | | |
| B | 1 | SFR | 100 | A | | | | | | | |
| C | 1 | SFR | 21 | A | | | | | | | |
| D | | OP | 35 | R | | | | | | | |
| E | | OP | 88 | R | | | | | | | |
| F | | STG | 40 | X | | | | | | | |
| G | | STG | 16 | X | | | | | | | |
| H | | DK | 110 | @ | | | | | | | |
| I | 1 | SFR | 32 | A | | | | | | | |
| J | 1 | SFR/OP | 182 | A3 | | | | | | | |
| K | | OP | 24 | R | | | | | | | |
| L | | SP/OP | 176 | S3 | | | | | | | |
| M | | SP | 45 | S | | | | | | | |

Building Sketch

Photograph
12/29/2011



0060288 12/29/2011

Harold and Alice Burrows
8281 Hillside Drive
Raleigh, NC 27612

To Whom it may concern,

We have reviewed the proposed addition elevation diagram and site survey for Lot 73, 8273 Hillside Drive. We are aware of the encroachment over the 10' buffer line and have no objections to these plans.

Sincerely yours,

Alice Burrows
H. W. Burrows
Harold and Alice Burrows

Alan and Jamie Kelly
8269 Hillside Drive
Raleigh, NC 27612

To Whom it may concern,

We have reviewed the proposed addition elevation diagram and site survey for Lot 73, 8273 Hillside Drive. We are aware of the encroachment over the 10' buffer line and have no objections to these plans.

Sincerely yours,


Alan and Jamie Kelly

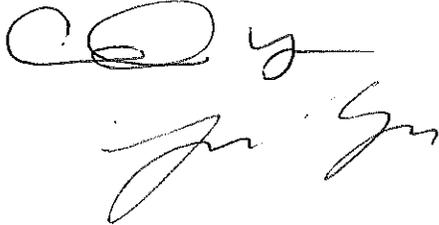
James and Candace Yu
8268 Hillside Drive
Raleigh, NC 27612

To Whom it may concern,

We have reviewed the proposed addition elevation diagram and site survey for Lot 73, 8273 Hillside Drive. We are aware of the encroachment over the 10' buffer line and have no objections to these plans.

Sincerely yours,

James and Candace Yu

Handwritten signatures of James and Candace Yu. The first signature is a stylized 'C' followed by 'Yu'. The second signature is 'James Yu'.

Maureen Magregor
8276 Hillside Drive
Raleigh, NC 27612

To Whom it may concern,

We have reviewed the proposed addition elevation diagram and site survey for Lot 73, 8273 Hillside Drive. We are aware of the encroachment over the 10' buffer line and have no objections to these plans.

Sincerely yours,

Maureen M^cGregor

Maureen Magregor