



Board of Adjustment Case Report

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

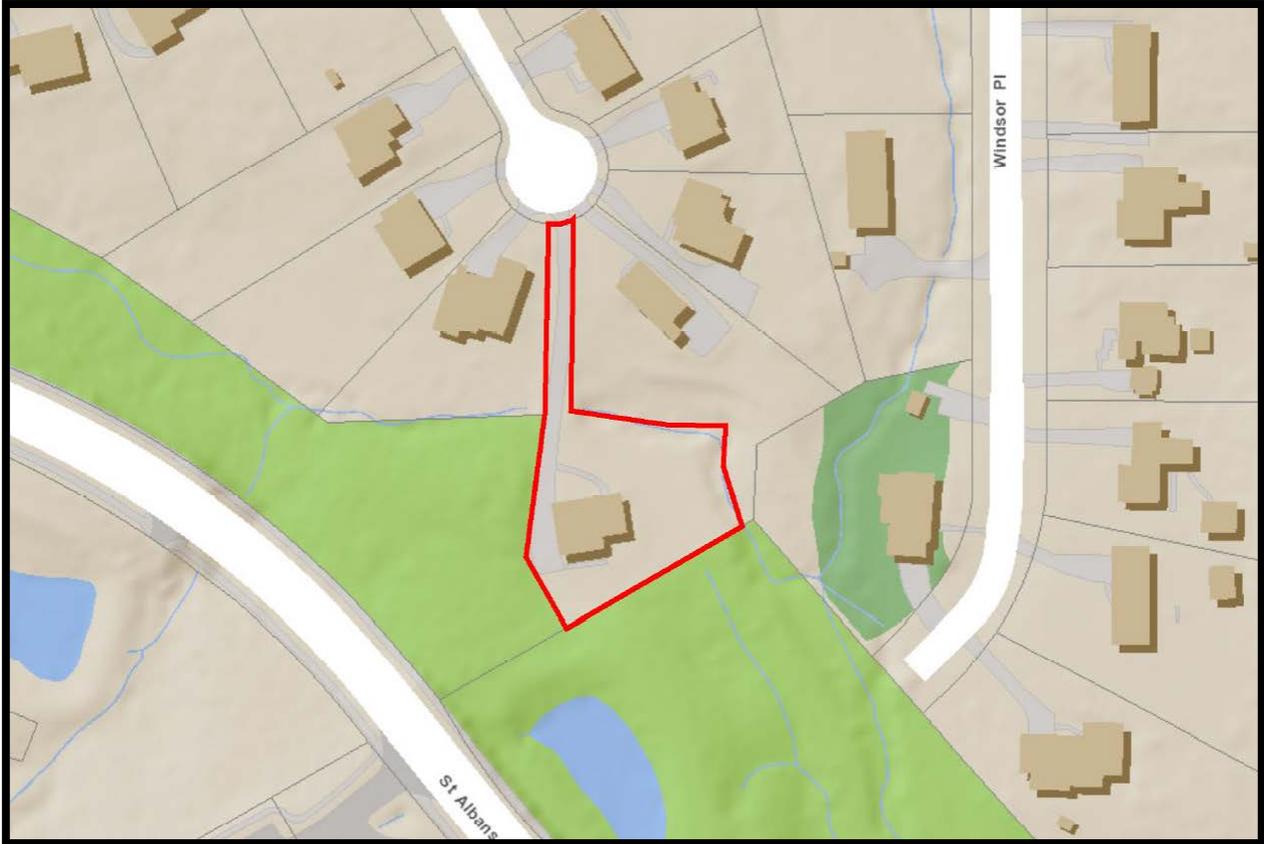
Case File: A-77-16

Property Address: 4105 Lambeth Drive

Property Owner: Peter and Sarah Williams

Project Contact: Chip Haver

Nature of Case: A request for a 19.8' rear yard setback encroachment variance pursuant to Sections 1.5.4.D. and 2.2.1. of the Part 10A Unified Development Ordinance to allow a patio in the rear of the yard that results in a 2.2' rear yard setback for the patio on a .53 acre property zoned Residential-4 and located at 4105 Lambeth Drive.

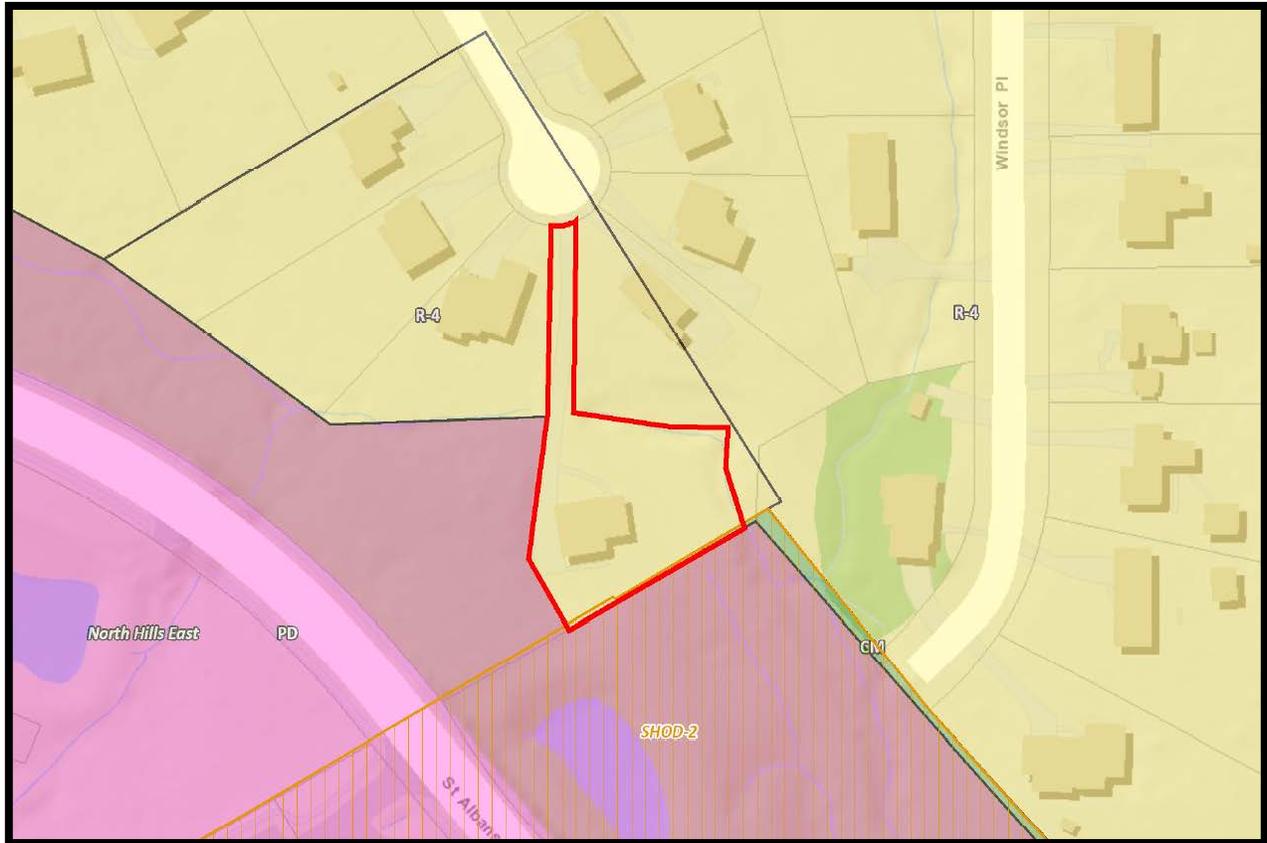


4105 Lambeth Drive – Location Map

To BOA: 7-11-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-4



4105 Lambeth 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-4

<u>Yard Type</u>	<u>Minimum Setback</u>
Front Yard	20'
Side Street	15'
Side	10'
Sum of Side Setbacks	20'
Rear	30'

Section 1.5.4.D. Setback Encroachments

1. Building Features

- f. Unenclosed patios, decks or terraces may extend up to 4 feet into a required setback, or up to 8 feet in a required rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (If more space is needed, submit addendum on separate sheet): Please see attached	Transaction Number: 27 A- 25 -16
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	Date	4105 Lambeth Dr Raleigh, NC 27609 5-31-16
Property PIN	Current Zoning	1705899541 Residential - 4 cond
Nearest Intersection	Property size (in acres)	Dartmouth Rd / Lambeth Dr.
Property Owner	Phone	Fax
Owner's Mailing Address	Email	Peter and Sarah Williams 919-796-6964
Project Contact Person	Phone	Fax
Contact Person's Mailing Address	Email	4105 Lambeth Dr. Raleigh, NC 27609 swilliams@jordanprice.com
Property Owner Signature	Email	Chip Haver 919-868-6725
Notary	Notary Signature and Seal	
Sworn and subscribed before me this <u>31st</u> day of <u>May</u> , 20 <u>16</u> Commission expires: 9-24-2020	Leslie B. Pulley 	

[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID 0255382

PIN # 1705899541

[Account Search](#)

 Location Address
 4105 LAMBETH DR

 Property Description
 LO6 NINE NORTH SUB BM1999-749

[Pin/Parcel History](#) | [Search Results](#) | [New Search](#)
[NORTH CAROLINA](#) | [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner WILLIAMS, PETER & SARAH G (Use the Deeds link to view any additional owners)		Owner's Mailing Address 4105 LAMBETH DR RALEIGH NC 27609-5873		Property Location Address 4105 LAMBETH DR RALEIGH NC 27609-5873	
Administrative Data Old Map # 436-00000-0000 Map/Scale 1705 08 VCS 01RA018 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning CUD R-4 History ID 1 History ID 2 Acreage .53 Permit Date 10/30/2015 Permit # 0000126367		Transfer Information Deed Date 8/13/2004 Book & Page 10969 1688 Revenue Stamps 765.00 Pkg Sale Date 8/13/2004 Pkg Sale Price \$382,500 Land Sale Date 1/18/2001 Land Sale Price \$60,000		Assessed Value Land Value Assessed \$148,750 Bldg. Value Assessed \$310,434 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$459,184	
		Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 2,939			

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the land 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.

