



Board of Adjustment Case Report

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

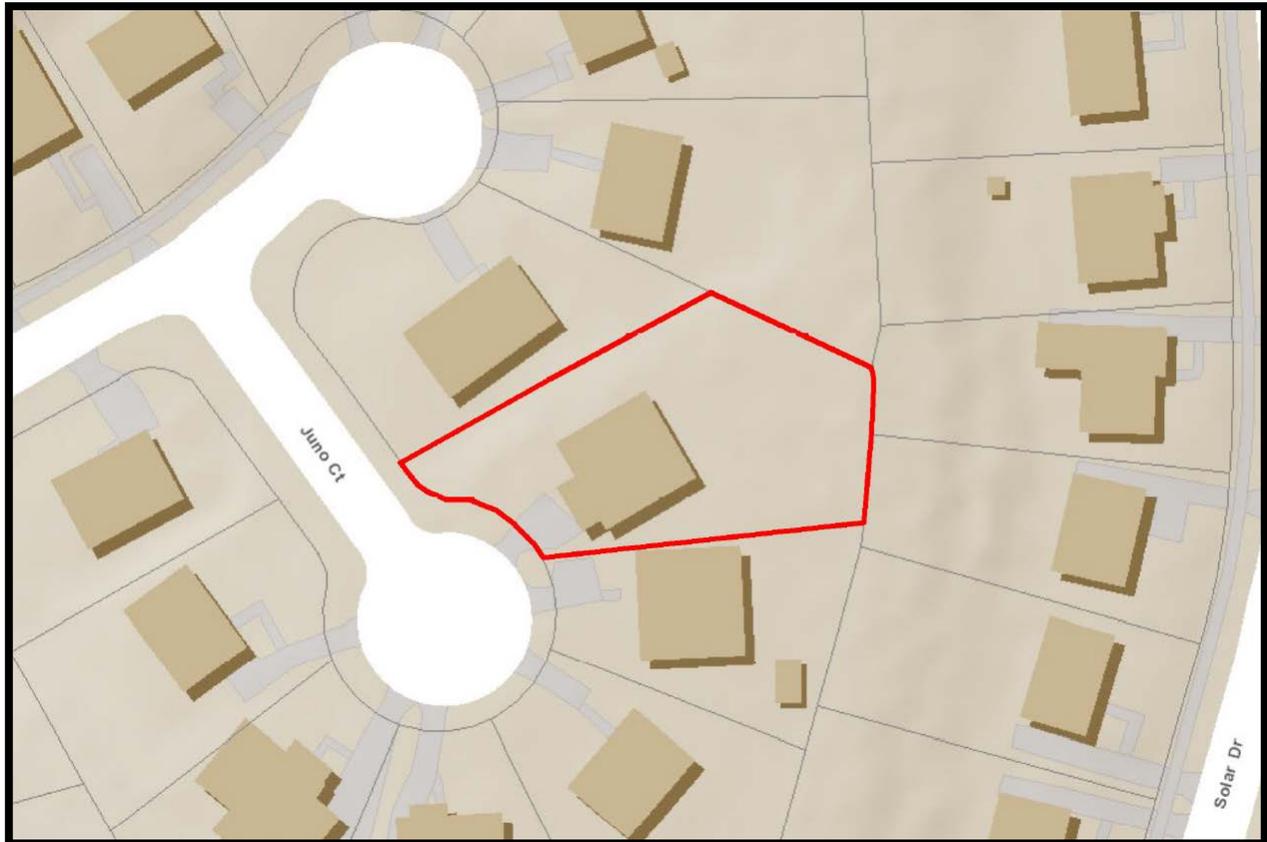
Case File: A-88-16

Property Address: 605 Juno Court

Property Owner: Jay Lamm

Project Contact: Rick Miller-Haraway, Director of Catholic Charities, Raleigh Regional Office

Nature of Case: Request for a 6 space variance from the off-street parking requirements set forth in Section 7.1.2. of the Unified Development Ordinance to allow for a 5 bedroom Boardinghouse to have only 2 off-street parking spaces on a .29 acre property zoned Residential-10 and located at 605 Juno Court.



605 Juno Court – Location Map

To BOA: 7-11-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-10



605 Juno Court – 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:

To Legalize the Existing Structure:

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.

Section 7.1.2. Parking Requirements by Use

Boardinghouse: 1.5 parking spaces per bedroom

Boardinghouse in question is 5 bedrooms: 7.5 (8) parking spaces required
2 parking spaces provided



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.) Exemption from code stating boarding houses must have 1.5 parking spaces for each bedroom. Please see the attached explanation of the use of the house. Given that the Jesuit Volunteers who live in this house have pledged to live a year of simple living, they only have access to one or two cars provided by the sponsoring agencies. The property has room for two cars on the property and thus there is no need for residents to park on the street.		Transaction Number <i>A-88-16</i>
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 605 Juno Ct.; Raleigh, NC 27610-3419		Date 06/10/2016
Property PIN 1713640936	Current Zoning Res 10	
Nearest Intersection Juno Ct. and Sunview St.		Property size (in acres) .29
Property Owner Jay Lamm	Phone 919-809-2827	Fax 919-569-7552
	Email jay@dartmouthassociates.com	
Project Contact Person Rick Miller-Haraway Director of Catholic Charities Raleigh Regional Office	Phone 919-539-9024	Fax 919-790-8836
	Email rick.miller-haraway@raldioc.org	
Property Owner Signature <i>Jay Lamm</i>	Email jay@dartmouthassociates.com	
Notary Sworn and subscribed before me this <u>10th</u> day of <u>June</u> , 2016	Notary Signature and Seal <i>Alma [Signature]</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.

Explanation of the Nature of the Request for a Special Use Permit and a Variance Application

related to 605 Juno Ct., Raleigh, NC

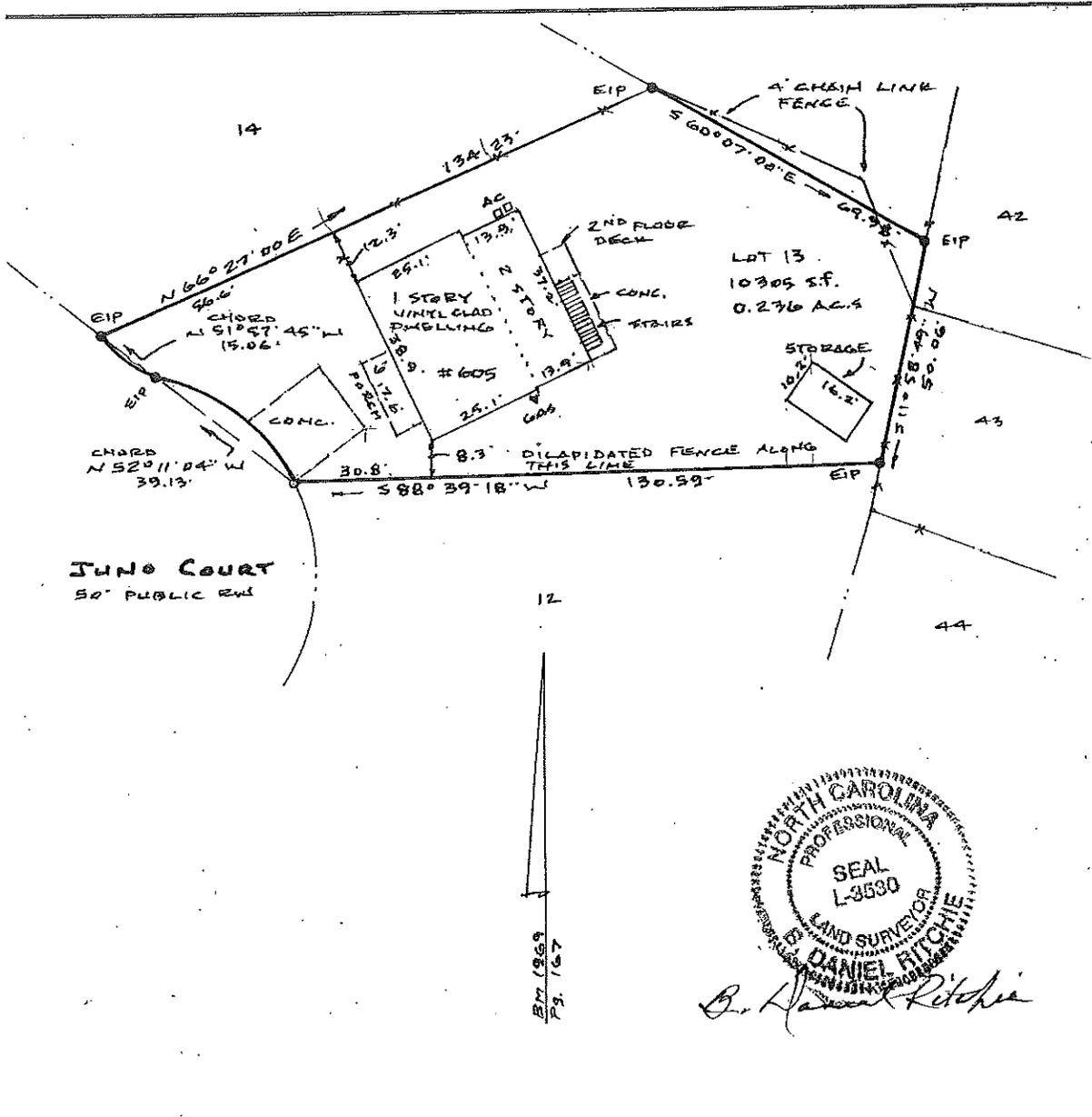
The owner of the house 605 Juno Ct. is requesting that the house be classified as a boarding house by the city of Raleigh, contingent upon the house being occupied by members of the Jesuit Volunteer Corp. The owner is also requesting a Variance for the parking requirements for a boarding house.

This status change is being requested because the house that the Jesuit Volunteers are presently occupying in Raleigh will no longer be large enough as there will be 6 Jesuit Volunteers working at local non-profit agencies beginning in August of this year. Presently, four Raleigh non-profits (Legal Aid, Catholic Charities, Triangle Family Services, and the Green Chair Project) have partnered with the volunteer organization of Jesuit Volunteer Corps (JVC). The volunteers are integrally involved in providing services to people experiencing hunger and/or homelessness, as well as women who are victims of domestic violence. These agencies presently have 5 volunteers working in these agencies this year. Previously, volunteers have served in many other agencies including Urban Ministries, PLM Families Together, the Alliance of AIDS Services Carolina and more.

Similar to AmeriCorps, JVC places recent college graduates who are civically minded and passionate about non-profit work at various organizations in different cities throughout the United States. These volunteers dedicate one year of their life to service of the poor and receive housing and a small stipend in return. There are about 40 JVC communities throughout the United States. The Raleigh Jesuit Volunteers provide vital services to the clients served by the above agencies at a very low cost to these agencies.

A distinguishing factor of JVC is that these volunteers are required to live together in community to share their experiences, and limited material and monetary resources. **JVC has had 4-6 volunteers in Raleigh each year for the past 15 years.** They have been in residence at a house in the Boylan Heights neighborhood all these years and they have been very well received by the neighborhood. Given that the Jesuit Volunteers are required to live in the same house and there will be up to 6 unrelated individuals living at 605 Juno Ct., the house needs to be classified as a boarding house in order to abide by City ordinances regarding the number of unrelated individuals who can live in the same house. The owner/landlord of the house located at 605 Juno Ct., nor the Jesuit Volunteer Corp have any intention of using the house for anything other than for it to be the residence of the 4 to 6 Jesuit Volunteers who come each year to work in non-profit agencies in our community. If granted boarding house status, the owner is willing to accept a stipulation that that the boarding house status is dependent upon the house continuing to house volunteers from the Jesuit Volunteer Corps. If at some time in the future, the Jesuit Volunteer Corp vacates the house, then the boarding house status would be rescinded.

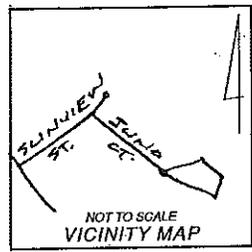
The Variance for the parking requirements is requested because the property only has two parking spaces on the property and the code requires 7.5 spaces (1.5 for each of the 5 bedrooms). Since the Jesuit Volunteers who live in the house very rarely have their own vehicle, there is generally no more than two vehicles used by the residents of the house and these vehicles are provided by the sponsoring agencies. The property has sufficient space for two cars at present and if the plot does not allow space for a driveway to the yard behind the house to create more parking spaces on the property.



Daniel Ritchie

LEGAL: LOT 13 "APPALLO HEIGHTS"
 BLOCK 'E' DATED 01-08-69 BY
 RAGSDALE ENGINEERS & RECORDED
 IN BOOK OF MAPS 1969 PAGE 107
 WAKE COUNTY REGISTRY.

NOTE: 10' DRAINAGE & UTILITY
 EASEMENT ALONG REAR PROPERTY
 LINES & 5' DRAINAGE & UTILITY
 EASEMENT RESERVED ALONG
 ALL SIDE PROPERTY LINES.
 TOTAL IMPERVIOUS SURFACES = 2219.34. (EXISTING)



- LEGEND —
- Lot Boundary Line
 - - - Adjoining Lot Line (Lines not Surveyed)
 - EIP - Existing Iron Pipe
 - NIP - New Iron Pipe
 - EIS - Existing Iron Stake
 - PKN - P. K. Nail (Existing)
 - MBL - Min. Bldg. Line
 - NI - No Iron (Set or Found)
 - PC/PT - Point of Curve / Tangent



RALEIGH, NC
 919.801.9559

MAP OF PROPERTY OF STAR BELTE HOUSING, LLC	
605 JUNO COURT, RALEIGH, RALEIGH TOWNSHIP, WAKE COUNTY, NC	
RITCHIE SURVEYING CO., 7704 LONGSTREET DR., RALEIGH, NC 27615 F-0110	
SCALE: 1" = THIRTY FEET	JUNE 21, 2016
0 30'	JOB # 160637 FB# 41P75

Real Estate ID **0101758**

PIN # **1713640936**

Account Search

Location Address
605 JUNO CT

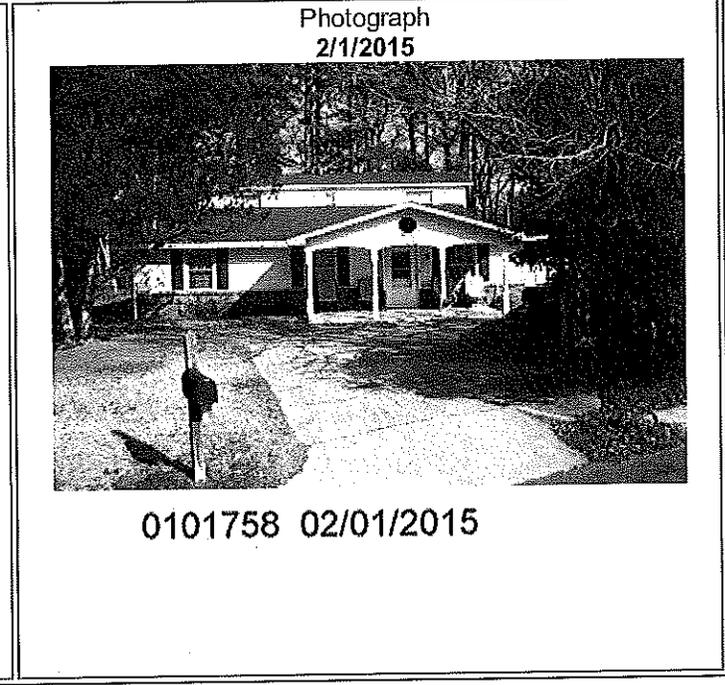
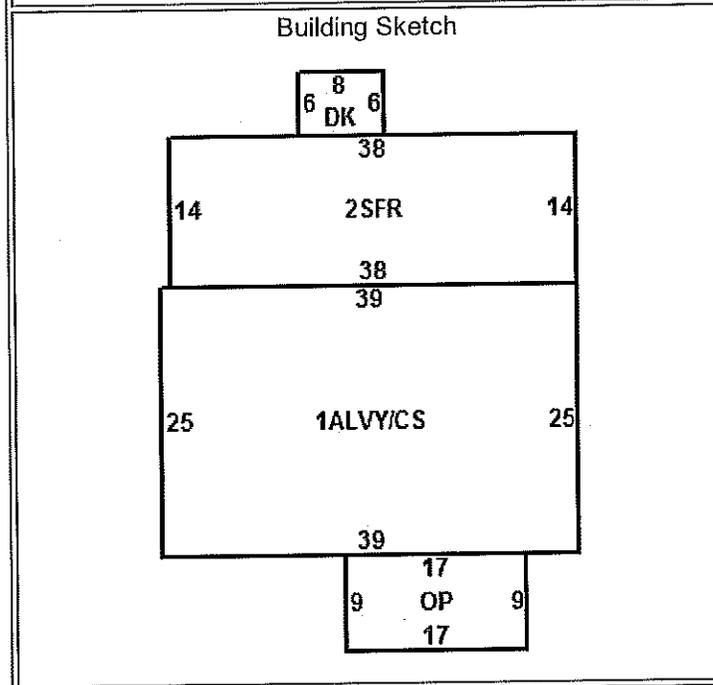
Property Description
LO13 APPOLLO HEIGHTS BLE BM1969-167

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

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

Building Location Address 605 JUNO CT		Building Description 01RA506		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1969	Eff Year	1969
Units	1	Addns	1991	Remod	
Heated Area	2,039	Int. Adjust.			
Story Height	1 Story	Other Features			
Style	Conventional				
Basement	Crawl Space				
Exterior	Aluminum Vinyl				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	2.5 BATH				
		Base Bldg Value			\$140,324
		Grade		D	84%
		Cond %		B	69%
		Market Adj.		G	90%
		Market Adj.			
		Accrued %			62%
		Incomplete Code			
		Card 01 Value			\$73,198
		All Other Cards			
		Land Value Assessed			\$20,000
		Total Value Assessed			\$93,198

Main and Addition Summary						Other Improvements						
	Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%ADJ	Inc	Value
M	1	ALVY/CS		975								
A		OP	R	153								
B	2	SFR	E	532								
C		DK	@	48								
D												
E												
F												
G												
H												




[Home](#)

Wake County Real Estate Data Account Summary

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

 Real Estate ID **0101758** PIN # **1713640936**
[Account Search](#)

 Location Address
605 JUNO CT

 Property Description
LO13 APPOLLO HEIGHTS BLE BM1969-167
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Property Owner STAR BRITE HOUSING, LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address PO BOX 1137 YOUNGSVILLE NC 27596-1137		Property Location Address 605 JUNO CT RALEIGH NC 27610-3419	
Administrative Data Old Map # 580-00000-0098 Map/Scale 1713 15 VCS 01RA506 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-10 History ID 1 History ID 2 Acreage .29 Permit Date 7/9/1991 Permit # 0000005631		Transfer Information Deed Date 1/12/2016 Book & Page 16264 2662 Revenue Stamps Pkg Sale Date 8/28/2002 Pkg Sale Price \$77,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 2,039		Assessed Value Land Value Assessed \$20,000 Bldg. Value Assessed \$73,198 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$93,198	

*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.