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-102-16**

Property Address: 2601 Fairview Road

Property Owner: City of Raleigh

Project Contact: Aaron Hair

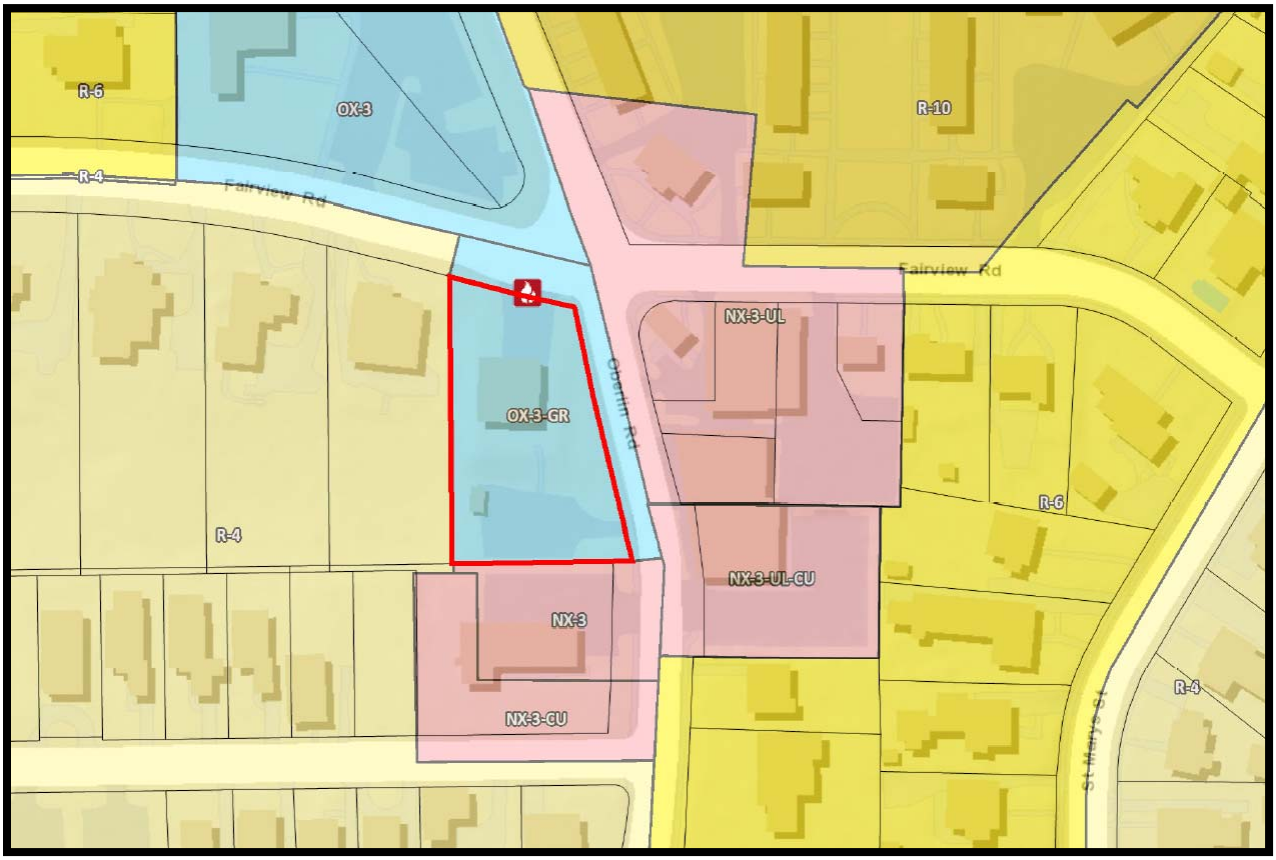
Nature of Case: A request for a 3.5' variance from the minimum build-to setback set forth in Section 3.4.6. of the Unified Development Ordinance's Green Frontage to allow the erection of a a new fire station that results in a 16.5' setback from Oberlin Road on a .58 acre property zoned Office Mixed-Use-3-Green Frontage (OX-3-GR) and located at 2601 Fairview Road.

2601 Fairview Road – Location Map

To BOA: 9-12-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Office Mixed-Use-3-Green Frontage (OX-3-GR)



2601 Fairview Road – 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:

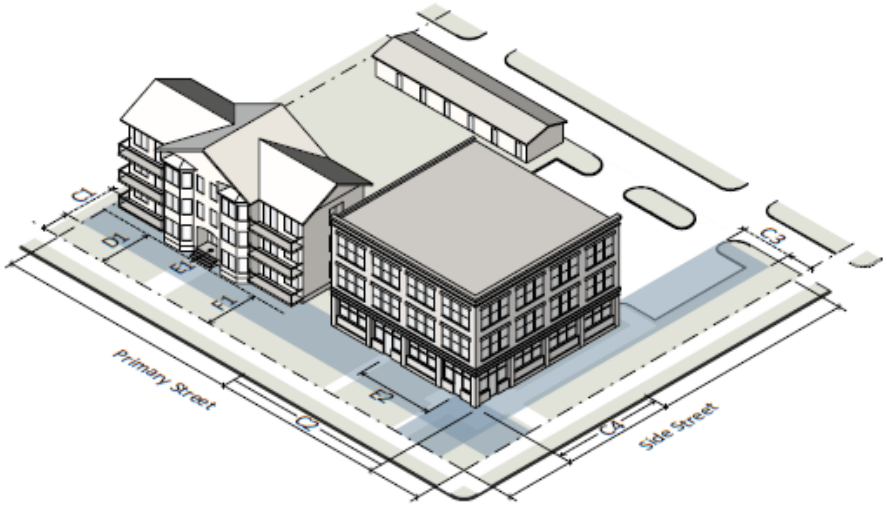
1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

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.**

Sec. 3.4.6. Green (-GR)



A. Description

Intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street right-of-way.

B. Building Types Allowed

Townhouse (see *Sec. 3.2.3.*)	Mixed use building (see *Sec. 3.2.6.*)
Apartment (see *Sec. 3.2.4.*)	Civic building (see *Sec. 3.2.7.*)
General building (see *Sec. 3.2.5.*)	Open lot (see *Sec. 3.2.8.*)

C. Build-to

C1	Primary street build-to (min/max)	20'/50'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	20'/50'
C4	Building width in side build-to (min)	35%

D. Additional Parking Limitations

D1	Parking setback from primary street (min)	20'
D2	No on-site parking or vehicular surface area permitted between the building and the street	

E. Pedestrian Access

E1	Primary street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	100'

F. Landscape Yard Encroachments

F1	Driveways	see Sec. 8.3.5.
F2	Ground signs	see *Article 7.3. Signs*
F3	Pedestrian access way	

G. Streetcape Requirement

	Commercial	see *Sec. 8.5.2.C.*

Application for Variance

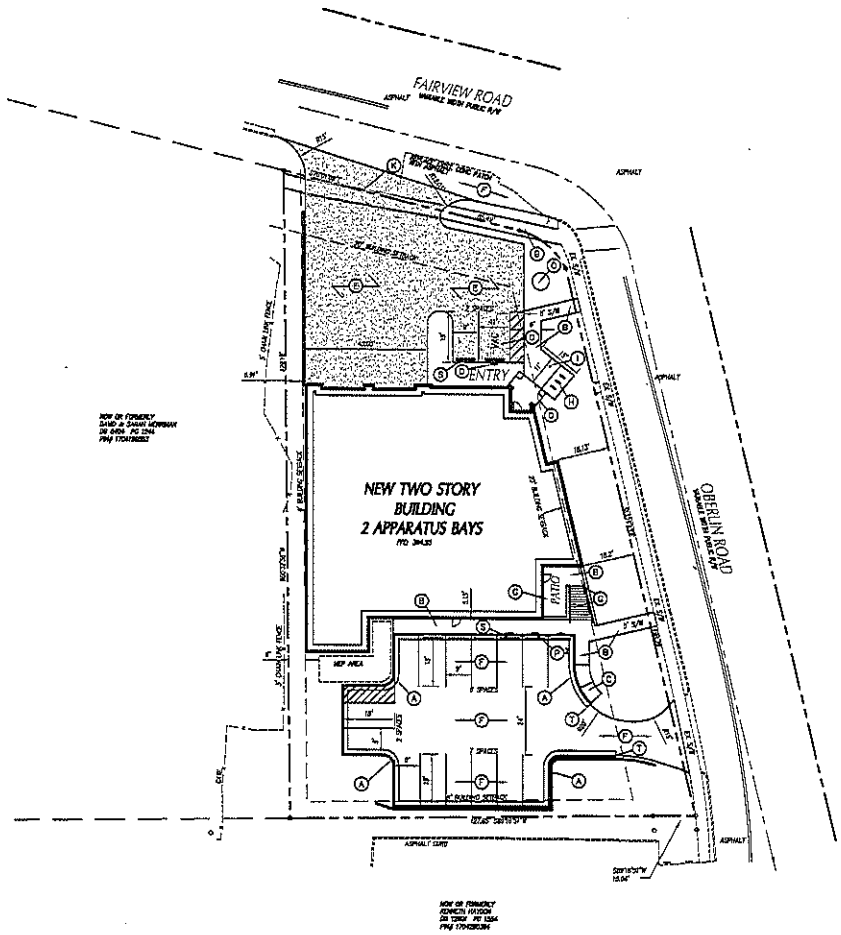
RCP RALEIGH DEPARTMENT OF CITY PLANNING

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): The request seeks a 3.5-foot relief from the minimum build-to setback per UDO section 3.4.6 Green (-GR). The proposed building is sized to accommodate the needs to the fire department to provide adequate fire protection coverage to the surrounding neighborhood. The surrounding parcels do not have the (-GR) designations and allow buildings to be 10-feet from the primary and side streets.	**Transaction Number** A-102-16
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. n/a	

GENERAL INFORMATION		
Property Address 2601 Fairview Road		**Date** 6/10/2016
Property PIN 1704290571	**Current Zoning** OX-3-GR	
Nearest Intersection Fairview Road and Oberlin Road		**Property size (in acres)** 0.58
Property Owner City of Raleigh	**Phone** 919.996.3070	**Fax** n/a
Owner's Mailing Address PO Box 590, Raleigh, NC 27602	**Email** n/a	
Project Contact Person Aaron Hair	**Phone** 919.996.5589	**Fax** n/a
Contact Person's Mailing Address 219 Fayetteville Street, STE 801	**Email** aaron.hair@raleighnc.gov	
Property Owner Signature Kathrin R. Hall	**Email** citymanager@raleighnc.gov	
Notary Sworn and subscribed before me this 9th day of August, 20 16	**Notary Signature and Seal** Cassidy R. Pritchard CASSIDY R. PRITCHARD NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 4-23-18	



KEY NOTES

- (A) 24" CURB & GUTTER, SEE DETAIL SHEET.
- (B) CONCRETE SIDEWALK, SEE DETAIL SHEET.
- (C) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET.
- (D) ACCESSIBLE PARKING & SIGNAGE, SEE DETAIL SHEET.
- (E) CONCRETE PAVEMENT, SEE DETAIL SHEET.
- (F) ASPHALT PAVEMENT, SEE DETAIL SHEET.
- (G) SEE ARCHITECTURAL PLANS FOR CANOPY, STEPS, RAMPS, HANDRAILS, GUARDRAILS, SCREEN WALLS, AND BOLLARDS.
- (H) BIKE RACK, SEE DETAIL SHEET.
- (I) 30' FLAG POLE, SEAMLESS, TAPERED ALUMINUM TUBING, CLEAR ANODIZED FINISH. PROVIDE COMPLETE WITH CLEATS, HALYARDS, TRUCK AND COLAR.
- (J) TRASH RECEPTACLE, SEE SPECIFICATIONS.
- (K) CROSSWALK, SEE TRAFFIC CONTROL NOTES ON THIS SHEET
- (L) HI-VIS CROSSWALK, SEE TRAFFIC CONTROL NOTES THIS SHEET
- (M) HVAC UNIT, SEE MEP DRAWINGS
- (N) COMMUNICATIONS TOWER, SEE MEP PLANS FOR MORE INFORMATION.
- (O) LOCATION OF FUTURE ART INSTALLATION
- (P) SPECIAL PARKING SIGNAGE, SEE DETAIL SHEET.
- (Q) SIDEWALK FLUSH WITH PAVEMENT GRADE.
- (R) GENERATOR PAD BY MECHANICAL CONTRACTOR.
- (S) CONC WHEEL STOP
- (T) STANDARD CURB & GUTTER TERMINUS, SEE DETAIL SHEET.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST MANUAL OF "UNIFORM TRAFFIC CONTROL DEVICES".
5. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL SUBMIT SEALED PLANS OF ALL COORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
7. ALL FACE OF CURB RADII ARE 4 FT UNLESS OTHERWISE SHOWN.
8. ALL STANDARD PARKING SPACES SHALL BE 9' WIDE X 18' DEEP MIN.
9. VAC – VAN ACCESSIBLE PARKING SPACE SHALL BE 11' WIDE X 18' DEEP
   AC – ACCESSIBLE PARKING SPACE SHALL BE 9' WIDE X 18' DEEP
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARD SPECIFICATIONS.
11. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST THIRTY (30) FEET FROM THE POINT OF TANGENCY.

TRAFFIC CONTROL NOTES

1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

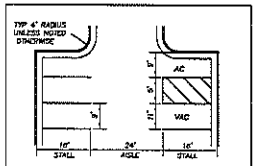
SIGN	MUTCD STD.	SIZE
–	–	–
–	–	–

2. ALL SIGNS SHALL BE MOUNTED WITH 5-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP X 12-IN DIA. CONCRETE FOOTING.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
1.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACES	1205.01	4-IN	WHT.
CROSSWALK	1250.01(STANDARD)	8-IN	WHT.
NO PARKING – FIRE LANE *	1205.01	4-IN	YEL.
CURB	1205.01	4-IN	WHT.

* NO PARKING – FIRE LANE MARKING SHALL CONSIST OF A 4" SOLID YELLOW STRIPE AND 18" HIGH YELLOW TEXT "NO PARKING – FIRE LANE" AT 40' INTERVALS. BASE BID TO INCLUDE 200 LF IN ADDITIONAL LOCATIONS TO BE DETERMINED BY ARCHITECT/FIRE MARSHALL. SEE DETAIL SHEET C1.4

4. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH MAY BE PAINTED TYPE PAINT.
5. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY CLH DESIGN PRIOR TO SIGN INSTALLATION.
6. COORDINATE FIRE LANE MARKINGS WITH CITY OF RALEIGH FIRE MARSHAL.



TYPICAL PARKING DIMENSIONS

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER OF WORK OR MATERIAL CALLED FOR. SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL NOTING SUCH DISCREPANCIES, AND SHALL BE FURNISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUANTITY UNLESS OTHERWISE ORDERED IN WRITING.

CLH DESIGN, P.A.
Charlotte Park
400 Regency Forest Drive
Suite 160
Cary, North Carolina 27518
Phone: (919) 851-1912
Fax: (919) 851-1918
LIC# C-0832, PE C-2269

A NEW FIRE STATION #8 FOR
THE CITY OF RALEIGH
RALEIGH, NC
2501 FAIRVIEW ROAD, RALEIGH, NORTH CAROLINA 27608

SITE STAKING PLAN

sheet
C1.1

Project No.
1496
CLH Project No. 16-048

Date
08.05.2016
Drawn
ZSP
Checked
KAL
Revisions

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Charlotte, NC 28211
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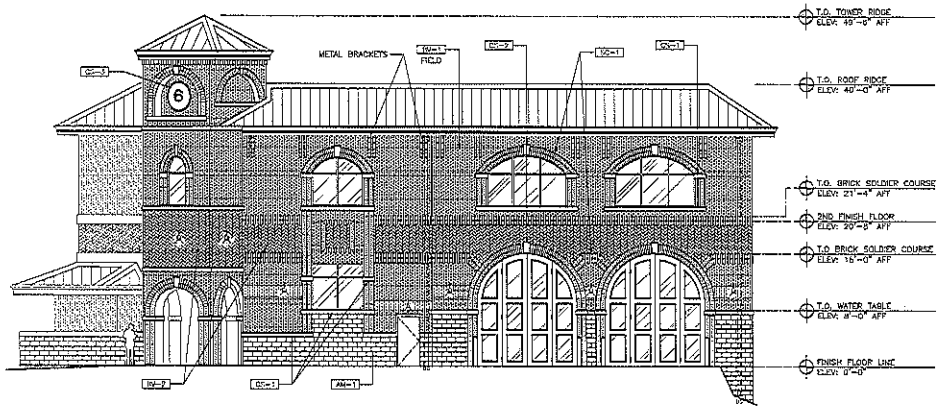
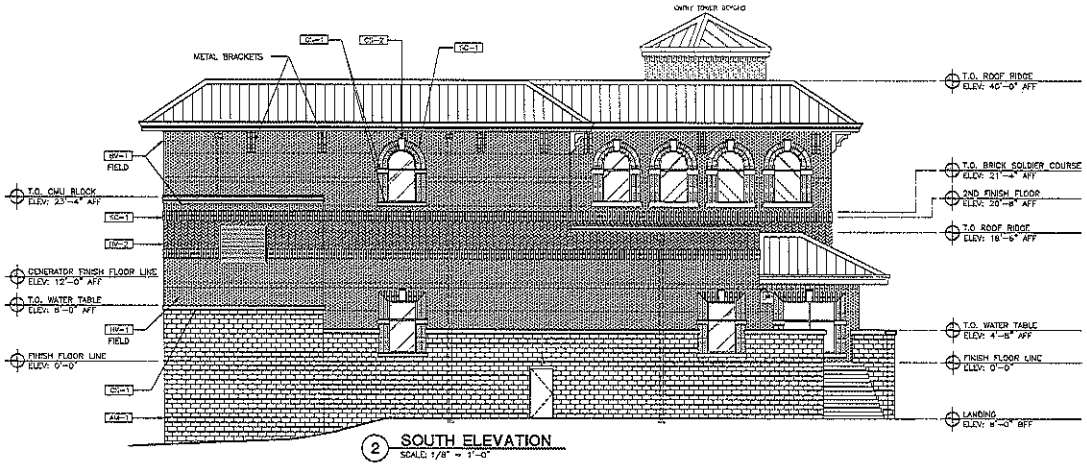
1.800.871.0821
www.scn-architects.com

NORTH CAROLINA REGISTERED ARCHITECT
KENNETH R. ALBRIGHT, JR.
11699



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS:

BRICK VENEER WALLS

BW-1 GENERAL SHALE, MODULAR, RED RANGE WIRE CUT (FIELD)

BW-2 GENERAL SHALE, MODULAR, TAN VELOUR (ACCENT BAND IN HERRINGBONE PATTERN)

SC-1 GENERAL SHALE, MODULAR, RED RANGE WIRE CUT, (SOLDIER COURSE)

ARCHITECTURAL MASONRY CMU

AW-1 ADAMS 4208, SPLIT FACE, EXTERIOR (www.adamsproducts.com)

PRE-CAST STONES & KEY STONES

CS-1 ROCK CAST WATER TABLE SL2257 (COLOR: SLATE, GP-A)

CS-2 ROCK CAST KEY STONE (COLOR: SLATE, GP-A)

CS-3 ROUND CAST STONE ORNAMENT (COLOR: SLATE, GP-A)

METAL ROOF & SOFFIT

MR-1 MBCI, BATTENLOK HS STANDING SEAM METAL ROOF, 16" X 24GA. EMBOSSED STRIATED, SIGNATURE 300 (COLOR: SLATE GRAY).

MR-2 MBCI, FLEXLOC METAL SOFFIT, 8.5" X 24GA., SIGNATURE 300 (COLOR: TUNDRA)

METAL FASCIA & ROOF FLASHING

COLOR TO MATCH METAL ROOFING

METAL GUTTERS & DOWNSPOUTS

COLOR TO MATCH STOREFRONT FRAME. PROVIDE PERFORATED ALUMINUM LEAF GUARD FOR GUTTERS.

HOLLOW METAL DOORS

PAINT WITH EPOXY: COLOR, PPG 525-7 PUMPERNICKEL

HOLLOW METAL DOOR FRAMES

WITHIN METAL DOORS, PAINT WITH EPOXY: COLOR, PPG 525-6 WICKER BASKET (WITHIN WOOD DOORS, SEE 7.11 ITEM #2 UNDER GEN. PAINTING)

STOREFRONT (DOORS & WINDOWS)

ALUMINUM STOREFRONT, (KAWNEER) COLOR: #40 DARK BRONZE

ALUMINUM LOUVERS

AIROLITE K635 EXTRUDED ALUMINUM LOUVERS WITH INSECT SCREEN (COLOR: MAJESTIC BRONZE SRI-7, AL219)

BI-FOLD DOORS

OLDPAY OVERHEAD DOORS OR APPROVED EQUAL (COLOR?)

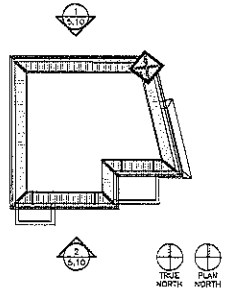
FOUR FOLD DOORS (Alternate)

INTERNATIONAL DOOR, INC. OR APPROVED EQUAL (COLOR?)

OH OR 4-FOLD DOOR FRAMES

PAINT WITH EPOXY: COLOR TO MATCH HOLLOW METAL DOOR FRAMES

ELEVATION KEY PLAN:



Project No.
1496

Date:
07.28.2016
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GYS/jbj/CAU
Checked:

Revisions:

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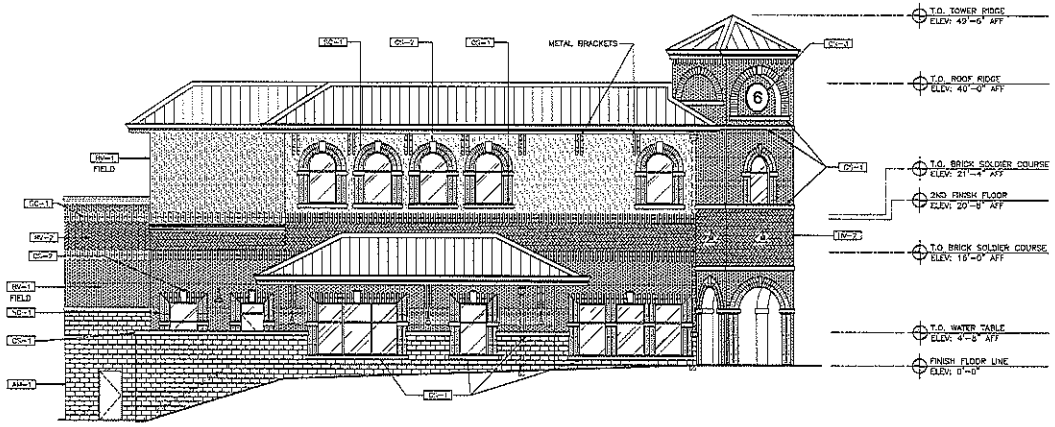
A NEW FIRE STATION #8 FOR
THE CITY OF RALEIGH
RALEIGH, NORTH CAROLINA

BUILDING
ELEVATIONS

sheet
5.10



1 EAST ELEVATION
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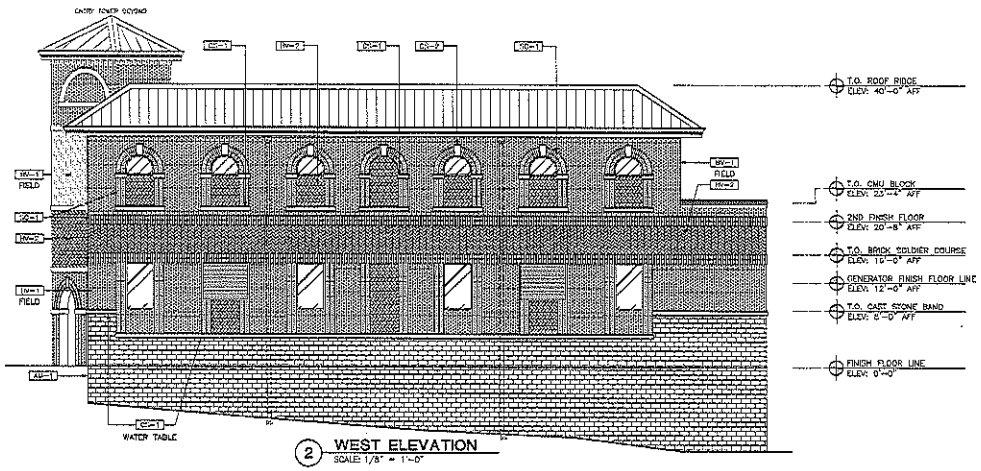

2 WEST ELEVATION
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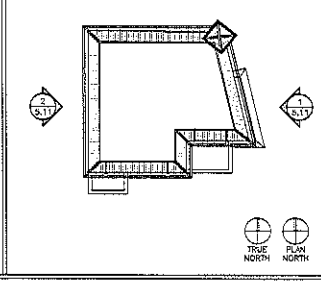

Project No.
1496

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07.26.2016
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Revisions:

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A NEW FIRE STATION #8 FOR
THE CITY OF RALEIGH
RALEIGH, NORTH CAROLINA

BUILDING
ELEVATIONS

sheet
5.11

Home

Wake County Real Estate Data
Account Summary

iMaps
Tax Bills

Real Estate ID **0102340** PIN # **1704290571**

WAKE COUNTY NORTH CAROLINA

Location Address
2601 FAIRVIEW RD

Property Description
LO1 FAIRVIEW SECTION BUDLEIGH BM1928-00001

Account Search

Pin/Parcel History Search Results New Search

Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Property Owner	Owner's Mailing Address	Property Location Address
RALEIGH CITY OF (Use the Deeds link to view any additional owners)	**PO BOX 590** **RALEIGH NC 27602-0590**	**2601 FAIRVIEW RD** **RALEIGH NC 27608-1347**

Administrative Data		Transfer Information		Assessed Value	
Old Map #	**494--**				
Map/Scale	**1704 05**	Deed Date	**8/4/1940**	Land Value	**$316,570**
VCS	**NCRA001**	Book & Page	**00847 0402**	Assessed	
City	**RALEIGH**	Revenue Stamps		Bldg. Value	**$384,564**
Fire District		Pkg Sale Date		Assessed	
Township	**RALEIGH**	Pkg Sale Price			
Land Class	**EXEMPT**	Land Sale Date			
ETJ	**RA**	Land Sale Price		Tax Relief	
Spec Dist(s)					
Zoning	**O&I-1**	**Improvement Summary**		Land Use Value	
History ID 1				Use Value	
History ID 2		Total Units	**0**	Deferment	
Acreage	**.58**	Recycle Units	**0**	Historic Deferment	
Permit Date		Apt/SC Sqft		Total Deferred Value	
Permit #		Heated Area	**5,408**		
				Use/Hist/Tax Relief Assessed	
				Total Value Assessed*	**$701,134**

*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 **0102340** PIN # **1704290571**

Location Address
2601 FAIRVIEW RD

Property Description
LO1 FAIRVIEW SECTION BUDLEIGH BM1928-00001

Account Search

Building Location Address	Building Description	Card 01 Of 01
2601 FAIRVIEW RD		

Bldg Type	**68 Fire Station**	Year Blt **1960**	Eff Year **1960**	Base Bldg Value	**$754,849**
Units		Addns	Remod	Grade	**25.65 120%**
Heated Area	**5,408**	Int. Adjust.	**INT - 30%**	Cond %	**B 42%**
Story Height	**2 Story**		**Finished B**	Market Adj.	
Style	**Conventional**			Market Adj.	
Basement	**Crawl Space**	Other Features		Accrued %	**42%**
Exterior	**Brick**			Incomplete Code	
Const Type	**Exposed Steel**			**Card 01 Value**	**$384,564**
Heating	**Central**			All Other Cards	
Air Cond	**Central**			Land Value Assessed	**$316,570**
Plumbing	**Adequate**			Total Value Assessed	**$701,134**

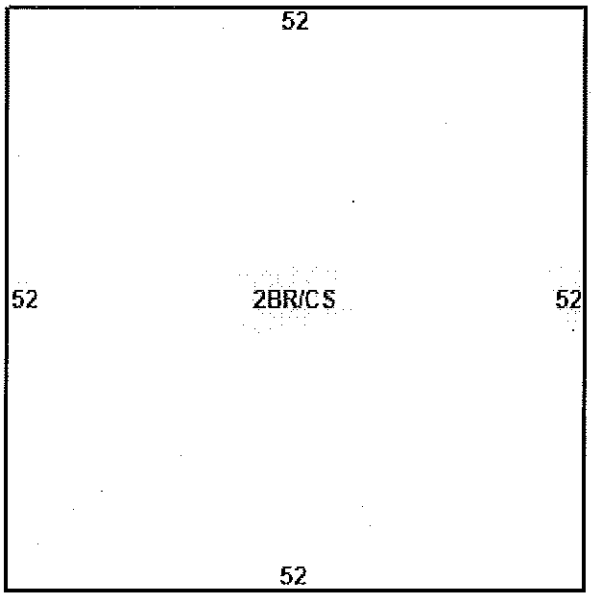
Main and Addition Summary

	Story	Type	Code	Area	Inc
M	**2**	**BR/CS**		**2704**	
A					
B					
C					
D					
E					
F					
G					
H					

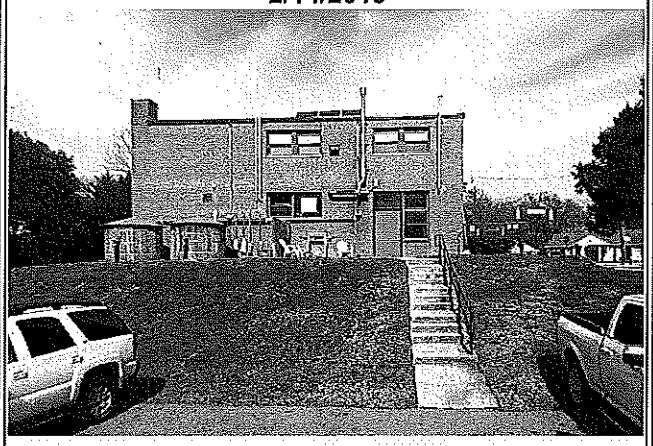
Other Improvements

Units	DesItem	Code	Year	% ADJ	Inc	Value
5000	**SF PAVASPH**	**0028**	**1987**	**30**		**4120**

Building Sketch



Photograph
2/14/2013



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