



Board of Adjustment Case Report

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

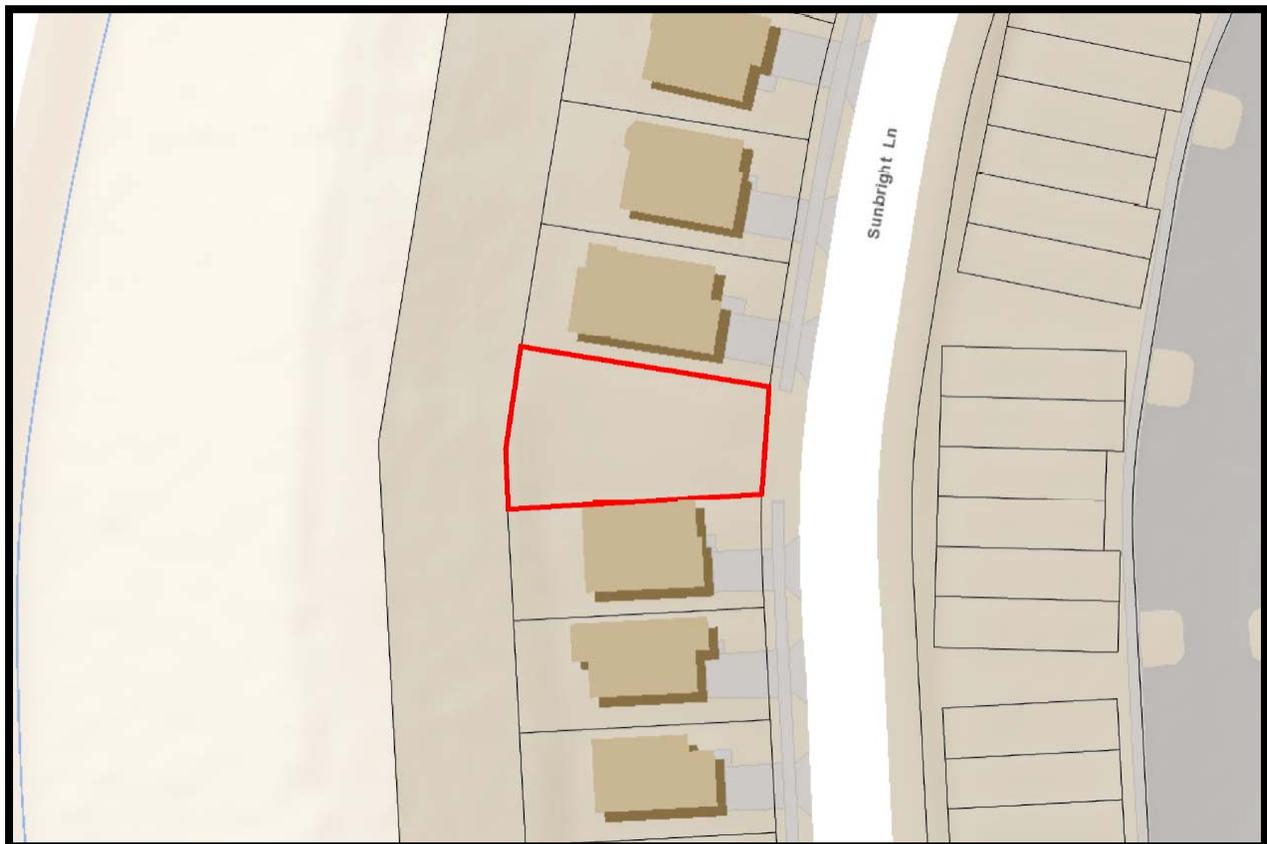
Case File: A-104-16

Property Address: 3217 Sunbright Lane

Property Owner: Sheila Hackney

Project Contact: Sheila Hackney

Nature of Case: A request for a 5.5' rear yard setback variance from the standards set forth in Section 2.2.1 of the Unified Development Ordinance to allow for an addition to the rear of a detached house that results in a 14.5' rear setback on a .13 acre property zoned Residential-6 and Special Highway Overlay District-1 and located at 3217 Sunbright Lane.



3217 Sunbright Lane – Location Map

To BOA: 9-12-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING
DISTRICTS: Residential-6



3217 Sunbright Lane – 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-6

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

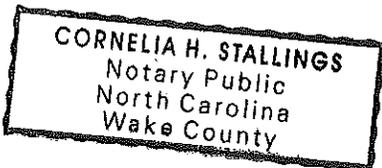
Application for Variance



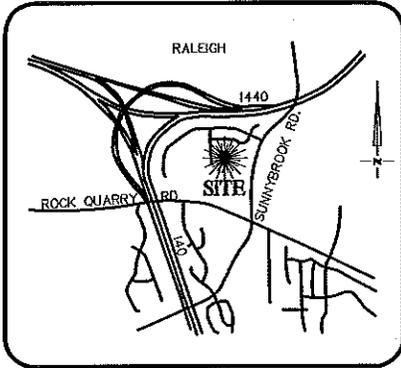
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

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): <i>Encroach 8ft into the rear 20-ft setback with Sunroom addition - 20 x 20.</i>	Transaction Number <i>A/04-16</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	<i>3217 Sunbright Lane, Raleigh, NC 27610</i>		Date <i>8-8-16</i>
Property PIN	Current Zoning		
Nearest Intersection	<i>Rock Quarry and Sunybrake</i>		Property size (in acres) <i>.13 acre (house 2166 sq)</i>
Property Owner	Phone	Fax	
Owner's Mailing Address	Email		
Project Contact Person	Phone	Fax	
Contact Person's Mailing Address	Email		
Property Owner Signature	Email		
Notary Sworn and subscribed before me this <u><i>8th</i></u> day of <u><i>August</i></u> , 20 <u><i>16</i></u>	Notary Signature and Seal <i>Cornelia H. Stallings</i> 		

THIS IS TO CERTIFY THAT ON THE 12th DAY OF AUGUST 2016 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HERON, THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.

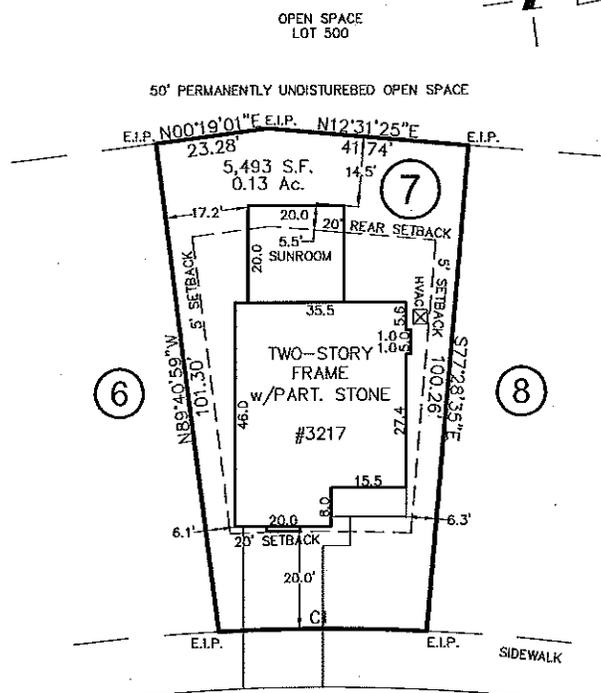
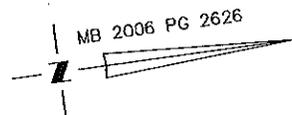
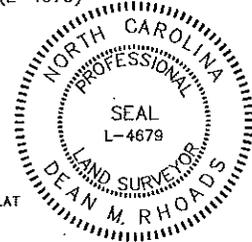


VICINITY MAP
Not To Scale

SIGNED De RL
DEAN M. RHOADS, PLS (L-4679)

LEGEND

- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN
- P.D.E. PUBLIC DRAINAGE EASEMENT
- S.D.E. STORM DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.P.E. FLOOD PROTECTION ELEVATION EXCEEDS 1 INCH in 10,000'
- CLOSURE
- SETBACK LINE
- PROPERTY LINE
- ADJONER PROPERTY LINE BY DEED OR PLAT

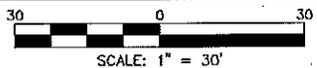


SUNBRIGHT LANE
45' PUBLIC R/W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH BEARING
C1	43.26	430.00	43.24	S07°39'08"W

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	1,607 S.F.
SUN RM./PATIO/HVAC	409 S.F.
DRIVEWAY & WALKS	382 S.F.
TOTAL =	2,398 S.F.
LOT AREA =	5,493 S.F.
% IMPERVIOUS AREA	=43.7%

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED



RESIDENTIAL LAND SERVICES, PLLC.

1500 Piney Plains Road, Suite 102
Cary, North Carolina 27518
Phone (919) 977-1554
Firm License # P-0873

AS-BUILT SURVEY

FOR
#3217 SUNBRIGHT LANE
LOT 7, SUNNYBROOK ESTATES SUBDIVISION, PHASE 2
Clayton Township, Johnston County, North Carolina

PROPERTY OF: SHELIA HACKNEY

MAP BOOK 2006 PAGE 2626

DRAWN BY: DMR

DATE: AUGUST 12, 2016

Irish Farmer

From: Shelia Hackney <shackney@lenovo.com>
Sent: Monday, June 20, 2016 7:49 PM
To: Irish Farmer
Subject: Example of Sunroom

How I would like it to look





Actual Site



[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0359229** PIN # **1722086292**

**WAKE
COUNTY**

Location Address Property Description
**3217 SUNBRIGHT LN LOT7 SUNNYBROOK ESTATES CLUSTER PH2
BM2006-02626**

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



Property Owner HACKNEY, SHELIA F (Use the Deeds link to view any additional owners)	Owner's Mailing Address 3217 SUNBRIGHT LN RALEIGH NC 27610-6436	Property Location Address 3217 SUNBRIGHT LN RALEIGH NC 27610-6436
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Administrative Data	Transfer Information	Assessed Value
Old Map # 608--	Deed Date 5/1/2015	Land Value \$34,000
Map/Scale 1722 05	Book & Page 16002 0410	Assessed
VCS 16RA047	Revenue Stamps 440.00	Bldg. Value \$172,983
City RALEIGH	Pkg Sale Date 5/1/2015	Assessed
Fire District	Pkg Sale Price \$220,000	
Township ST. MARYS	Land Sale Date 12/20/2013	Tax Relief
Land Class R-<10-HS	Land Sale Price \$30,000	
ETJ RA		
Spec Dist(s)	Improvement Summary	Land Use Value
Zoning R-6	Total Units 1	Use Value
History ID 1	Recycle Units 1	Deferment
History ID 2	Apt/SC Sqft	Historic Deferment
Acreage .13	Heated Area 2,663	Total Deferred Value
Permit Date 1/24/2014		
Permit # 0000111610		Use/Hist/Tax Relief
		Assessed
		Total Value \$206,983
		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 **0359229** PIN # **1722086292**

Location Address
3217 SUNBRIGHT LN

Property Description
LO7 SUNNYBROOK ESTATES CLUSTER PH2 BM2006-02626

Account Search

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

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



Building Location Address 3217 SUNBRIGHT LN		Building Description 16RA047		Card 01 Of 01	
Bldg Type	01 Single Family	Year Bt	2014	Eff Year	2014
Units	1	Addns		Remod	
Heated Area	2,663	Int. Adjust.			
Story Height	2 Story	Other		One Fireplace	
Style	Conventional	Features			
Basement					
Exterior	Aluminum Vinyl				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	2.5 BATH				
		Base Bldg Value			\$189,674
		Grade	C-05		95%
		Cond %	B		96%
		Market Adj.			
		Market Adj.			
		Accrued %			96%
		Incomplete Code			
		Card 01 Value			\$172,983
		All Other Cards			
		Land Value Assessed			\$34,000
		Total Value Assessed			\$206,983

Main and Addition Summary				
Story	Type	Code	Area	Inc
M	2	ALVY/SL	1128	
A		OP	96	
B	1	SFR/G	400	
C	1	SFR	7	
D		PATIO	120	
E				
F				
G				
H				

Other Improvements					
Units	DesItem	Code	Year	% Inc	Value
				ADJ	

