



## 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-117-16

**Property Address:** 1924 Capital Boulevard

**Property Owner:** Foodbank of Central and Eastern, NC

**Project Contact:** Amy Beros

**Nature of Case:** A request for a an 80 square foot overall variance from the maximum wall sign size requirements set forth in Section 7.3.4.D. of the Unified Development Ordinance to allow for the erection of 3 wall signs totaling 200 square feet for the three combined tenants on a 10.8 acre property zoned Commercial Mixed Use-7-Urban Limited (CX-7-UL) and located at 1924 Capital Boulevard.

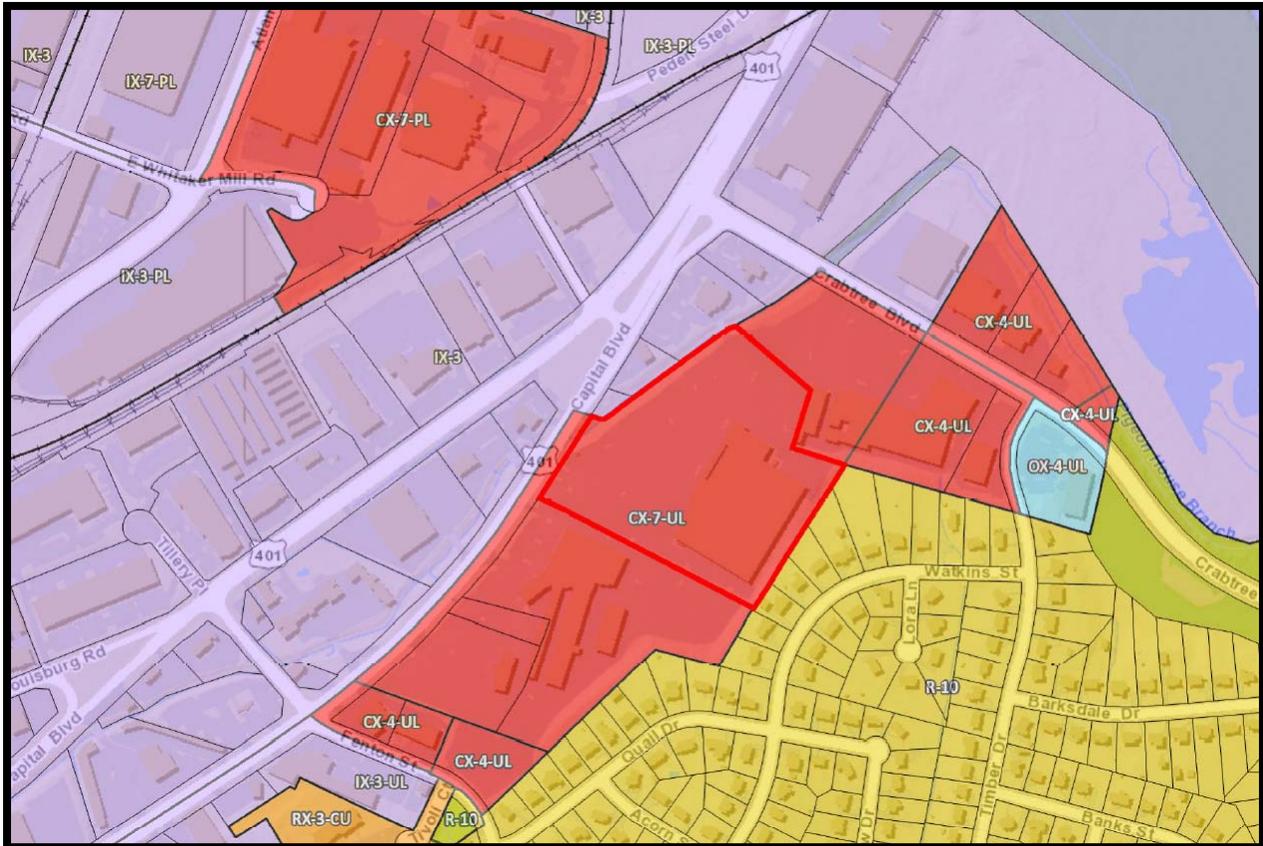


**1924 Capital Boulevard – Location Map**

To BOA: 10-10-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING DISTRICTS:** Commercial Mixed Use-7-Urban Limited (CX-7-UL)



### 1924 Capital Boulevard – 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.**

#### **Section 7.3.4.D. Wall Signs**

##### **A. Description**

An on-premise sign attached flat to or mounted away from but parallel to the building wall, typically extending no more than 12 inches from the building wall. A sign permit is required for a wall sign.

##### **B. Sign Area Allocation**

Two square feet per lineal foot of each building wall facing a public street or a private drive if lot has no frontage on a public street.

##### **C. Height**

1. No portion of a wall sign may extend above the roof line of a building without a parapet wall.
2. No portion of a wall sign may extend 2 feet above the roof line of a building with a parapet wall, provided no portion of the sign extends above the parapet.
3. No wall sign may extend above the lower eave line of a building with a pitched roof. –

##### **D. Frontage Standards**

(Urban Limited) UL

***D1 Size (max) 40 sf***

D2 Height (max) 5'

D3 Projection (max) 12"

D4 Signs per business (max per street frontage) 1



# 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

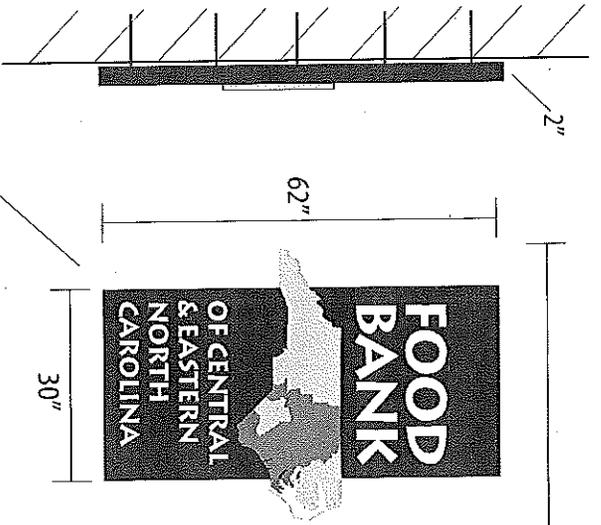
NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet):  80 <del>120</del> sq ft additional from approved 80 sq ft.	Transaction Number  A.117-16
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address 1924, CAPITAL BOULEVARD, RALEIGH, N.C., 27604	Date 9/8/2014	
Property PIN 1714389080	Current Zoning CX-7-UL	
Nearest Intersection CAPITAL BOULEVARD & CRABTREE BOULEVARD	Property size (in acres) 10.8	
Property Owner FOODBANK OF CENTRAL & EASTERN N.C.	Phone 919-875-0707	Fax 919-875-0801
Owner's Mailing Address 3808 TARHEEL DRIVE, RALEIGH, NC, 27609	Email	
Project Contact Person AMY BEROS	Phone 919-865-3073	Fax 919-875-0801
Contact Person's Mailing Address a.beros@foodbankcenc.org	Email 3808 TARHEEL DRIVE, RALEIGH, NC, 27609	
Property Owner Signature 	Email pwerbicki@foodbankcenc.org	
Notary  Sworn and subscribed before me this <u>8<sup>th</sup></u> day of <u>September</u> , 20 <u>16</u>	Notary Signature and Seal  Billie S. Churchwell 4/29/2017 	





188"

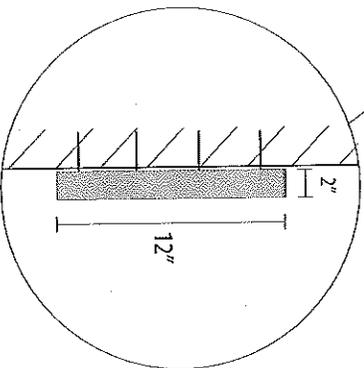
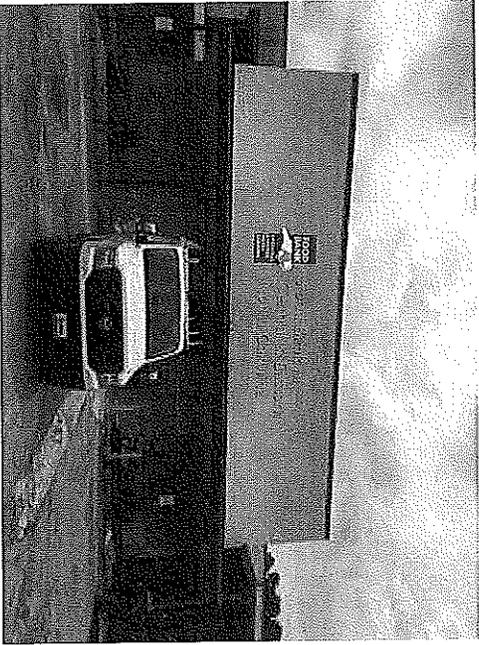


Pan face sign with vinyl letters & cut PVC (NC shape- 16"h x 43"w)

# Food Bank of I 12"

## Central & Eastern

### North Carolina



SIDE DETAIL

TOTAL SQUARE FOOTAGE: 80  
ALOTTED SQ FT: 200

Project: Food Bank of Eastern NC- Exterior Signage

#### CONFIRMATION DRAWING

Client: Food Bank of Eastern NC

Address: 1924 Capital Blvd, Raleigh, NC

Contact: Megan Weeks

Phone: 919.865.3075

Mobile:

Email: mweeks@foodbankenc.org

Description: Exterior Building Sign

Quantity: 1

Scale: NA

Cabinet: 2" thick fabricated aluminum pan sign mounted mechanically to brick wall (Painted PMS 462). Copy is surface cut 3M white vinyl. State logo is 1/4" white PVC with surface applied cut vinyl (3M Apple Green)

2" thick fabricated aluminum letters, stud-mounted to building. Painted PMS 368.

#### Additional Information:

Approved By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**graphix solution**  
optimize your image

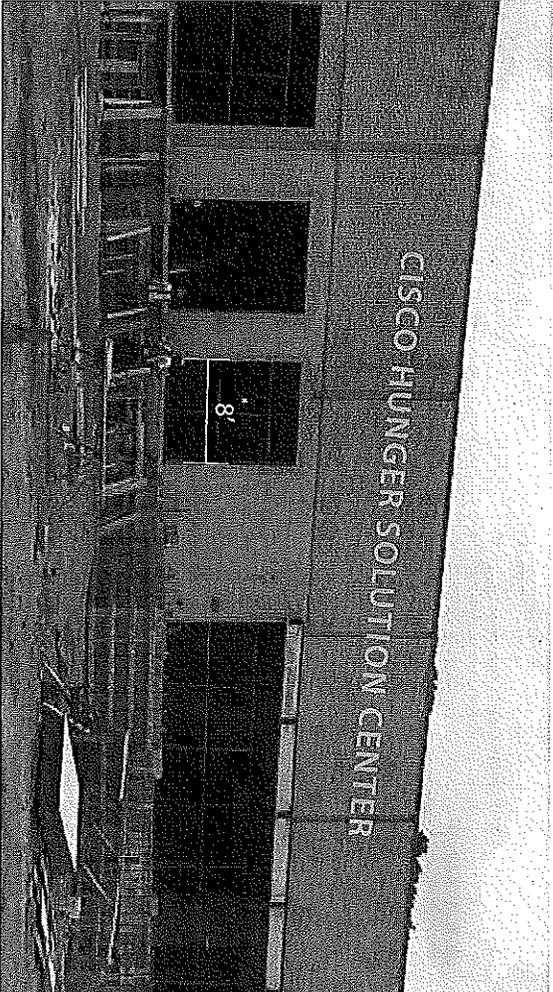
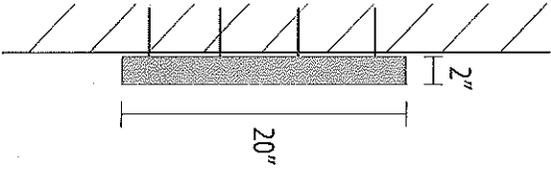
Date: 9-9-16

SIGN TYPE D

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511"

# 20" CISCO HUNGER SOLUTION CENTER



TOTAL SQUARE FOOTAGE: 80  
ALOTTED SQ. FT.: 200

Project: Food Bank of Eastern NC- Exterior Signage

## CONFIRMATION DRAWING

Client: Food Bank of Eastern NC

Address: 1924 Capital Blvd, Raleigh, NC

Contact: Megan Weeks

Phone: 919.855.3075

Mobile:

Email: [mweeks@foodbankenc.org](mailto:mweeks@foodbankenc.org)

Description: Exterior Building Sign

Quantity: 1

Scale: NA

2" thick fabricated aluminum letters, stud-mounted to building. Painted PMS 368

### Additional Information:

Approved By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**graphix solution**  
*optimize your image*

Date: 9-9-16

SIGN TYPE B

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**FOODS ALLIANCE**  
**FEEDS**  
VOLUNTEER CENTER

10101



**CONFIRMATION DRAWING**

**Client:** Food Bank of Eastern NC

**Address:** 1924 Capital Blvd, Raleigh, NC

**Contact:** Megan Weeks

**Phone:** 919 865 3075

**Mobile:**

**Email:** mweeks@foodbankenc.org

**Description:** Location Plan

**Additional Information:**

**Approved By:**

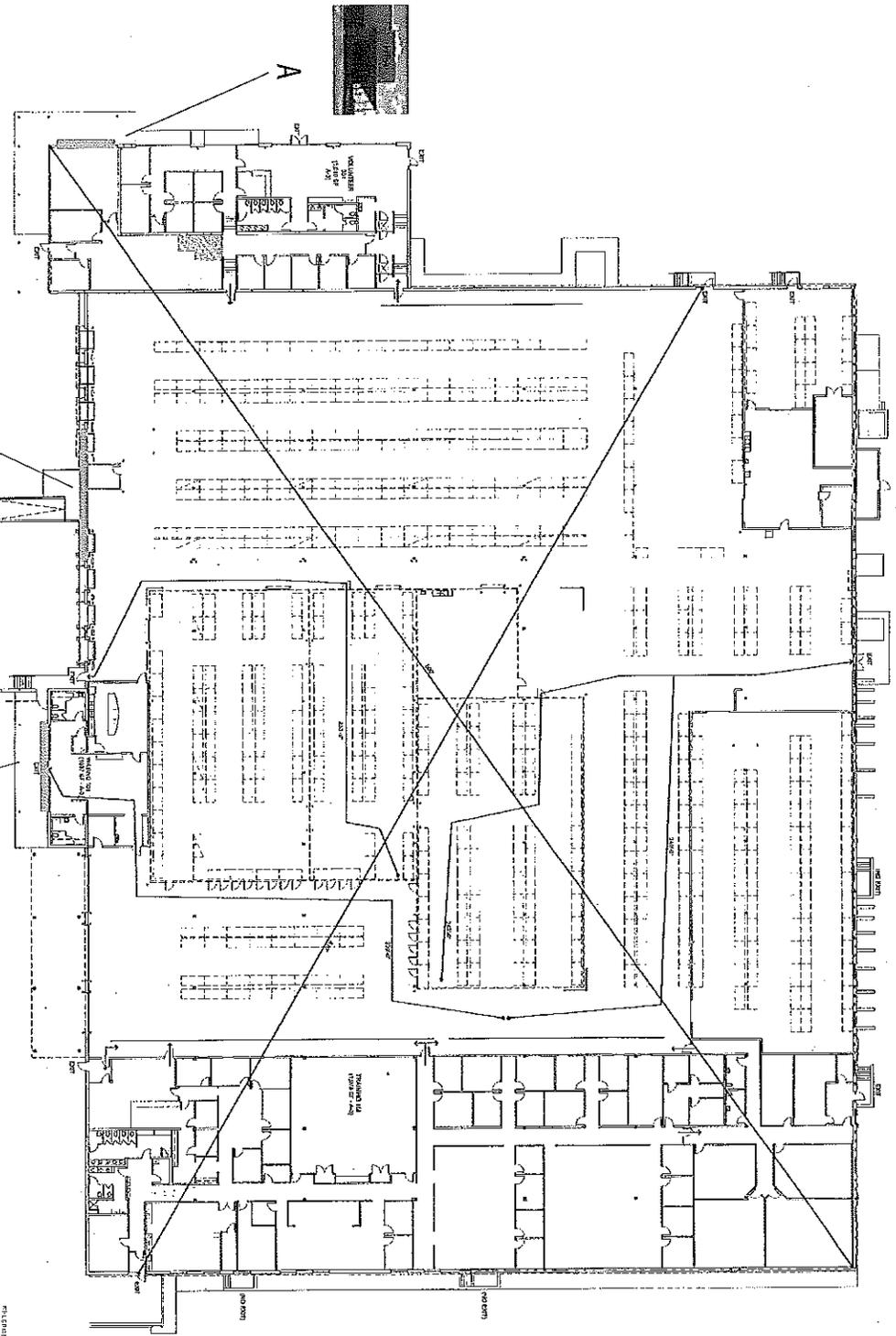
Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**Project:** Food Bank of Eastern NC - Exterior Signage

**TOTAL SQUARE FOOTAGE: 200**  
**ALOTTED SQ FT: 200**



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**Date:** 9-9-16

**Property Address: 1924 Capital Boulevard**

**Adjacent Property Owners within 100 feet of 1924 Capital Boulevard:**

Gateway Plaza Shopping Center:  
Henry Ward  
LODEN Properties  
1207 Front Street, Suite 100  
Raleigh, NC 27609

Carnessa Ottelin  
2221 Watkins Street  
Raleigh, NC 27604

Greyhound Bus Station (2210 Capital Blvd):  
Sky Hunt LLC  
273D Blue Pond Rd  
Clayton, NC 27520-7493

Robert Giles  
2217 Watkins Street  
Raleigh, NC 27604

Capital Chevrolet:  
Murray Investment  
1820 Capital Blvd  
Raleigh, NC 27604

Barbara Hazelwood  
2213 Watkins Street  
Raleigh, NC 27604

Henry's Muffler Shop:  
Henry Tillett  
2202 Capital Blvd  
Raleigh, NC 27604

First Citizens Bank (1839 Capital Blvd)  
Center Investments Inc  
C/O First Citizens Bank BR 090  
PO BOX 27131  
Raleigh, NC 27611-7131

Bank of America Location (2441 Crabtree):  
HB Crabtree LLC  
NC1 001 03 81  
101 N Tryon Street  
Charlotte, NC 28255-0001

Moghaddoss, Inc (1831 Capital Blvd)  
5040 Isabella Cannon Dr  
Raleigh, NC 27612-4804

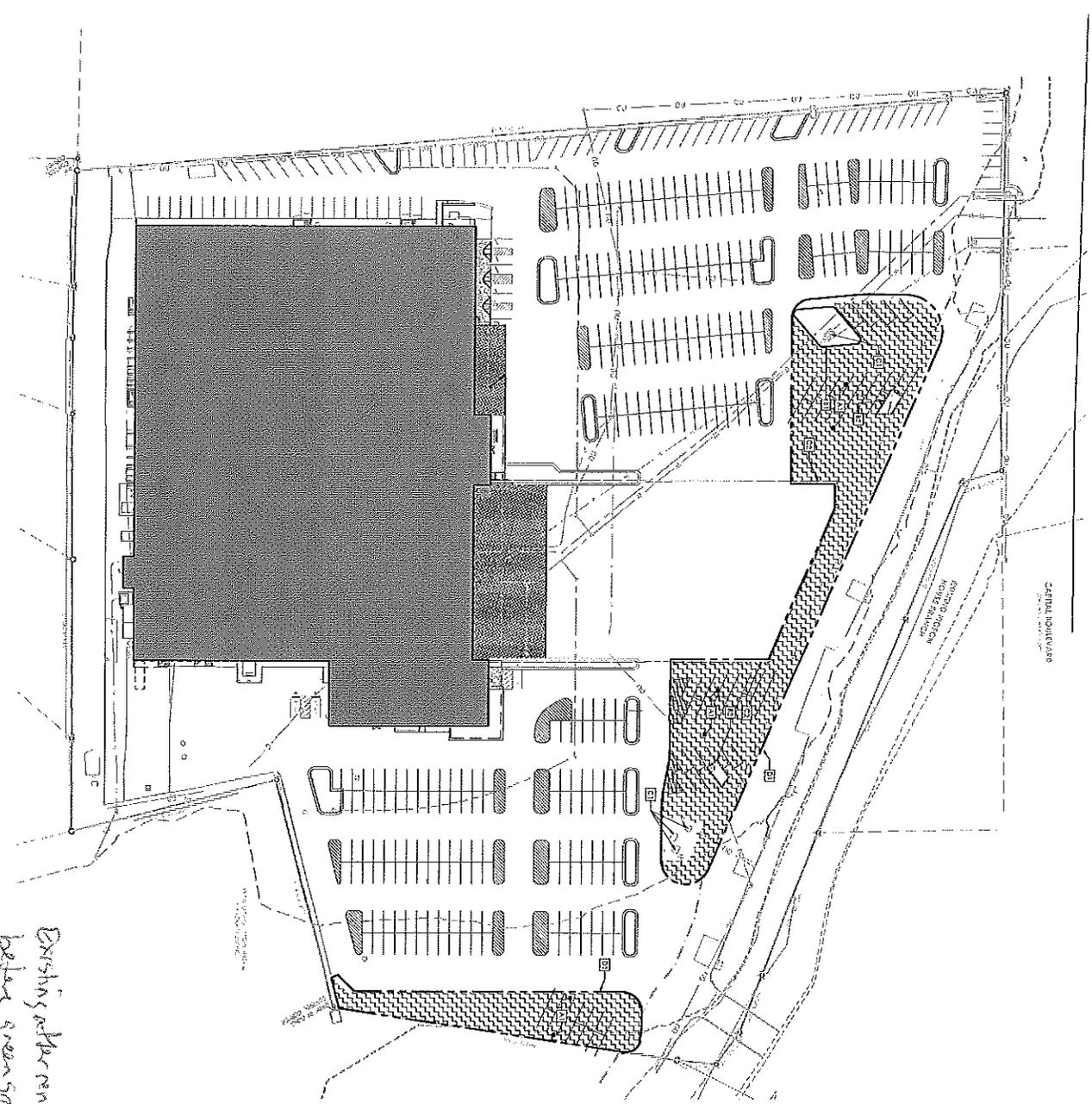
Ann and Nancy Flowers  
2233 Watkins Street  
Raleigh, NC 27604

Steven Boyce  
2229 Watkins Street  
Raleigh, NC 27604

Richard Barham  
2225 Watkins Street  
Raleigh, NC 27604







*Existing after demolitions before green space improvements*

**DEMOLITION NOTES**

1. THE CONTRACTOR SHALL NOTIFY THE N.C. ONE CALL CENTER AT 1-800-424-4646 PRIOR TO ANY WORK.
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO ANY WORK.
3. ALL UTILITIES SHALL BE DELETED AND REMOVED. UTILITIES SHALL BE REINSTALLED IN ACCORDANCE WITH THE CITY OF RALEIGH'S STANDARDS FOR UTILITIES. ALL UTILITIES SHALL BE REINSTALLED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH PRIOR TO ANY WORK.
4. THE CONTRACTOR SHALL NOT MAKE ANY LANE CLOSURES OR CHANGES TO THE EXISTING DRIVEWAY WITHOUT THE CITY ENGINEER'S PRIOR APPROVAL FROM THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH PRIOR TO ANY WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH PRIOR TO ANY WORK.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH PRIOR TO ANY WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH PRIOR TO ANY WORK.

**DEMOLITION LEGEND**

KEY	DESCRIPTION
XXXX	ASPHALT PAVING TO BE REMOVED
XXXX	CURB AND CUTBUT TO BE REMOVED
XXXX	TRUNK CURB TO BE REMOVED
XXXX	EXISTING UTILITY BOX TO REMAIN PROTECTED IN PLACE
XXXX	EXISTING FENCE TO REMAIN PROTECTED IN PLACE
D1	LIMIT OF DISTURBANCE



**DESIGN**  
 LANDSCAPE ARCHITECTURE  
 222 W. Jones Street, Suite 101  
 Raleigh, NC 27601  
 Phone: 919.286.1111  
 Fax: 919.286.1112

**PLANNING**  
 1924 CAPITAL BLVD  
 RALEIGH, NC 27601

**PROJECT INFORMATION**  
 PROJECT NO: 1201  
 SHEET NO: 02

**FOOD BANK OF CENTRAL & EASTERN NC**  
 1924 Capital Boulevard  
 Raleigh, NC  
 Wake County, North Carolina

PROJECT NUMBER: NC  
 19247.02  
 2016.07.20  
 DESIGN: JF  
 CHECK: JF  
 DATE: 07/20/16

PROJECT NUMBER: 1201  
 SHEET NUMBER: 02





[Home](#)

# Wake County Real Estate Data Account Summary

[iMaps](#)

[Tax Bills](#)

Real Estate ID **0005081**

PIN # **1714389080**

[Account Search](#)

Location Address  
**1920 CAPITAL BLVD**

Property Description  
**LO1 RCMB FOR J & J ASSOC BM1999-00433**

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

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

<b>Property Owner</b> <b>FOOD BANK OF CENTRAL &amp; EASTERN NC I</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>PETER WERBICKI</b> <b>3808 TARHEEL DR</b> <b>RALEIGH NC 27609-7521</b>		<b>Property Location Address</b> <b>1920 CAPITAL BLVD</b> <b>RALEIGH NC 27604-2147</b>	
<b>Administrative Data</b> Old Map # <b>495-00000-0035</b> Map/Scale <b>1714 06</b> VCS <b>ECRA001</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>COMMERCL</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>IND-2</b> History ID 1 History ID 2 Acreage <b>10.87</b> Permit Date <b>2/19/2016</b> Permit # <b>0000126023</b>		<b>Transfer Information</b> Deed Date <b>7/31/2015</b> Book & Page <b>16105 1747</b> Revenue Stamps <b>9270.00</b> Pkg Sale Date <b>7/31/2015</b> Pkg Sale Price <b>\$4,635,000</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>0</b> Recycle Units <b>0</b> Apt/SC Sqft <b>107,485</b> Heated Area <b>107,485</b>		<b>Assessed Value</b> Land Value Assessed <b>\$2,983,031</b> Bldg. Value Assessed <b>\$2,250,152</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value Assessed* <b>\$5,233,183</b>	

\*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](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID **0005081**

PIN # **1714389080**

Account Search

Location Address

**1920 CAPITAL BLVD**

Property Description

**LO1 RCMB FOR J & J ASSOC BM1999-00433**

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

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

Building Location Address <b>1920 CAPITAL BLVD</b>		Building Description <b>RALEIGH FLEA MARKET MALL</b>		Card <b>01</b> Of <b>01</b>	
Bldg Type	<b>48 Multi-Tenant</b>	Year Blt	<b>1967</b>	Eff Year	<b>1967</b>
Units		Adns		Remod	
Heated Area	<b>107,485</b>	Int. Adjust.		Base Bldg Value	<b>\$9,162,268</b>
Story Height	<b>1 Story</b>	Other Features	<b>Sprinkler System</b>	Grade	<b>20.51 90%</b>
Style	<b>Conventional</b>			Cond %	<b>B 42%</b>
Basement	<b>Crawl Space</b>			Market Adj.	<b>L 60%</b>
Exterior	<b>Brick</b>			Accrued %	<b>25%</b>
Const Type	<b>Exposed Steel</b>			Incomplete Code	
Heating	<b>Central</b>			<b>Card 01 Value</b>	<b>\$2,250,152</b>
Air Cond	<b>Central</b>			All Other Cards	
Plumbing	<b>Adequate</b>			Land Value Assessed	<b>\$2,983,031</b>
				Total Value Assessed	<b>\$5,233,183</b>

Main and Addition Summary						Other Improvements						
	Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%ADJ	Inc	Value
M	1	BR/CS		100701		9	UN LIGHTMED	REF	1967	100		0
A	1	CN O	0120	4520		293000	SF PAVASPH	0028	1967	20		161150
B	1	S BR	BPM	6784		20000	SF PAVASPH	0028	1967	20		11000
C	1	STP	0149	36								
D	1	STP	0149	25								
E	1	STG	0439	385								
F	1	DOCK	0172	385								
G												
H												

<p>Building Sketch</p>	<p>Photograph 12/6/2011</p>
<p>0005081 12/06/2011</p>	