Board of Adjustment
Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

Case File: **A-119-16**

Property Address: 848 Lake Raleigh Road

Property Owner: Centennial Land Company, LLC

Project Contact: Mac McIntyre

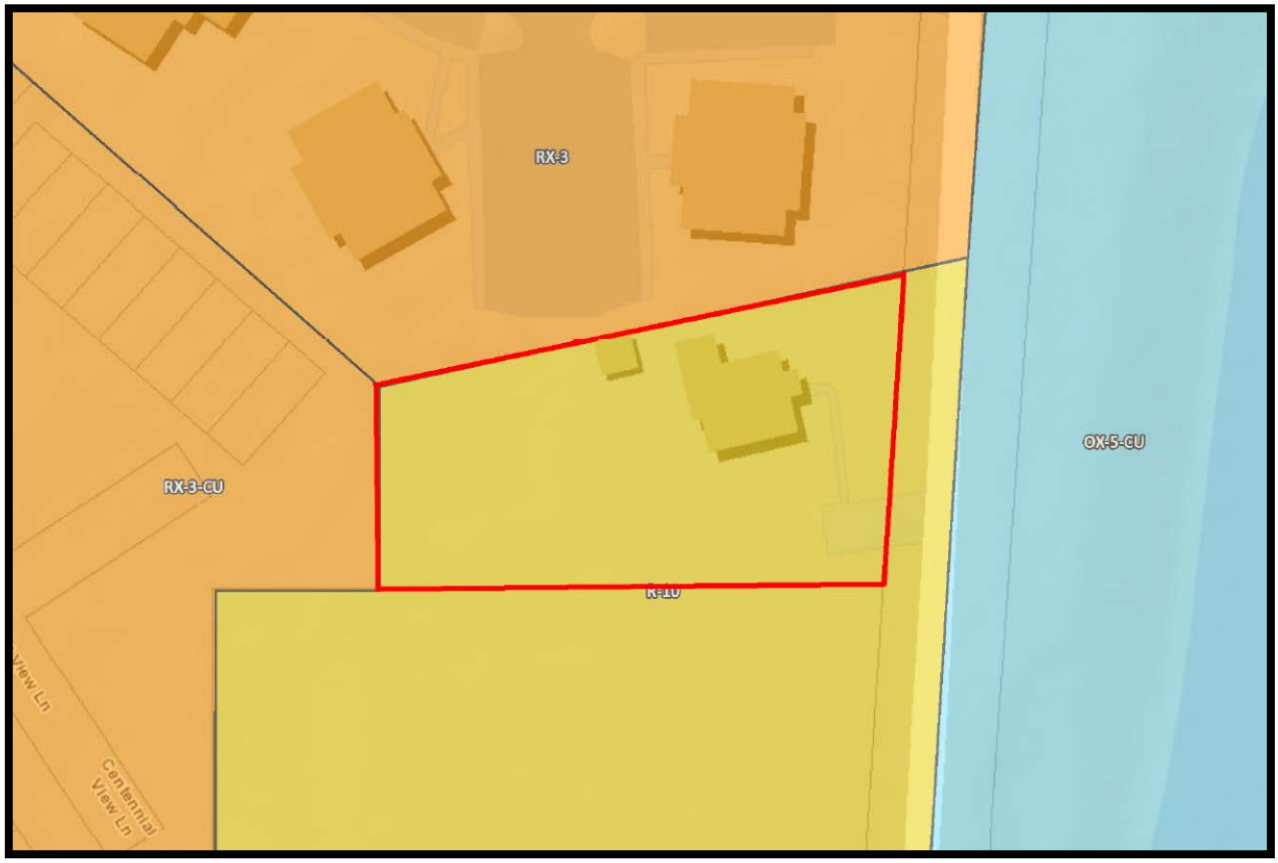
Nature of Case: A request for a variance to reduce the building width in primary build-to requirements set forth in Section 2.2.3. of the Unified Development Ordinance from a 70% requirement down to a 57.4% requirement to allow for the construction of a four-unit townhouse development on a .47 acre site zoned Residential-10 and located at 848 Lake Raleigh Road.

848 Lake Raleigh Road – Location Map

To BOA: 11-14-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-10



848 Lake Raleigh 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:

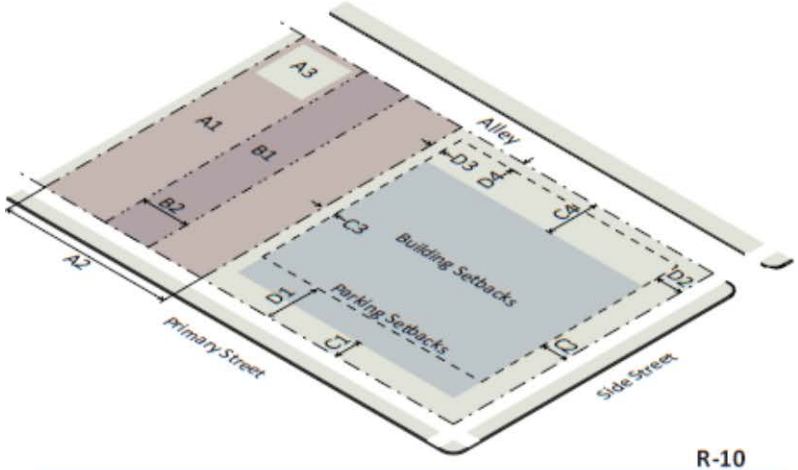
1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

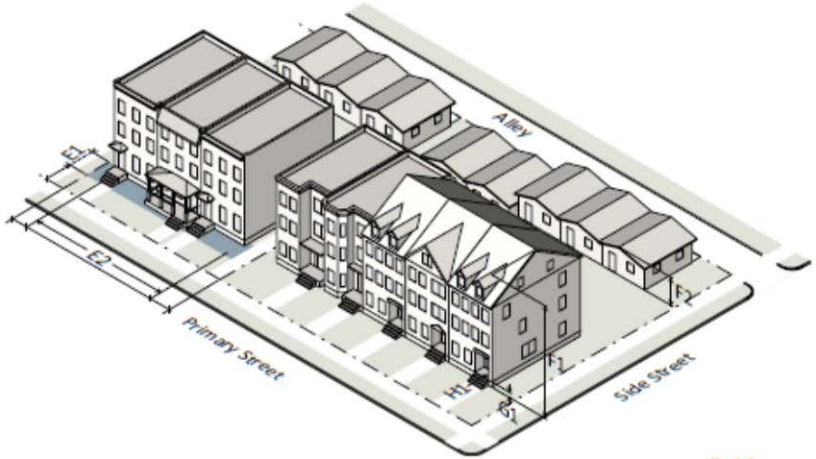
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting 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. 2.2.3. Townhouse





	R-10
A. Site Dimensions	
A1 Net site area (min)	3,300 sf
A2 Width (min)	44'
A3 Outdoor amenity area (min)	10%
A4 Density (max)	10 u/a
B. Lot Dimensions	
B1 Area (min)	n/a
B2 Width (min)	16'
C. Building/Structure Setbacks	
C1 From primary street (min)	10'
C2 From side street (min)	10'
C3 From side lot line (min)	0' or 6'
C4 From rear lot line (min)	20'
C4 From alley	4' or 20' min
C5 Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
D. Parking Setbacks	
D1 From primary street (min)	20'
D2 From side street (min)	10'
D3 From side (min)	0' or 3'
D4 From rear lot line (min)	3'
D4 From alley, garage only (min)	4'

	R-10
E. Build-to (Site)	
E1 Primary street build-to (min/max)	10'/30'
E2 Building width in primary build-to (min)	70%
F. Height	
F1 Principal building (max)	45'/3 stories
F2 Accessory structure (max)	25'
F3 Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
G. Ground Floor Elevation	
G1 Within build-to (min)	2'
G1 Outside of build-to (min)	n/a
H. Pedestrian Access	
H1 Street-facing entrance required for units fronting the street	yes
I. Allowed Building Elements	
Porch, stoop	
Balcony	

See *Sec. 1.5.11.* for specific building element requirements.

Application for Variance

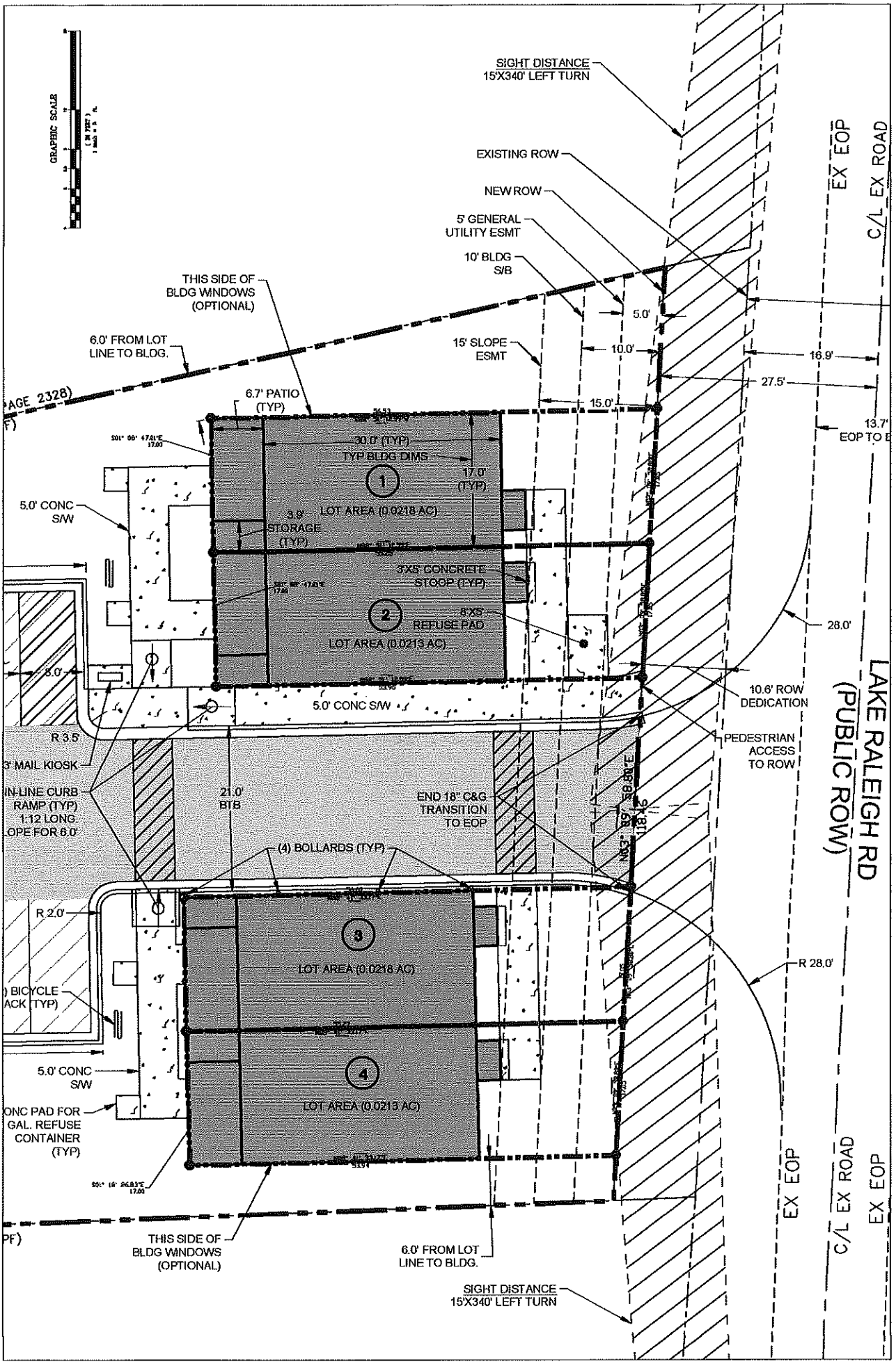
RCP RALEIGH DEPARTMENT OF CITY PLANNING

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 nature of the variance request is to modify the required 70% build - to requirement of 2.2.3.E due to site constraints. The proposed site layout is maximizing the building frontage. The minimum building side yards of 6 feet and the required 21 access road results in a maximum building frontage of 57.4% . The variance request is to allow the 57.4% build- to ratio in lieu of required 70% per UDO	**Transaction Number** A - 119 - 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. Transaction # 4763352574	

GENERAL INFORMATION			
Property Address 848 Lake Raleigh Road		Date October 10, 2016	
Property PIN 0793-46-3218	Current Zoning R -10		
Nearest Intersection Avent Ferry road and Lake Raleigh road		Property size (in acres) 0.47	
Property Owner ~~Timothy Stephens~~ Centennial Land Company, LLC	Phone 919-418-4454	Fax	
Owner's Mailing Address 2574 Corley Wood Drive	Email Sammystapandgrill@gmail.com		
Project Contact Person Mac McIntyre	Phone 919-427-5227	Fax	
Contact Person's Mailing Address 4932 b Windy Hill Drive Raleigh NC919-415-4454	Email macmcintyrepe@gmail.com		
Property Owner Signature Timothy W. Stephens	Email SAMMYSTAPROOMANDGRILL@gmail.com		
Notary Sworn and subscribed before me this 12 day of October, 20 16	Notary Signature and Seal SARAH OWENS NOTARY PUBLIC WAKE COUNTY, NORTH CAROLINA exp 09.16.19		


GRAPHIC SCALE
SIGHT DISTANCE
15'X340' LEFT TURN
EXISTING ROW
NEW ROW
5' GENERAL
UTILITY ESMT
10' BLDG
S/B
THIS SIDE OF
BLDG WINDOWS
(OPTIONAL)
6.0' FROM LOT
LINE TO BLDG.
15' SLOPE
ESMT
5.0'
10.0'
16.9'
27.5'
15.0'
13.7'
EOP TO E
6.7' PATIO
(TYP)
30.0' (TYP)
TYP BLDG DIMS
17.0'
(TYP)
1
LOT AREA (0.0218 AC)
3.9'
STORAGE
(TYP)
5.0' CONC
S/W
3'X5' CONCRETE
STOOP (TYP)
2
8'X5'
REFUSE PAD
LOT AREA (0.0213 AC)
28.0'
6.0'
10.6' ROW
DEDICATION
5.0' CONC S/W
PEDESTRIAN
ACCESS
TO ROW
R 3.5'
3' MAIL KIOSK
IN-LINE CURB
RAMP (TYP)
1:12 LONG
OPE FOR 6.0'
21.0'
BTB
END 18" C&G
TRANSITION
TO EOP
(4) BOLLARDS (TYP)
R 2.0'
3
LOT AREA (0.0218 AC)
R 28.0'
BICYCLE
ACK (TYP)
5.0' CONC
S/W
4
LOT AREA (0.0213 AC)
ONC PAD FOR
GAL. REFUSE
CONTAINER
(TYP)
THIS SIDE OF
BLDG WINDOWS
(OPTIONAL)
6.0' FROM LOT
LINE TO BLDG.
SIGHT DISTANCE
15'X340' LEFT TURN
LAKE RALEIGH RD
(PUBLIC ROW)
EX EOP
C/L EX ROAD
EX EOP
C/L EX ROAD
EX EOP

Sight Distance Triangles

NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

FEE IN-LIEU ROAD WIDENING NOTES

PER CITY OF RALEIGH, THE DEVELOPER SHALL BE RESPONSIBLE FOR 1/2 OF 60' RIGHT OF WAY AND THE IMPROVEMENTS THAT WILL BE FEE IN-LIEU WILL BE 17'- 27' BACK OF CURB BACK (THIS INCLUDES 6' SIDEWALK AND STREET TREES ON 40' CENTERS). ANY PAVEMENT TO BE FEE IN LIEU WILL BE BASED ON THE EXISTING PAVEMENT FROM THE CENTERLINE TO EDGE AND IF NOT MEETING THE 11' REQUIREMENT (13.5' FROM THE CENTERLINE TO BACK OF CURB MINUS 2.5' CURB AND GUTTER) WOULD BE THE DIFFERENCE OF 11'- EXISTING WIDTH. ALSO CURB AND GUTTER WOULD BE REQUIRED TO BE. FEE IN-LIEU AND ASSOCIATED STORMWATER AND CLEARING AND GRUBBING, ETC.

WASTE SERVICES PICK UP PROCEDURE

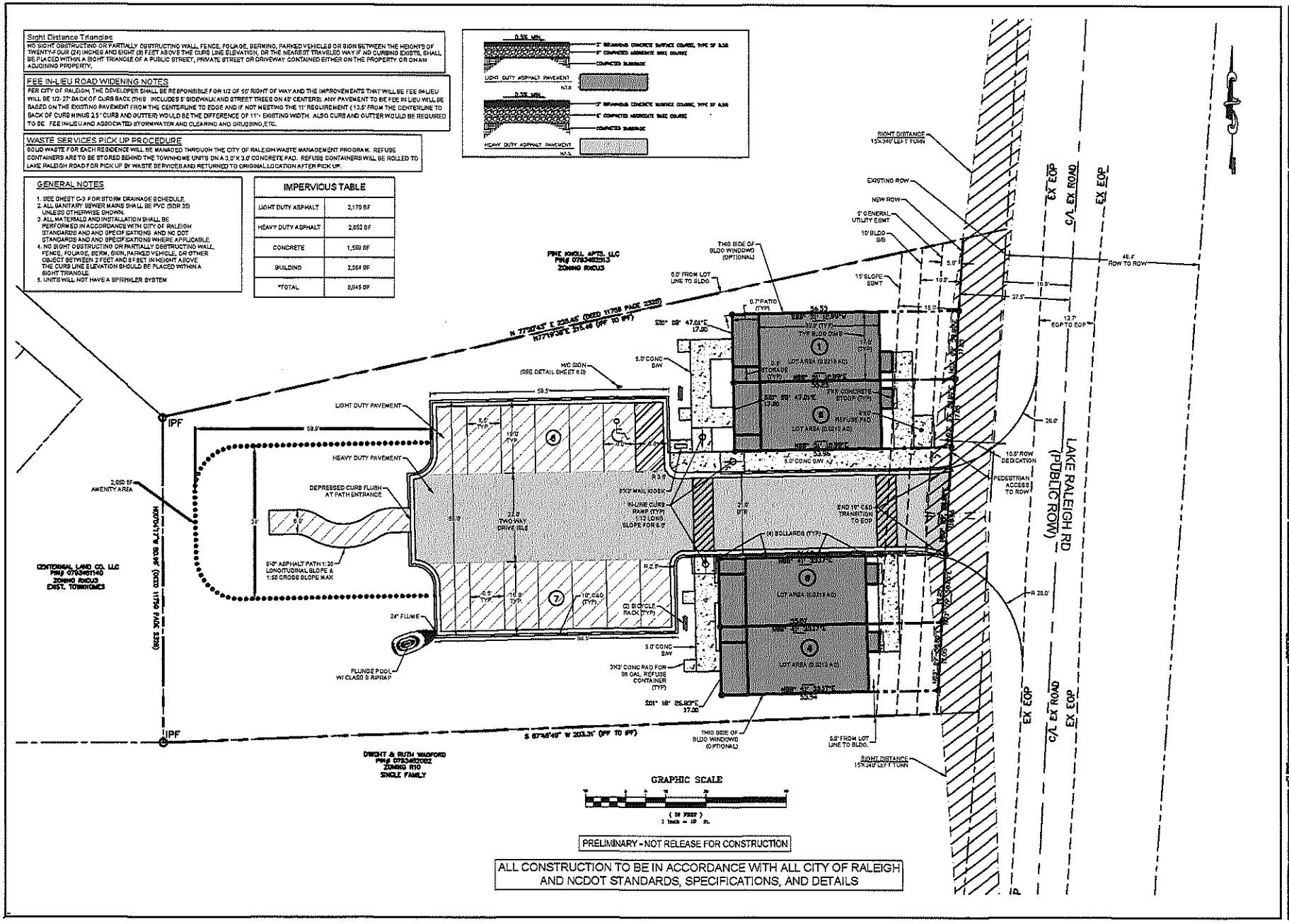
SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH THE CITY OF RALEIGH WASTE MANAGEMENT PROGRAM. REFUSE CONTAINERS ARE TO BE STORED BEHIND THE TOWNHOME UNITS ON A 3.0' X 3.0' CONCRETE PAD. REFUSE CONTAINERS WILL BE ROLLED TO LAKE RALEIGH ROAD FOR PICK UP BY WASTE SERVICES AND RETURNED TO ORIGINAL LOCATION AFTER PICK UP.

GENERAL NOTES

1. SEE SHEET C-3 FOR STORM DRAINAGE SCHEDULE.
2. ALL SANITARY SEWER MAINS SHALL BE PVC (SDR 35) UNLESS OTHERWISE SHOWN.
3. ALL MATERIALS AND INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND AND SPECIFICATIONS AND NC DOT STANDARDS AND AND SPECIFICATIONS WHERE APPLICABLE.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHOULD BE PLACED WITHIN A SIGHT TRIANGLE.
5. UNITS WILL NOT HAVE A SPRINKLER SYSTEM

IMPERVIOUS TABLE

LIGHT DUTY ASPHALT	2,170 SF
HEAVY DUTY ASPHALT	2,852 SF
CONCRETE	1,569 SF
BUILDING	2,564 SF
*TOTAL	9,945 SF



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

PRELIMINARY - NOT RELEASE FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

McIntyre & Associates, PLLC
Consulting Engineers
4932-B Windy Hill Drive
Raleigh, NC 27609
(919) 427-3227 (Office and Fax)

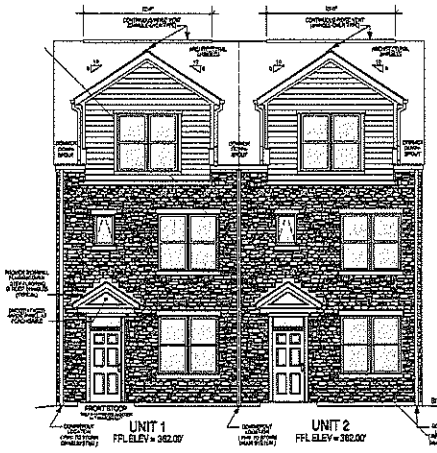
CENTENNIAL PARK PHASE II
RALEIGH NORTH CAROLINA
SUBDIVISION PLAN

REVISIONS

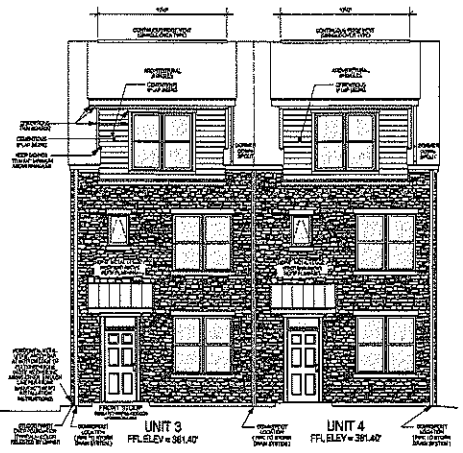
CLIENT
SAMMY STEPHENS
107 GREYGATE PLACE
CARY, NORTH CAROLINA

DRAWN: P. BARBEAU
CHECKED: M. McINTYRE
APPROVED:
START DATE: 07 JUNE 2016
JOB CODE: 36073

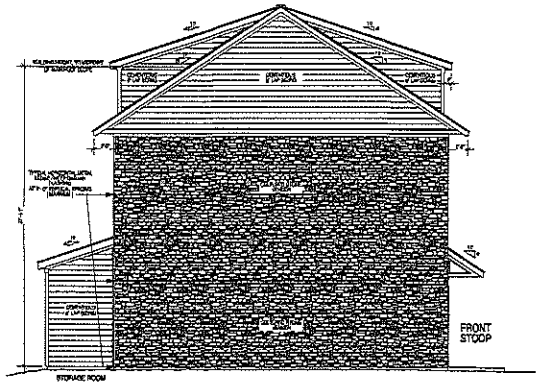
DRAWING No.
C-2



FRONT ELEVATION



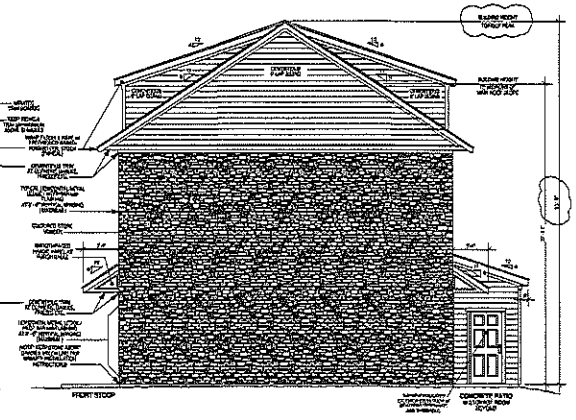
FRONT ELEVATION



LEFT SIDE ELEVATION

REAR ELEVATION

REAR ELEVATION



RIGHT SIDE ELEVATION

FIRE PROTECTION NOTES FOR TOWNHOMES

FOR BUILDING CODE SECTIONS R302 AND R-302.3

1. PROVIDE A 0 (ZERO) HOUR FIRE RESISTANCE RATED PARTY WALL OR:
   TWO WALLS WITH 1 HOUR FIRE RATED FOR FIRE EXPOSURE FROM BOTH SIDES.
2. NO PLUMBING OR HVAC EQUIPMENT, FPL'S, DUCTS OR WORK SHALL BE LOCATED WITHIN THE RATED PARTY WALL.
3. SOFFITS WITHIN 36" OF PARTY WALL CONSTRUCTION SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR:
   VINYL SOFFIT OVER 5/8" GYP. OR FIBER CEMENT SOFFIT OVER 5/8" GYP. OR ALUMINUM SOFFIT OVER 5/8" GYP. OR:
4. MAKE AND RECORD SOFFIT VENTILATION TRIM NON-COMBUSTIBLE MATERIAL OR UNDER LAYMENT.
   DO NOT FORGET SOFFIT VENTILATION UPGRADE TO 1/150 FROM 1/300.
5. PROVIDE NON-COMBUSTIBLE WOOD ROOF SHEATHING IN CONTINUOUS 48" WIDE STRIP ON BOTH SIDES OF PARTY WALL CENTERLINE. ONE LAYER 5/8" GYP. OR 5/8" FIBER CEMENT BOARD FOR COMBUSTIBLE OF WOOD ROOF SHEATHING FOR A MINIMUM DISTANCE OF 48" ON BOTH SIDES OF PARTY WALL CENTERLINE.

HALE ARCHITECTURE

Post Office Box 1437
Wake Forest, NC 27588-1437
Phone: 919.554.0918 • fax: 24/seven 919.554.0918

CERT. NO. 61270

Centennial Park Phase 2 Townhomes

848 Lake Raleigh Rd.
Raleigh, NC 27606

OWNERS:
Sammy & Stacey Stephens
107 Gentgate Place
Cary, NC 27518

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Matthew Hale, AIA
HALE ARCHITECTURE, PC
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☐ FINAL - FOR CONSTRUCTION
☑ SITE PLAN APPROVAL ONLY

DRAWN BY: DMH/KMM
CHECKED BY: DMH

ISSUE DATE:
June 3, 2016

REVISIONS:

1	10/3/2016 - Add roof peak heights per Cycle 3 site comments

SHEET TITLE:
Building Elevations

SHEET NUMBER:
A - 4.0

WAKE COUNTY NORTH CAROLINA

Home

Wake County Real Estate Data
Account Summary

iMaps
Tax Bills

Account Search

Real Estate ID **0055428** PIN # **0793463218**

Location Address
848 LAKE RALEIGH RD

Property Description
LOAVENT FERRY RD

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
CENTENNIAL LAND CO LLC (Use the Deeds link to view any additional owners)	**2574 CORLEY WOOD DR** **RALEIGH NC 27606-4266**	**848 LAKE RALEIGH RD** **RALEIGH NC 27606-3218**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**550-00000-0014**				
Map/Scale	**0793 10**	Deed Date	**5/18/2012**	Land Value Assessed	**$50,000**
VCS	**01RA73M**	Book & Page	**14770 0803**	Bldg. Value Assessed	**$96,471**
City	**RALEIGH**	Revenue Stamps			
Fire District		Pkg Sale Date	**1/3/2006**		
Township	**RALEIGH**	Pkg Sale Price	**$159,000**	Tax Relief	
Land Class	**R-<10-HS**	Land Sale Date			
ETJ	**RA**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**R-10**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**1**		
Acreage	**.47**	Recycle Units	**1**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #		Heated Area	**1,294**	Assessed	
				Total Value Assessed*	**$146,471**

*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 **0055428** PIN # **0793463218**

Account Search

Location Address
848 LAKE RALEIGH RD

Property Description
LOAVENT FERRY RD

Building Location Address	Building Description	Card **01** Of **01**
848 LAKE RALEIGH RD	**01RA73M**	

Bldg Type	**01 Single Family**	Year Blt **1925**	Eff Year **1985**	Base Bldg Value	**$104,157**
Units	**1**	Addns	Remod	Grade	**C+10 110%**
Heated Area	**1,294**	Int. Adjust.		Cond %	**A 84%**
Story Height	**1 Story**			Market Adj.	
Style	**Conventional**	Other Features		Market Adj.	
Basement	**Crawl Space**			Accrued %	**84%**
Exterior	**Aluminum Vinyl**			Incomplete Code	
Const Type				**Card 01 Value**	**$96,471**
Heating	**Central**			All Other Cards	
Air Cond	**Central**			Land Value Assessed	**$50,000**
Plumbing	**1 BATH**			Total Value Assessed	**$146,471**

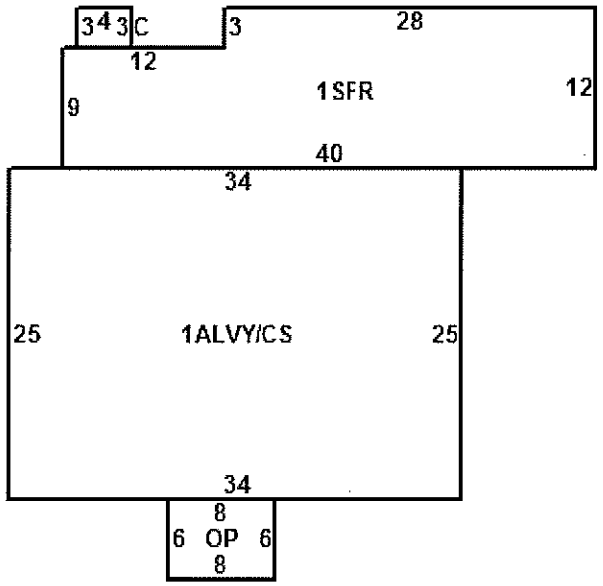
Main and Addition Summary

	Story	Type	Code	Area	Inc
M	1	**ALVY/CS**		**850**	
A	1	**SFR**	**A**	**444**	
B		**OP**	**R**	**48**	
C		**STP**	**=**	**12**	
D					
E					
F					
G					
H					

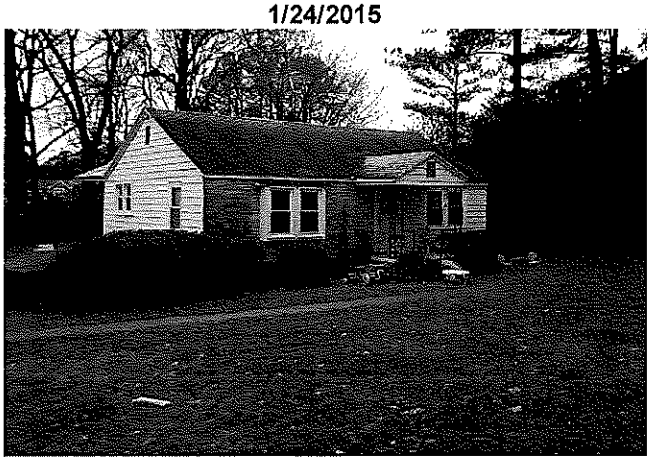
Other Improvements

Units	DesItem	Code	Year	%ADJ	Inc	Value
13X14	**SF SHED**	**0064**	**1960**	**20**		**230**

Building Sketch



Photograph
1/24/2015



0055428 01/24/2015

0793463218
CENTENNIAL LAND CO LLC
2574 CORLEY WOOD DR
RALEIGH NC 27606-4266

0793461140
CENTENNIAL LAND CO LLC
107 GREYGATE PL
CARY NC 27518-9558

0793461317
CENTENNIAL LAND CO LLC
2574 CORLEY WOOD DR
RALEIGH NC 27606-4266

0793461335
CENTENNIAL LAND CO LLC
2574 CORLEY WOOD DR
RALEIGH NC 27606-4266

0793461344
CENTENNIAL LAND CO LLC
2574 CORLEY WOOD DR
RALEIGH NC 27606-4266

0793461363
JIN, XUETIAN
3105 FALLEN ACORN CIR
CARY NC 27519-9439

0793461372
CENTENNIAL LAND CO LLC
2574 CORLEY WOOD DR
RALEIGH NC 27606-4266

0793462082
WADFORD, DWIGHT H WADFORD, RUTH
900 LAKE RALEIGH RD
RALEIGH NC 27606-3220

0793462513
PINE KNOLL APTS LLC
RHYNE ASSOCIATES
5623 DURALEIGH RD STE 101
RALEIGH NC 27612-2700

0793520723
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300