

**Raleigh Board of Adjustment
March 14, 2016
Decisions**

A-29-16, WHEREAS, John Goodman and June Mahlman, property owners, request a special use permit to allow live-work for an internet clothing sales business pursuant to section 6.7.3.E. of the Part 10A Unified Development Ordinance on a .33 acre property zoned Residential-4 and located at 6001 Lead Mine Road.

Decision: Approved as requested.

A-30-16, WHEREAS, Ronald and Sallie Robinson, property owners, request complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Part 10A Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .34 acre property zoned Residential-6 and located at 1220 Banbury Road.

Decision: Approved as requested.

A-31-16, WHEREAS, Dixon Kirby & Company, property owner, requests complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Part 10A Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .17 acre property zoned Residential-6 and located at 1810 Sutton Drive.

Decision: Approved as requested.

A-32-16, WHEREAS, Dixon Kirby & Company, property owner, requests complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Part 10A Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .21 acre property zoned Residential-6 and located at 1806 Sutton Drive.

Decision: Approved as requested.

A-33-16, WHEREAS, Two Apples Properties, LLC, property owner, requests complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Part 10A Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on each of the two portions of a .44 acre property zoned Residential-10 and located at 3000 and 3002 Lewis Farm Road.

Decision: Approved as requested.

A-34-16, WHEREAS, Anna Lynch and Jerry Williamson, property owners, request a 1.4' northern side yard setback variance to legalize and extend an existing detached house to the rear, a 1' sum of side yards setback variance to legalize and extend an existing detached house to the rear and an 11' rear yard setback variance to expand the existing detached house to the rear pursuant to section 2.2.1. of the Part 10A Unified Development Ordinance that results in a 3.6' side yard setback, a 9' aggregate side yard setback and a 9' rear yard setback on a .06 acre property zoned RX-3 and located at 506 S. Saunders Street.

Decision: Approved as requested.

A-36-16, WHEREAS, Ashkan and Cynthia Hosseini, property owners, request 2' side yard setback variances, on both sides, a 4' sum of side yards setback variance, pursuant to section 2.2.1 of the Part 10A Unified Development Ordinance, a 2' variance pursuant to section 1.5.4.D.1.c. of the Part 10A Unified Development Ordinance and complete relief from the parking setback requirements set forth in section 1.5.5. of the Part 10A Unified Development Ordinance in order to allow for 2 off-street parking spaces to occupy more than 40% of the front yard area resulting in a detached house with 3' side yard setbacks, a 6' sum of side yard setbacks, building eaves and/or roof overhangs that are 1' from the property line and a vehicular surface area that exceeds 40% of the front yard area on a .09 acre property zoned R-10 and located at 602 E. South Street.

Decision:

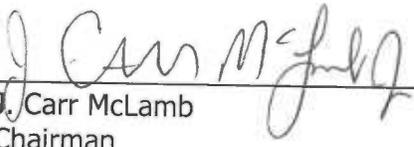
1. Approved a 2 foot variance in the side yard setback requirements on both sides for a sum of 4 feet side yard setback;
2. Approved 1 off-street parking space; and
3. Denied request for 1 foot in the side yard setback requirements for the roof overhang.

A-37-16, WHEREAS, Litchford Properties, LLC and John Humphrey, property owners, request a variance for complete relief to the build-to regulations set forth in Sections 3.2.4.D.1., 3.2.4.D.2., 3.2.4.D.3., & 3.2.4.D.4. of the Part 10A Unified Development Ordinance for the construction of an apartment building on an 8.76 acre property zoned RX-3-CU and located at 6314, 6316, 6318, 6320, and 6420 Litchford Road and 6132 Johnsdale Road.

Decision: Approved as requested.

A-39-16, WHEREAS, Michael and Jessica Donohue, property owners, request a 3.3' side yard setback variance to legalize the existing detached house as well a .19' side yard setback variance to expand the existing dwelling vertically and towards the rear of the lot pursuant to section 2.2.1. of the Part 10A Unified Development Ordinance that results in a 1.7' side yard setback for the existing detached house and a 4.81" side yard setback for the expanded portion of the dwelling on a .17 acre property zoned R-6 and Neighborhood Conservation Overlay District and located at 1313 Mordecai Drive.

Decision: Approved as requested.



J. Carr McLamb
Chairman

3/24/16

Date