

**RALEIGH BOARD OF ADJUSTMENT**  
**Decisions**  
**September 12, 2016**

**A-99-16 – 9/12/16**

**WHEREAS**, Lance and Cynthia Landvater, property owners, request a variance for complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .35 acre site zoned Residential-4 and located at 1405 Canterbury Road.

**Decision:**       Approved as requested.

\*\*\*\*\*

**A-100-16 – 9/12/16**

**WHEREAS**, 711 Brooks LLC, property owner, requests a variance for complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .20 acre site zoned Residential-6 and located at 2105 Reaves Drive.

**Decision:**       Approved as requested.

\*\*\*\*\*

**A-101-16 – 9/12/16**

**WHEREAS**, MBM Builders, Inc., property owner, requests complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .32 acre property zoned Residential-4 and located at 1304 Brooks Avenue.

**Decision:**       Approved as requested.

\*\*\*\*\*

**A-102-16 – 9/12/16**

**WHEREAS**, the City of Raleigh, property owner, requests 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.

**Decision:**       Approved as requested.

\*\*\*\*\*

**A-103-16 – 9/12/16**

**WHEREAS**, RWJ Investments and Darcia Black, property owners, request both a 2' side yard setback variance from the standards set forth in Section 2.2.1. of the Unified Development Ordinance (SW side of property) and a 1.1' front yard setback variance from the standards set forth in Section

5.4.3.F.8.a.v. of the Unified Development Ordinance to legalize the existing detached house and expand it vertically as well as a Special Use Permit, in accordance with Section 10.3.6. of the Unified Development Ordinance to allow the vertical expansion of a nonconforming detached house resulting in a 4.8' side yard setback and a 33.9' front yard setback on a .35 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District (Mordecai Conservation District 1) and located at 1419 Mordecai Drive.

**Decision:** Approved as requested.

\*\*\*\*\*

**A-104-16 – 9/12/16**

**WHEREAS**, Sheila Hackney, property owner, requests 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.

**Decision:** Approved as requested.

\*\*\*\*\*

**A-105-16 – 9/12/16**

**WHEREAS**, William and Anna Dickson, property owners, request a variance for complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .32 acre site zoned Residential-4 and located at 1329 Mayfair Road.

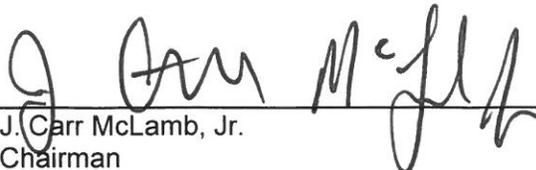
**Decision:** Approved as requested.

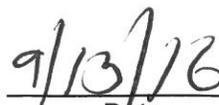
\*\*\*\*\*

**A-106-16 – 9/12/16**

**WHEREAS**, DDR Southeast Capital Crossing, LLC, property owner, requests a variance from the maximum number of wall signs allowed under Section 7.3.4.D. of the Unified Development Ordinance to allow for the erection of a two additional wall signs on a 8.09 acre property zoned Commercial Mixed Use-3-Parking Limited (CX-3-PL) and located at 2900 and 2950 East Millbrook Road.

**Decision:** Approved with the condition the signs are subject to the Parking Limited 5.5 year amortization period as outlined in City of Raleigh Ordinance No. (2015) 523 ZC 721 (Z-27(B)-14) adopted November 17, 2015 and effective February 13, 2016.

  
\_\_\_\_\_  
J. Carr McLamb, Jr.  
Chairman

  
\_\_\_\_\_  
Date