

**Raleigh Board of Adjustment  
Decisions  
October 10, 2016**

**A-107-16, WHEREAS,** Mangrum Building 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 .552 acre site zoned Residential-4 and located at 5211 Coronado Drive.

**Decision:** Approved with the condition the subject property does not exceed the maximum 38% impervious surface area for Residential-4 zoning.

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**A-108-16, WHEREAS,** Mangrum Building 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 .538 acre site zoned Residential-4 and located at 5207 Coronado Drive.

**Decision:** Approved with the condition the subject property does not exceed the maximum 38% impervious surface area for Residential-4 zoning.

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**A-109-16, WHEREAS,** Fitzgerald Family, LLC., 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 each of the two resulting lots formed out of the recombination of a .49 acre property zoned Residential-4 and located at 3515 Bellevue Road.

**Decision:** Approved with the condition the subject property does not exceed the maximum 38% impervious surface area for Residential-4 zoning.

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**A-110-16, WHEREAS,** Hearthstone Luxury Homes, 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 .75 acre site zoned Residential-4 and located at 3009 Granville Drive.

**Decision:** Approved with the condition the subject property does not exceed the maximum 38% impervious surface area for Residential-4 zoning.

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**A-111-16, WHEREAS,** Brad Dinkel, property owner, requests both a 4 foot side yard setback variance and a 4.1 foot sum of side setbacks variance from the standards set forth in Section 2.2.1. of the Unified Development Ordinance as well as a 2.3 foot street setback variance from the Residential infill Compatibility street setback standards set forth in Section 2.2.7.C.2. of the Unified Development Ordinance to replace an existing attached carport with an attached two story garage/bonus room above resulting in a 6 foot side yard setback, a 15.9 sum of side setbacks and a 36.1 foot street setback on a .33 acre parcel zoned Residential-4 and located at 1318 Mayfair Road.

**Decision:** Approved as requested.

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**A-112-16, WHEREAS,** Just Houses, LLC, property owner, requests both 5 foot and 2 foot side yard setback variances as well as a 7 foot sum of side setbacks variance from the standards set forth in Section 2.2.1 of the Unified Development Ordinance to allow for construction of a detached house that results in a 5 foot north side setback, an 8 foot south side setback and a 13 foot sum of side setbacks on a .12 acre property zoned Residential-4 and located at 202 Bart Street.

**Decision:** Approved as requested.

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**A-113-16, WHEREAS,** Oberlin Investors LLC, property owner, requests a variance for complete relief from the Neighborhood Transitions requirements set forth in Article 3.5 of the of the Unified Development Ordinance to allow for the construction of a three story apartment building on a .54 acre site zoned Office Mixed-Use-3-Urban Limited (OX-3-UL) and located at 0 Oberlin Road (PIN 1704041151).

**Decision:** Denied.

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**A-114-16, WHEREAS,** Jason Kogok, property owner, requests a 2.3 foot side yard setback variance to legalize, renovate and expand the existing dwelling pursuant to Section 2.2.1 of the Unified Development Ordinance resulting in a 2.7 foot side yard setback for property zoned Residential-10 located at 712 New Road.

**Decision:** Approved as requested.

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**A-115-16, WHEREAS,** Patrick and Allison Smith, property owners, request a 2 foot side yard

setback variance and a 1 foot rear yard setback variance from the regulations set forth in Section 2.2.1 of the Unified Development Ordinance to allow for the construction of a two story detached garage/storage building resulting in a 3 foot side yard setback and a 4 foot rear setback on a .18 acre property zoned Residential-10 and Neighborhood Conservation Overlay District located at 1805 Wills Avenue

**Decision:** Approved as requested.

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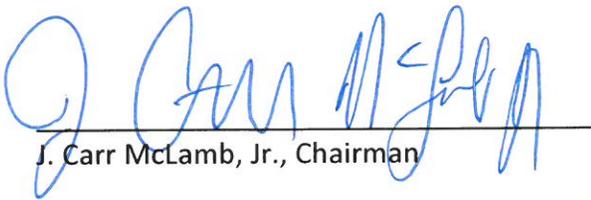
**A-116-16, WHEREAS,** Paul Brang, property owner, requests a 1.2 inch side setback variance from standards set forth in Section 2.2.1 of the Unified Development Ordinance to legalize an existing detached accessory structure resulting in a 4.9 foot side yard setback on a .34 acre property zoned Residential- 6 and located at 2463 Medway Drive.

**Decision:** Approved as requested.

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**A-117-16, WHEREAS,** Food Bank of Central & Eastern, NC, property owner, requests 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.

**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.

  
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J. Carr McLamb, Jr., Chairman

  
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Date