



City of Raleigh Board of Adjustment

Monday, December 11, 2017 – 1 P.M.

Avery Upchurch Municipal Building, Room 201

A quasi-judicial public hearing will be conducted at 222 West Hargett Street, Room 201 to discuss the following matters. It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the specific facts.

1. Old Business:

- a. [A-106-17](#) WHEREAS 615 Boylan LLC, property owner, requests a variance from the requirement that all new primary electrical distribution lines be placed underground as set forth in Section 8.7.4.B. of the Unified Development Ordinance in order to allow a pole mounted electrical transformer on a .23 acre parcel zoned Neighborhood Mixed –Use-5 Parking Limited and located at 615 N. Boylan Avenue.
- b. [A-128-17](#) WHEREAS FTPA Storage Tryon LLC, property owner, requests an 8' variance in the 3.5' height limit for a low profile ground sign set forth in Section 7.3.8.B.2. of the Unified Development Ordinance which would result in an 11.5' tall ground sign on a 4.18 acre parcel zoned Industrial Mixed Use-3-Parking Limited, Special Highway Overlay District-1 and Special Residential Parking Overlay District and located at 4000 Tryon Road.

2. New Business:

- a. [A-136-17](#) WHEREAS the City of Raleigh, property owner, requests a 2' variance from the additional right-of-way dedication requirements and the provision for an additional 5' utility easement, both called for in Section 8.5.1. of the Unified Development Ordinance, resulting in no right-of-way or easement dedication along Chavis Way adjacent to the site of the John Chavis Memorial Park as part of a park improvement site plan which includes a new community center and central plaza, along with renovations to the playground and original Carousel House on a 20.64 acre site zoned Residential-10 and located at 505 Martin Luther King Jr. Boulevard.
- b. [A-137-17](#) WHEREAS Philip Miller, nearby neighbor, appeals the administrative decision by the City of Raleigh to approve the subdivision of

The Council Chamber is Assistive Listening System equipped. Deaf and hearing impaired individuals needing interpreter services should provide 48-hour notice by calling 919.996.3100 (voice) and 919.996.3107 (TDD).

7521 Haymarket Lane into two lots which is known as case S-27-17/ Gresham Lake View Subdivision.

- c. [A-138-17](#) WHEREAS Mark and Katherine Griffith, adjacent property owners, appeal an administrative decision as to the interpretations and conclusions made by the City's Zoning Administrator in regards to potential zoning violations on a .37 acre parcel zoned Residential-4 and located at 1505 Canterbury Road.
- d. [A-139-17](#) WHEREAS Mark and Katherine Griffith, adjacent property owners, appeal an administrative decision as to the interpretations and conclusions made by the City's Engineering Services Department regarding potential violations on a .37 acre parcel zoned Residential-4 and located at 1505 Canterbury Road.
- e. [A-129-17](#) WHEREAS John and Christine Grogan, property owners, request a 3.08' variance to the front yard setback requirement set forth in Section 5.4.3.F. 16. of the Unified Development Ordinance in order to expand the existing detached house which results in a 56.92' front yard setback on a .71 acre parcel zoned Residential-2, Neighborhood Conservation Overlay District and Special Residential Parking Overlay District and located at 1812 Pictou Road.
- f. [A-130-17](#) WHEREAS Just Houses, LLC., property owner, requests 2'10" side setback variances for both sides of the lot as well as a 5'8' sum of side setback variance to the regulations set forth in Section 2.2.1. of the Unified Development Ordinance as well as a 6" variance to the allowed setback encroachments set forth in Section 1.5.4.D.1. of the Unified Development Ordinance to construct a detached house which results in 7'2" side setbacks and a 14'4" sum of side setbacks and a chimney with a 5'6" side setback on a .13 acre property zoned Residential-4 and located at 206 Bart Street.
- g. [A-131-17](#) WHEREAS America's Home Buyers Inc., property owner, request a 38.5' variance (for the western property line) and a 19.9' variance (for the southern property line) from the 50' Zone B Use restricted area requirements of the Neighborhood Transitions set forth in Article 3.5 of the Unified Development Ordinance in order to allow an office building to locate within 11.5' of the western property line adjacent to a residential zoning district and within 30.1' of the southern property line adjacent to a residential zoning district on a .36 acre parcel zoned Office Mixed Use-3-Conditional Use and located at 2449 Lynn Road.
- h. [A-132-17](#) WHEREAS Well Built Properties, LLC, property owner, requests a Special Use Permit pursuant to Section 6.2.3.B. and Section 10.2.9. of the

Unified Development Ordinance to permit an Emergency Shelter Type A on a 2.7 acre parcel zoned Industrial Mixed Use-3-Parking Limited and Special Highway Overlay District and located at 3603 Bastion Lane.

- i. [A-134-17](#) WHEREAS David Timothy Clancy, property owner, requests a 39' variance in the primary street setback requirements for accessory structures set forth in Section 2.2.1. of the Unified Development Ordinance, a 6' variance from the garage placement requirements set forth in Section 5.4.3.F.2.a.ii. of the Unified Development Ordinance, a 6' variance in the building separation requirements set forth in Section 6.7.2.B. of the Unified Development Ordinance and a 4.25' variance to the minimum driveway length standards set forth in Section 6.5.7.G of the Street Design Manual to construct an accessory garage which results in an 11' primary street setback for a detached accessory detached garage, a detached garage that protrudes 6' beyond the primary façade of the principal structure, a 4' separation between accessory structures and a 13.75' long driveway on a .28 acre parcel zoned Residential-6 and Neighborhood Conservation Overlay District and located at 201 W. Park Drive.
- j. [A-135-17](#) WHEREAS Crabtree Apartments, LLC, property owner, requests complete relief from Section 7.2.5.D.4. of the Unified Development Ordinance in order to permit unscreened ground mounted mechanical equipment on a 7.11 acre site zoned Commercial Mixed-Use-12 Urban General Conditional Use and located at 4700 Riverwood Circle.

3. Report of the Board's Attorney

4. Approval of Minutes: November 13, 2017 meeting

5. Adjournment