



City of Raleigh Board of Adjustment

Monday, June 12, 2017 – 9 A.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-51-17, A-52-17 & A-53-17](#) WHEREAS, Caraleigh Village, LLC, property owner, requests complete relief from the 3.5' side setback requirements for HVAC equipment set forth in Section 1.5.4.D.2.a. of the Unified Development Ordinance so that detached houses can be constructed with 0' side setbacks for HVAC equipment for each of the three .04 acre parcels zoned Planned Development and Special Highway Overlay District-2 and respectively located at 1607 Ella Wiggins Way, 607 Velma Hopkins Lane and 609 Maywood Avenue.
- b. [A-68-17](#) WHEREAS, Raleigh Property, Inc., property owner, requests a variance to reduce the amount of required parking for a hotel room by half of that required under Section 10-2081 of the former part 10 Zoning Code. The property is zoned Downtown Mixed-Use-20-Shopfront but has a pending legacy site plan that is to be reviewed under the former regulations. The request would result in roughly half a parking space per hotel room, or 139 parking spaces for a 259 room hotel as proposed, on a .734 acre site located at 200 W. Davie Street.

2. New Business:

- a. [A-74-17](#) WHEREAS, Eddie & Edith Price, property owners, request a 1.7' rear yard setback variance pursuant to Section 2.2.1 of the Unified Development Ordinance to enclose an existing deck located at the rear of the detached house that results in an 18.3' rear yard setback on a .16 acre parcel zoned Residential-6 and located at 5914 Big Nance Drive.
- b. [A-75-17](#) WHEREAS, Gethsemane Evangelical Lutheran Church, property owner, requests a special use permit pursuant to Sections 6.4.1.C. and 10.2.9. of the Unified Development Ordinance in order to expand the existing

33 enrollee church preschool to a 78 enrollee Day Care Center on a 3.42 acre parcel zoned Residential-4 and located at 1100 Newton Road.

- c. [A-76-17](#) WHEREAS, Gethsemane Evangelical Lutheran Church, property owner, requests a variance from Section 7.3.2. of the Unified Development Ordinance to allow a wall sign for their Day Care Center in a Residential Zoning District on a 3.42 acre parcel zoned Residential-4 and located at 1100 Newton Road.
- d. [A-77-17](#) WHEREAS, Geoff and Julie Harper, property owners, request a 2.6' side yard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to allow for the replacement of an existing nonconforming deck, landing and stairway connected to their detached house on a .2 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District and located at 1620 Bickett Boulevard.
- e. [A-79-17](#) WHEREAS, Halpern Enterprises, property owner, requests a variance to condition 17 of zoning case Z-6-16 to permit the demolition of the Leesville Teacherage which is located on a 7.72 acre tract zoned Neighborhood Mixed Use-3-Conditional Use and located at 9501 Leesville Road and 9513, 9601, 9605 Old Leesville Road.
- f. [A-80-17](#) WHEREAS, 319 Seawell LLC, property owner, requests a 5' variance in the side street setback pursuant to Section 2.2.1. of the Unified Development Ordinance in order to construct a detached house on Lot 3 of a proposed Subdivision, S-50-16, that results in a 5' side street setback on a proposed .098 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District located at 319 Seawell Avenue.
- g. [A-81-17](#) WHEREAS, Stuart Cullinan, property owner, requests a 5' variance in the side street setback pursuant to Section 2.2.1. of the Unified Development Ordinance in order to construct a detached house that results in a 5' side street setback on a .05 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District located at 123 Idlewild Avenue.
- h. [A-82-17](#) WHEREAS, Red Shed Properties LLC, property owner, requests a 10 rear setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to construct a detached house that results in a 20' rear setback on a .26 acre parcel zoned Residential-4 and located at 312 Bertie Drive.
- i. [A-83-17](#) WHEREAS, Laura Spencer and Phillip Grubaugh, property owners, request a 6" variance in the side setback requirements pursuant to section 2.2.1. of the Unified Development Ordinance as well as a 4.5' variance to the street setback Infill Compatibility Requirements set forth in Section 2.2.7.C.

of the Unified Development Ordinance to allow for the construction of a detached house that has a 9.5' side setback and a 20' street setback on a .4 acre parcel zoned Residential-4 and located at 3424 Lewis Farm Road.

- 3. Report of the Board's Attorney**
- 4. Approval of Minutes:** May 8, 2017 meeting
- 5. Adjournment**