



City of Raleigh Board of Adjustment

Monday, October 9, 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-90-17](#) WHEREAS. Donna and Kirk Preiss, property owners, request a variance from Section 7.2.5.C.3. of the Unified Development Ordinance in order to construct a dumpster enclosure utilizing a wooden fence instead of a masonry wall on a .2 acre parcel zoned Residential-6 and Neighborhood Conservation Overlay District located at 115 Hawthorne Road.

2. New Business:

- a. [A-114-17](#) WHEREAS Gloria Powell, property owner, requests a 7.52' rear yard setback variance and a .7' side setback variance to the requirements set forth in Section 2.2.3. and Section 1.5.4.D.1.a. of the Unified Development Ordinance in order to permit a screen porch attached to a townhouse that results in a 3.48' rear yard setback and a .7' side setback on a .06 site zoned Residential-10 Conditional Use District and located at 136 Ashton Hall Lane.
- b. [A-115-17](#) WHEREAS Nora Bulluck, property owner, requests a 5' street setback variance to the requirements set forth in Section 2.2.1. of the Unified Development Ordinance in order to permit a proposed expansion to an existing detached house that results in a 15' street setback on a .25 acre parcel zoned Residential-4 and located at 4829 Little Falls Drive.
- c. [A-116-17](#) WHEREAS Stanley Doremus and Mary Shackleton, property owners, request both a 1' and a 5' rear yard setback variance from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance in order to permit an addition to the rear of the existing detached house and a garage addition that results in a 29' rear yard setback for a portion of the detached house and a 25' rear yard setback for the garage portion of the detached

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house on a .34 acre parcel zoned Residential-4 and located at 4000 Wingate Drive.

- d. [A-117-17](#) WHEREAS James and Tracy Isacco, property owners, request a 6' side street setback variance from the requirements set forth in Section 2.2.1. of the Unified development Ordinance and a 14' variance in the minimum driveway length requirements set forth in Section 6.5.7.G. of the Raleigh Street Design Manual in order to expand an existing garage that results in a 4' side street setback and a 4' long driveway on a .23 acre parcel zoned Residential-6 and Special Residential Parking Overlay District and located at 2512 Stafford Avenue.
- e. [A-118-17](#) WHEREAS America's Home Buyers, Inc., property owner, requests a variance granting relief from the Neighborhood Transitions Zone B use restrictions set forth in Article 3.5 of the Unified Development Ordinance in order to allow an office building to locate within 19' of the Western 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.
- f. [A-119-17](#) WHEREAS CK Wakefield Properties, LLC, property owner, requests a complete variance to the 40% forestation standard set forth in Section 9.1.9. of the Unified Development Ordinance as well as a complete variance to the primary tree conservation requirement for an undisturbed area adjoining a thoroughfare set forth in Section 9.1.4.A.8. of the Unified Development Ordinance as applied to the property's frontage along Falls of Neuse Road and Wakefield Pines Drive on a 4.93 acre parcel zoned Commercial Mixed Use -3-Urban Watershed Protection Overlay District and located at 2801 Wakefield Pines Drive.
- g. [A-120-17](#) WHEREAS East West Partners Management Company, Inc. requests a 5' variance to the building height maximum of 90' set forth in Section 3.3.2.A of the Unified Development Ordinance, a 1' variance to the maximum parapet wall encroachment of 7' set forth in Section 1.5.7.A.1. of the Unified Development Ordinance for a six story building and a 5' variance to the maximum encroachment for a cooling tower of 12' as set forth in Section 1.5.7.D.3. for a 2.43 acre parcel zoned Office Mixed Use-7-Parking Limited-Conditional Use and located at 4509 Creedmoor Road.

3. Report of the Board's Attorney

4. Approval of Minutes: September 11, 2017 meeting

5. Adjournment