



## Board of Adjustment Case Report

City of Raleigh  
Planning & Development Department  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2475  
www.raleighnc.gov

**Case File:** A-42-15

**Property Address:** 585 E. Cabarrus Street

**Property Owner:** City of Raleigh – Housing and Neighborhoods Department

**Project Contact:** Britni Edwards

**Nature of Case:** A request for a 776' square feet reduction in the minimum lot size requirements set forth in Section 10-3032 of the Part 10 Zoning Code to allow for a reconfigured recombination of properties resulting in a 4,224 square foot lot size and a 15' front yard setback variance from the standards set forth in Section 10-2075 of the Part 10 Zoning Code to allow for the construction of a detached house on property zoned Residential-20 located at 585 E. Cabarrus Street.



**585 E. Cabarrus Street – Location Map**

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To BOA: 6-8-15

Staff Coordinator: Eric S. Hodge, AICP

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## ZONING



DISTRICTS: Residential 20

### 585 E. Cabarrus Street – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Setback &**

**Lot Standards:**The subject property is zoned Residential 20

	<b>Minimum</b>
Lot Area	5000 sq. ft.
Lot Width	45'
Corner Lot Width	60'
Lot Depth	70'
Front Yard Setback:	20'
Side Yard Setback:	5'
Aggregate Side Yard Setback:	15'
Aggregate Front/Rear Setback:	40'



# Planning & Development

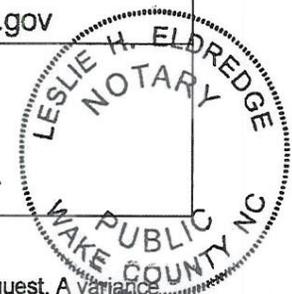
Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Variance Application

A-42-15

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) A variance is being requested to allow a smaller lot size for 585 E Cabarrus Street as a part of a recombination of 0 E Cabarrus Street, 581 E Cabarrus Street, and 585 E Cabarrus Street. Additionally, a reduction of the front yard setback is being requested to maintain a consistent block face (see attached addendum).		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 585 E Cabarrus Street	Date 4-29-15	
Property PIN 1713061819	Current Zoning Residential - 20	
Nearest Intersection Cabarrus Street and Swain Street	Property size (in acres) 0.06	
Property Owner City of Raleigh Housing & Neighborhoods Department	Phone 919-996-6967	Fax 919-857-4359
	Email britni.edwards@raleighnc.gov	
Project Contact Person Britni Edwards	Phone 919-996-6967	Fax 919-857-4359
	Email britni.edwards@raleighnc.gov	
Property Owner Signature <i>Marchell Adams David</i>	Email Marchell.Adams-David@raleighnc.gov	
Notary Sworn and subscribed before me this <u>4<sup>TH</sup></u> day of <u>MAY</u> , 20 <u>15</u>	Notary Signature and Seal <i>Leslie H. Eldredge</i> LESLIE H. ELDREDGE MY COMMISSION EXPIRES NOV. 11, 2018	



It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.

585 E Cabarrus Street Variance Application Addendum

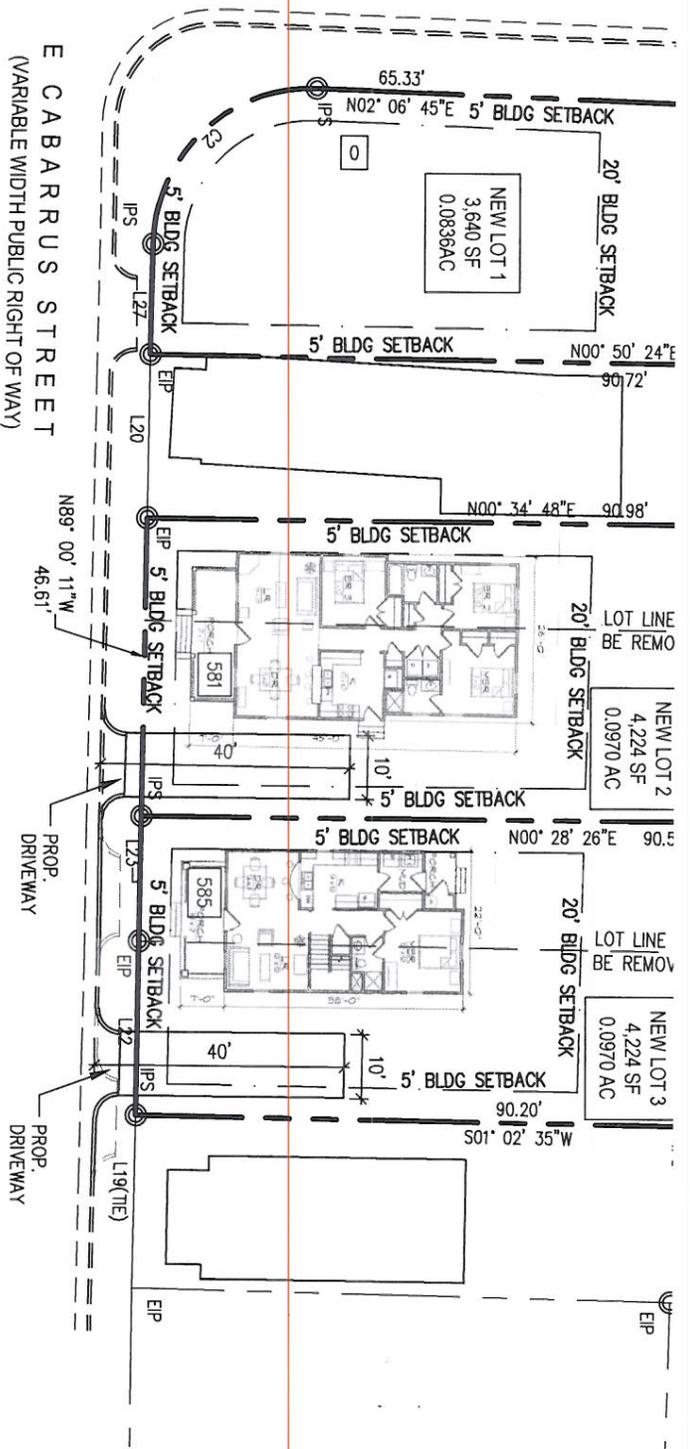
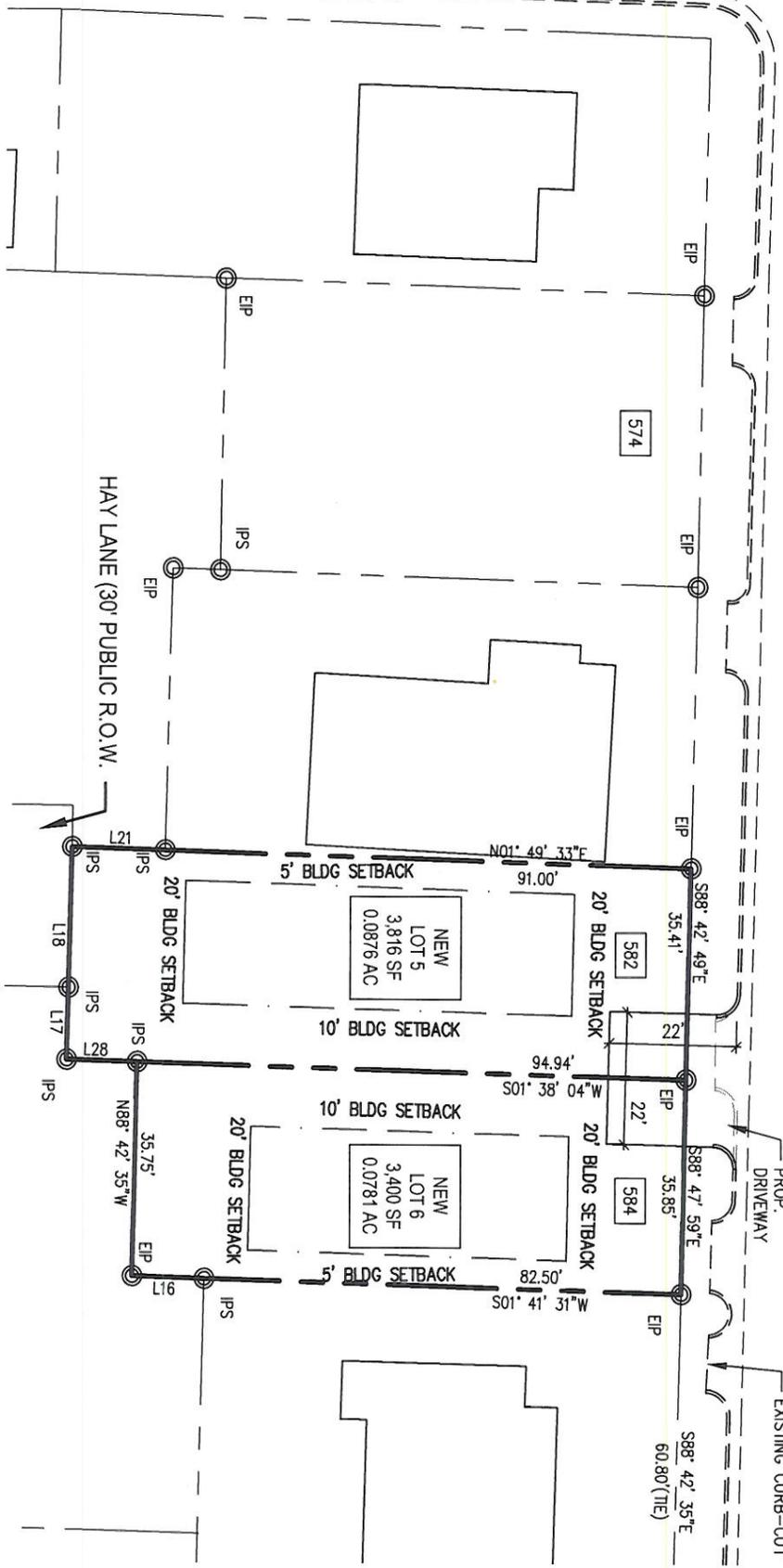
The lot reduction request for 585 E Cabarrus Street will result in a 4,224 SF lot that meets the minimum width and depth requirements. This is 776 SF smaller than the current Residential-20 zoning requirements of a 5000 SF lot. Additionally, a 15' reduction in the front yard setback is being requested, resulting in a 5' front yard setback. This front yard setback will place the new house in line with the existing houses on the block.

S SWAIN STREET  
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

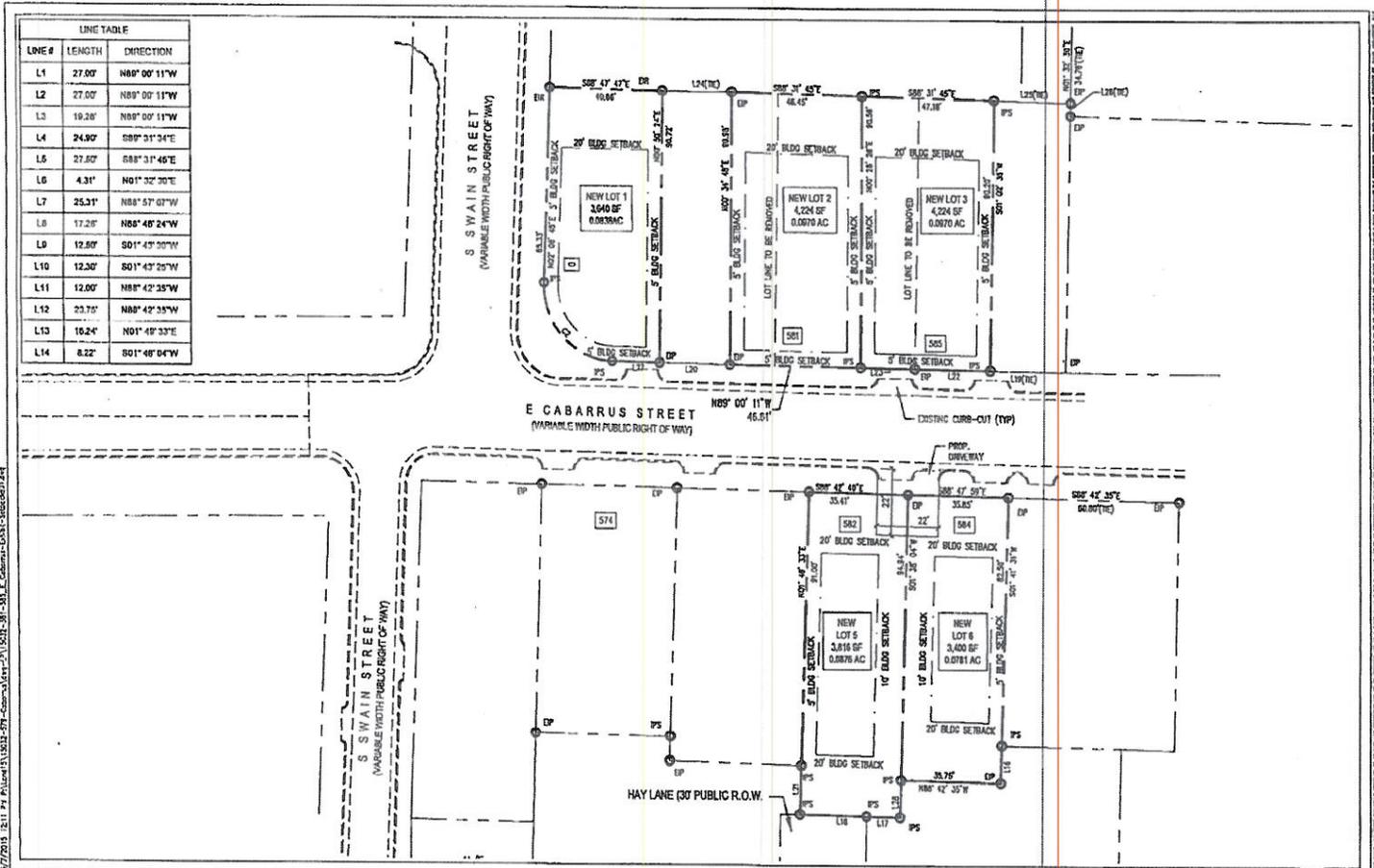
S SWAIN STREET  
(VARIABLE WIDTH PUBLIC RIGHT OF W)

E CABARRUS STREET  
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

HAY LANE (30' PUBLIC R.O.W.)



51-24-d



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.00'	N89° 00' 11"W
L2	27.00'	N89° 00' 11"W
L3	19.28'	N89° 00' 11"W
L4	24.90'	S89° 31' 34"E
L5	27.60'	S88° 31' 46"E
L6	4.31'	N01° 32' 30"E
L7	25.31'	N88° 57' 07"W
L8	17.28'	N88° 48' 24"W
L9	12.80'	S01° 45' 30"W
L10	12.30'	S01° 47' 25"W
L11	12.00'	N88° 42' 35"W
L12	23.70'	N88° 42' 35"W
L13	16.24'	N01° 48' 33"E
L14	8.22'	S01° 48' 04"W

5/7/2015 12:11 PM P:\Users\JAVIN\2015-2016\581-585 E. Carabbus\GIS\581-585.dwg



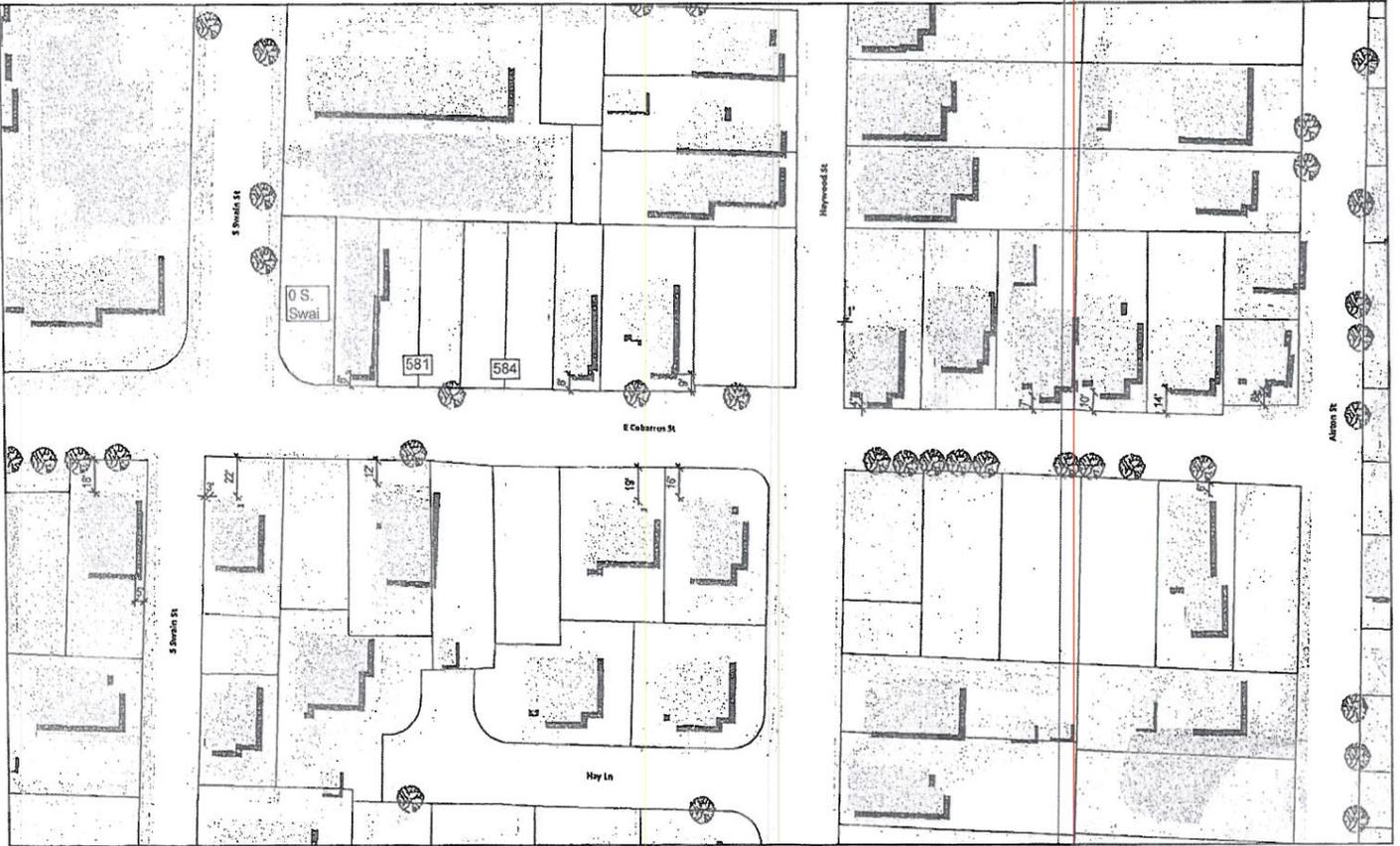
**581 & 585 E. Carabbus & 0 Swain Streets**  
 City of Raleigh Community Development Center  
 Raleigh, North Carolina

Date: May 07, 2015  
 30' 15' 0' 30'  
 SCALE: 1" = 30'

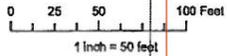


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P-42-15



581 & 585 E. Cabarrus and 0 S. Swain Streets - EXISTING SETBACKS -



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## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)

Real Estate ID **0015553** PIN # **1713061819**

**WAKE  
COUNTY**  
NORTH CAROLINA

Location Address: **585 E CABARRUS ST**  
Property Description: **PROP OF JOSEPH D & BRENDA I HOUSE**

[Account Search](#)

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[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

**For real estate accounts created or new construction built after January 1, 2015:** Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

<b>Property Owner</b> <b>RALEIGH CITY OF</b> Use the Deeds tab above to view any additional owners	<b>Owner's Mailing Address</b> <b>PO BOX 590</b> <b>RALEIGH NC 27602-0590</b>	<b>Property Location Address</b> <b>585 E CABARRUS ST</b> <b>RALEIGH NC 27601-1966</b>
<b>Administrative Data</b> Old Map # <b>B011-B0059-0038</b> Map/Scale <b>1713 09</b> VCS <b>01RA549</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>EXEMPT</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-20</b> History ID 1 History ID 2 Acreage <b>.06</b> Permit Date <b>5/24/2010</b> Permit # <b>0000086570</b>	<b>Transfer Information</b> Deed Date <b>8/5/2009</b> Book & Page <b>13654 2206</b> Revenue Stamps <b>78.00</b> Pkg Sale Date <b>8/5/2009</b> Pkg Sale Price <b>\$39,000</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>0</b> Recycle Units <b>0</b> Apt/SC Sqft Heated Area	<b>Assessed Value</b> Land Value <b>\$19,600</b> Assessed Bldg. Value Assessed  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$19,600</b> Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

**For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.**

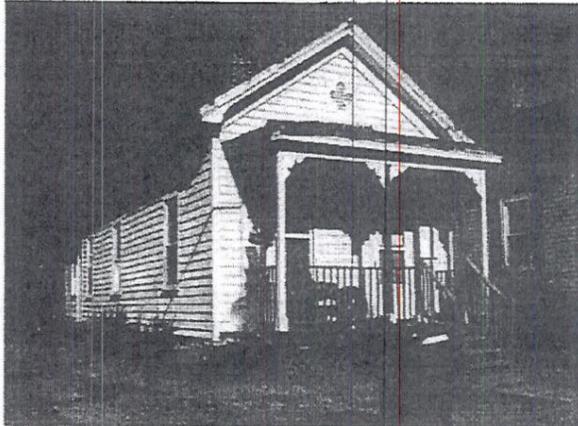
Real Estate ID 0015553      PIN # 1713061819

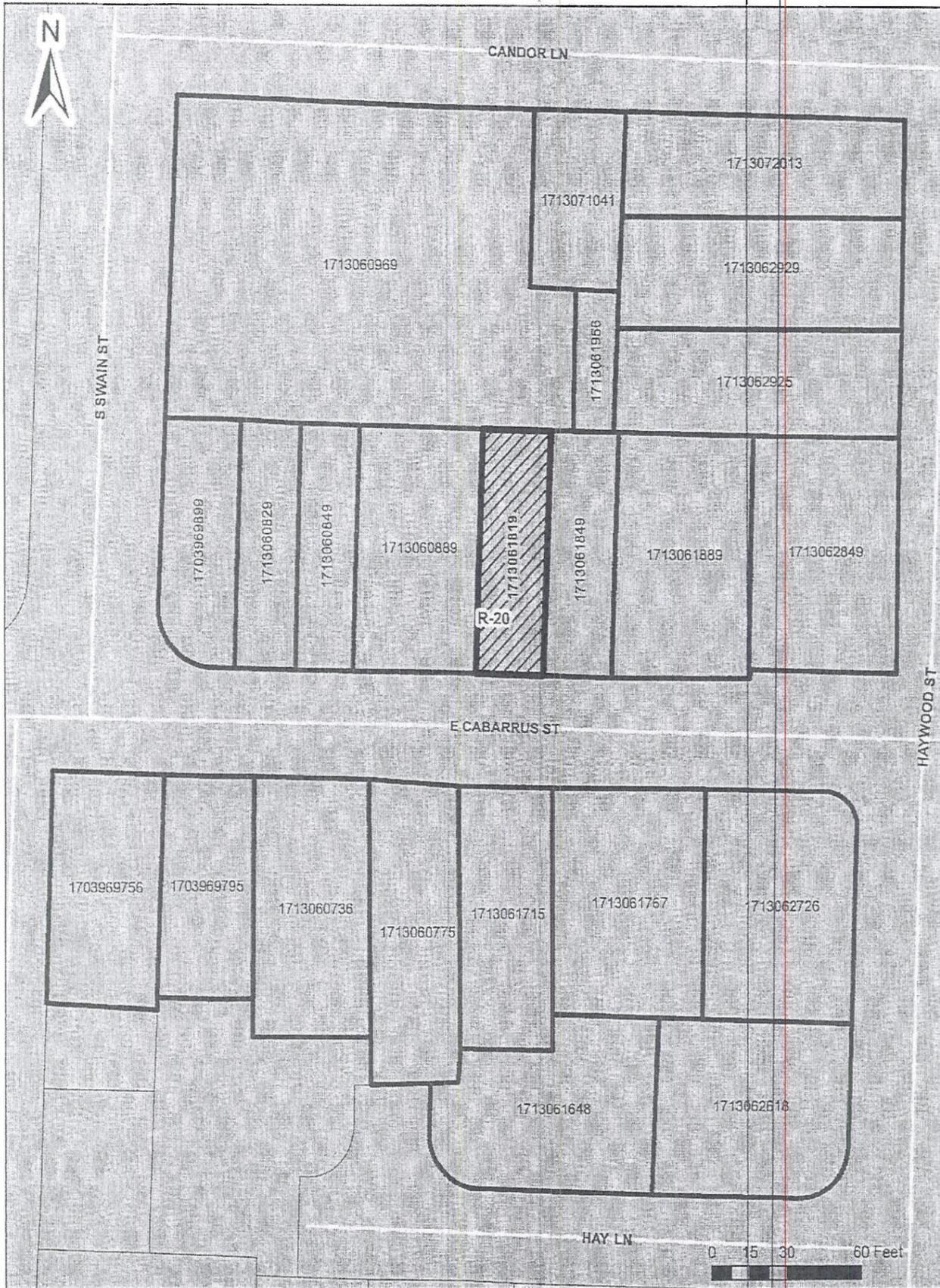
Location Address      Property Description  
**585 E CABARRUS ST**      **PROP OF JOSEPH D & BRENDA I HOUSE**

Account Search

[Pin/Parcel History](#)   [Search Results](#)   [New Search](#)

[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address <b>585 E CABARRUS ST</b>		Building Description <b>01RA549</b>		Card 01 Of 01	
Bldg Type	Year Blt	Eff Year	Base Bldg Value		
Units	Addns	Remod	Grade		
Heated Area	Int. Adjust.		Cond %		
Story Height	Other		Market Adj.		
Style	Features		Market Adj.		
Basement			Accrued %		
Exterior			Incomplete Code		
Const Type			<b>Card 01 Value</b>		
Heating			All Other Cards		
Air Cond			Land Value Assessed <b>\$19,600</b>		
Plumbing			Total Value Assessed <b>\$19,600</b>		
Main and Addition Summary				Other Improvements	
Story	Type	Code	Area	Inc	Units
					DesItem
					Code Year
					% Inc
					ADJ
					Value
M					
A					
B					
C					
D					
E					
F					
G					
H					
Building Sketch				Photograph 1/4/2008	
					
				0015553 01/04/2008	



585 East Cabarrus Street



1713061819  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1703969756  
KURDYS, SEAN FERRELL KURDYS, NIKKI  
JENETTE  
1217 COURTLAND DR  
RALEIGH NC 27604-1338

Dup

1703969795  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1703969899  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1713060736  
FORD, BRUCE ALEXANDER FORD,  
CAROLINE ELIZABETH MAD...  
578 E CABARRUS ST  
RALEIGH NC 27601-1963

Dup

1713060775  
CITY OF RALEIGH  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1713060829  
BRZEZICKA, OLGA BRZEZICKI, JERZY M  
803 HUNTSWORTH PL  
CARY NC 27513-9744

Dup

1713060849  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1713060889  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1713060969  
DAWKINS, BENJAMIN C  
5862 FARINGDON PL STE 1  
RALEIGH NC 27609-4582

Dup

1713061648  
UNDERWOOD, MELODY M  
605 HAY LN  
RALEIGH NC 27601-1923

1713061715  
CITY OF RALEIGH  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1713061767  
VINSON, ARLENE  
592 E CABARRUS ST  
RALEIGH NC 27601-1963

Dup

1713061849  
TELEGRAPH ROAD PROPERTIES LLC  
7709 SANDY BOTTOM WAY  
RALEIGH NC 27613-8829

Dup

1713061889  
HOME BUYERS DIRECT LLC  
6139 MISTY RIDGE RD  
BROAD RUN VA 20137-1911

Dup

1713061956  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1713062618  
MPW INVESTMENTS LLC  
114 LOCHWOOD EAST DR  
CARY NC 27518-9735

1713062726  
GRIFFIN, BERNA  
500 HAYWOOD ST  
RALEIGH NC 27601-1930

Dup

1713062849  
SCHLIMME, JOHN  
705 E EDENTON ST  
RALEIGH NC 27601-1131

Dup

1713062925  
TELEGRAPH ROAD PROPERTIES LLC  
7709 SANDY BOTTOM WAY  
RALEIGH NC 27613-8829

1713062929  
MANLY, JULIE  
106 N EAST ST  
RALEIGH NC 27601-1112

Dup

1713071041  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

Dup

1713072013  
TELEGRAPH ROAD PROPERTIES LLC  
7709 SANDY BOTTOM WAY  
RALEIGH NC 27613-8829

Dup