



Board of Adjustment Case Report

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

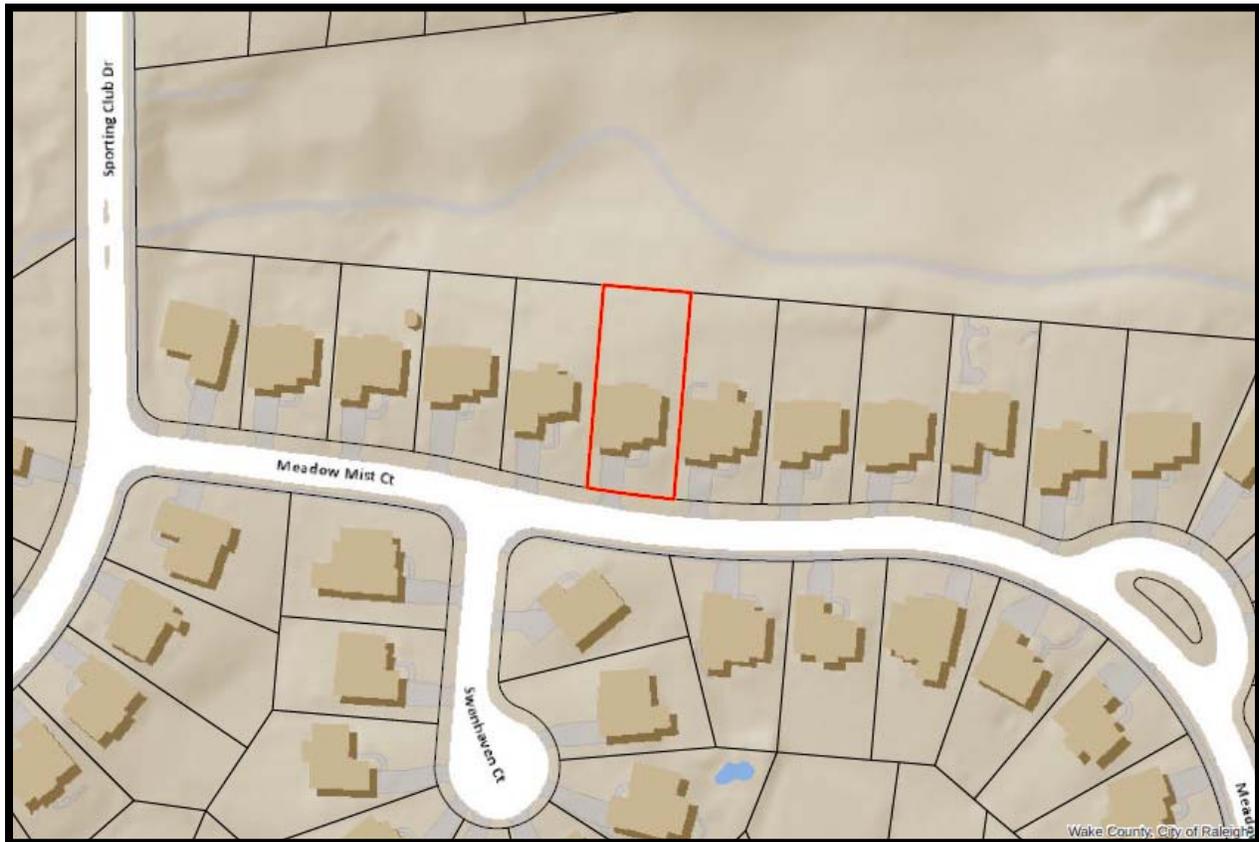
Case File: A-90-15

Property Address: 9208 Meadow Mist Court

Property Owner: Lei Fang and Jian Zong

Project Contact: Ashley Cimino

Nature of Case: Special Use Permit for Live-Work (Massage Therapy) on a .26 acre property
Zoned Thoroughfare District – Conditional Use pursuant to section 6.7.3E of the
Unified Development Ordinance.



9208 Meadow Mist Court – Location Map

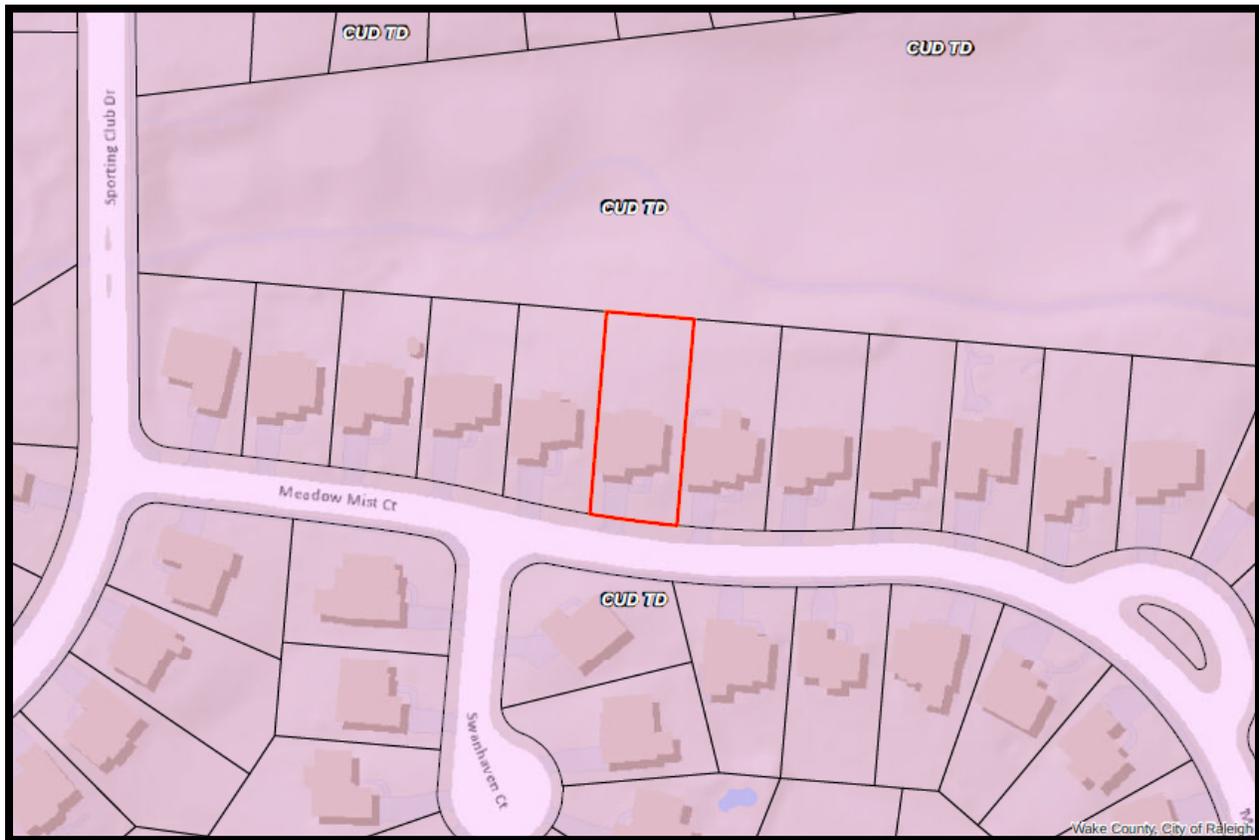
ADDITIONAL NOTES: There are no additional notes for this plan.

PREVIOUS VARIANCES: None

To BOA: 11-9-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Thoroughfare District – Conditional Use



9208 Meadow Mist Court – Zoning Map

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

USE STANDARDS: Article 6.7.3
Additional Standards for Specific Accessory Uses

E. Live-Work

An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9 is required for a live-work unit.

*Applicant Response: **Women's Wellness Massage has applied for a special use permit in accordance with Sec. 10.2.9 for live-work.***

2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.

*Applicant Response: **Ashley Cimino and Nicholas Talarico of Women's Wellness Massage will occupy the live-work unit as their primary residence.***

3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.

*Applicant Response: **Women's Wellness Massage has no intention of hiring employees. Ashley Cimino and Nicholas Talarico shall manage the business. Licensed therapist, Ashley Cimino, will provide massage services.***

4. Work space within the unit may be used as an office, studio, gallery, beauty/hair salon, or for production involving the use of hand tools and small-scale, light equipment.

*Applicant Response: **Women's Wellness Massage intends to use one downstairs bedroom and adjacent bathroom for facilitating the operations of the business.***

5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.

*Applicant Response: **Women's Wellness Massage may sell certain products related to massage therapy, women's wellness, and pregnancy.***

6. No specialty service such as, but not limited to dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.

*Applicant Response: **Women's Wellness Massage will see clients on a one-on-one basis. It is not anticipated that multiple clients will be present at the same time.***

7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.

*Applicant Response: **Women's Wellness Massage understands this criteria and will comply.***

8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.

*Applicant Response: **Women's Wellness Massage will not display any business signage outside the premises.***

9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

*Applicant Response: **Women's Wellness Massage will not display any business signage outside the premises.***

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

*Applicant Response: **Women's Wellness Massage understands this criteria and will comply.***

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

*Applicant Response: **Women's Wellness Massage understands this criteria and will comply.***

12. No more than 5 customers are permitted on the premises at any one time.

*Applicant Response: **Women's Wellness Massage understands this criteria and will comply.***

13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

*Applicant Response: **Women's Wellness Massage understands this criteria and will comply.***

14. One additional on-site parking space is required per live-work unit.

*Applicant Response: **Women's Wellness Massage intends to operate at the property located at 9208 Meadow Mist, which has two additional on-site parking spaces.***

Eric

A-90-15



Planning & Development



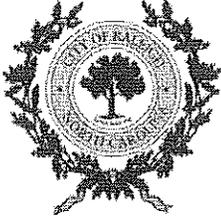
Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Special Use Permit Application

		OFFICE USE ONLY
Nature of request (Submit addendum on separate sheet, if more space is needed.) Ashley Cimino of Women's Wellness Massage (WWM) is requesting a Live Work Permit to operate a part time (approx. 6-8 clients / wk) massage therapy studio out of the home located at 9208 Meadow Mist Ct, at which address she is a residential tenant. WWM has been developed to specifically address women's massage such as fertility, prenatal and detoxification. This use has been approved by the homeowner and the Brier Creek HOA.		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 special use permit request, provide the case number.		

GENERAL INFORMATION			
Property Address 9208 Meadow Mist Court		Date 10/5/15	
Property PIN 0768170448		Current Zoning Residential 10/13/2015	
Nearest Intersection Sporting Club Drive		Property size (in acres) 0.26	
Property Owner Lei Fang		Phone 919-412-4578	Fax
		Email jz0928@yahoo.com	
Project Contact Person Ashley Cimino		Phone 201-258-0505	Fax
		Email ashley@wwmraleigh.com	
Property Owner Signature		Email jz0928@yahoo.com	
Notary NC Wake County		 GIOVANNI PINEDA Notary Public Durham Co., North Carolina My Commission Expires Aug. 30, 2017	
Sworn and subscribed before me this <u>13th</u> day of <u>October</u> , 20 <u>15</u> by <u>Lei Fang</u>			

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



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GENERAL INFORMATION			
Property Address 9208 Meadow Mist Court, Raleigh, NC 27617		Date 10/5/15	
Property PIN 0768170448		Current Zoning Residential	
Nearest Intersection Sporting Club Drive		Property size (in acres) 0.26	
Property Owner Jian Zong		Phone 919-412-4578	Fax
		Email jz0928@yahoo.com	
Project Contact Person Ashley Cimino		Phone 201-258-0505	Fax
		Email ashley@wwmraleigh.com	
Property Owner Signature <i>Jian Zong</i>		Email jz0928@yahoo.com	
Notary		BAYLI A. FOX Notary Public Wake Co., North Carolina My Commission Expires Nov. 19, 2019	
Sworn and subscribed before me this <u>07</u> day of <u>October</u> , 20 <u>15</u>			
		Notary Signature and Seal <i>Bayli A. Fox</i>	

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Wake County Real Estate Data Account Summary

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

Real Estate ID **0278709** PIN # **0768170448**

Location Address: **9208 MEADOW MIST CT**
Property Description: **LO253 BRIER CK COUNTRY CLUB P5 00-1891**

[Account Search](#)

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

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

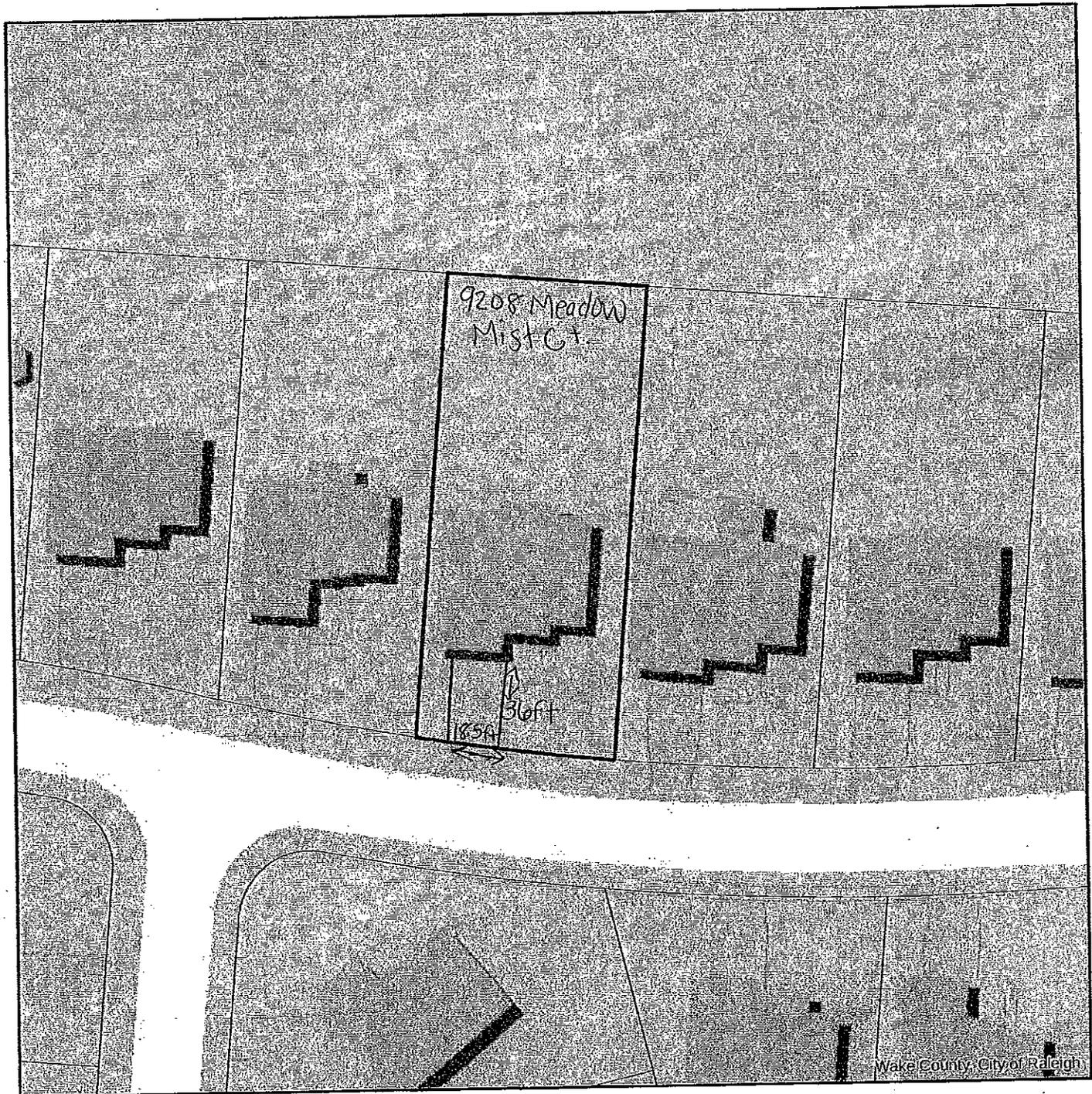
For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the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

Property Owner ZONG, JIAN & LEI FANG (Use the Deeds link to view any additional owners)		Owner's Mailing Address 9208 MEADOW MIST CT RALEIGH NC 27617-7482		Property Location Address 9208 MEADOW MIST CT RALEIGH NC 27617-7482	
Administrative Data Old Map # 275-- Map/Scale 0768 01 VCS 05RA002 City RALEIGH Fire District Township CEDAR FORK Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning CUD TD History ID 1 History ID 2 Acreage .26 Permit Date 8/16/2005 Permit # 0000049469		Transfer Information Deed Date 11/15/2002 Book & Page 09735 1449 Revenue Stamps 746.00 Pkg Sale Date 11/15/2002 Pkg Sale Price \$373,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 3,355		Assessed Value Land Value Assessed \$201,000 Bldg. Value Assessed \$380,081 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$581,081 Assessed*	

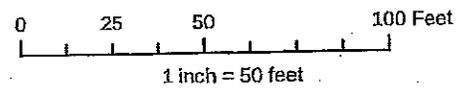
*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully 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 or call 919-856-5400.

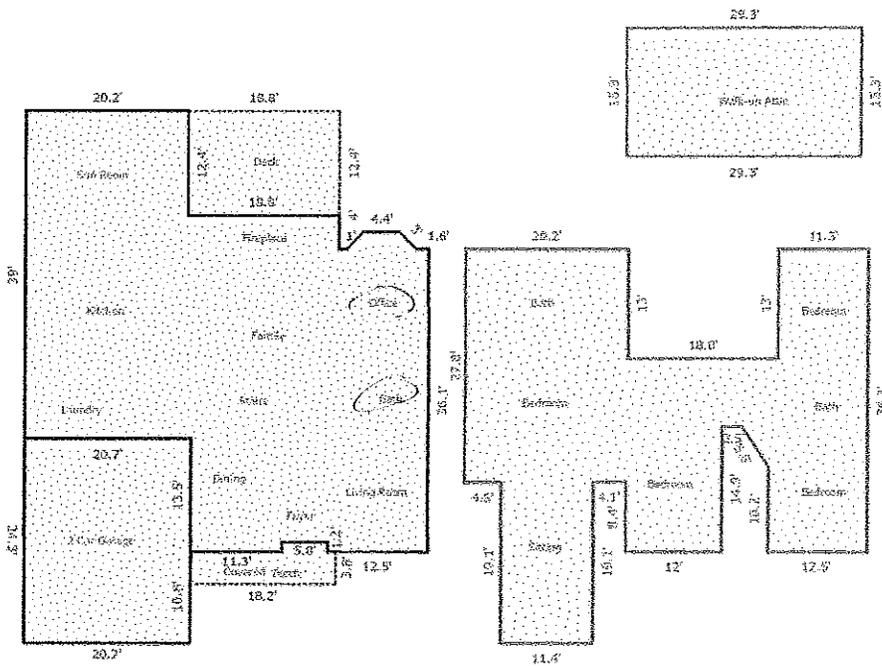


MAP TITLE



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Sketch by Apex Graphic & Studio™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1947.07	1947.07
GLA2	Second Floor	1541.68	1541.68
GAR	Garage	501.57	501.57
P/P	Porch	75.49	
	Wood Deck	233.84	309.33
OTH	Walk-up Attic	449.85	449.85
Net LIVABLE Area		(rounded)	3489

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	0.0 x	22.6	0.22
0.5 x	0.0 x	12.4	0.07
0.5 x	0.0 x	4.0	0.01
0.5 x	2.1 x	2.1	2.21
0.5 x	0.0 x	12.5	0.31
	1.2 x	12.5	14.59
	1.2 x	11.3	13.23
	12.3 x	29.6	363.37
	50.3 x	22.6	1135.16
	20.2 x	12.4	250.41
	39.0 x	4.0	156.04
	4.4 x	2.1	9.27
	0.5 x	2.1 x	2.21
Second Floor			
	11.4 x	19.1	217.86
0.5 x	0.0 x	13.8	0.10
0.5 x	0.0 x	13.0	0.21
0.5 x	0.0 x	12.5	0.31
	14.9 x	12.5	186.45
0.5 x	0.0 x	8.1	0.04
	8.4 x	12.0	100.80
0.5 x	0.0 x	5.5	0.03
0.5 x	0.0 x	0.1	0.00
	20.2 x	13.0	262.60
	11.3 x	13.0	146.25
0.5 x	4.8 x	3.3	7.72
	50.3 x	8.1	408.27
3			211.04
29 Items		(rounded)	3489