



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-92-15

Property Address: 810 Cotton Place

Property Owner: Chez Rouge, LLC

Project Contact: John Seitz

Nature of Case: A request for a 3.5' side yard setback variance, a 1.2' side yard setback variance and a 9.7' aggregate side yard setback variance from the standards set forth in Section 10-2075 of the Part 10 Development Regulations to legalize the existing dwelling and a 1.2' side yard setback variance to allow for a rear-corner addition to the dwelling as well as the construction of a second story addition resulting in a 1.5' and 3.8' side setbacks and a 5.3' aggregate side yard setback on a .14 acre property zoned Residential-20 and located at 810 Cotton Place.



810 Cotton Place – Location Map

To BOA: 11-9-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING
DISTRICTS: Residential-20



810 Cotton Place – 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.

Applicant Response: Testimony to be provided at the hearing.

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.**

Applicant Response: Testimony to be provided at the hearing.

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.**

Applicant Response: Testimony to be provided at the hearing.

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.**

Applicant Response: Testimony to be provided at the hearing.

Setback Standards: The subject property is zoned Residential-20

Yard Type	Minimum Setback
Primary Street	20'
Side Street	20'
Side lot line	5'
Sum of sides	15'
Rear	20'

A-92-15

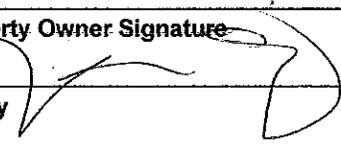
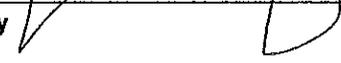
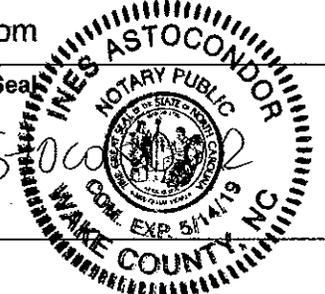


Planning & Development

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

Variance Application

	OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed) To legalize existing footprint, square off left rear corner of foundation (as from front), and to add second story to house.	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 810 Cotton Place		Date 8/6/15	
Property PIN 1713180560	Current Zoning R-20		
Nearest Intersection South State St.		Property size (in acres) .14	
Property Owner Chez Rouge, LLC 709 Devereux St. Raleigh, NC 27605	Phone 919-270-8599	Fax	
	Email		
Project Contact Person John Seitz, Manager	Phone 919-270-8599	Fax	
	Email jwseitz@hotmail.com		
Property Owner Signature 	Email jwseitz@hotmail.com		
Notary 	Notary Signature and Seal 		
Sworn and subscribed before me this <u>7th</u> day of <u>October</u> , 20 <u>15</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 variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0029801** PIN # **1713180560**

[Account Search](#)

Location Address
810 COTTON PL

Property Description
810 COTTON PLACE

[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 CHEZ ROUGE LLC (Use the Deeds link to view any additional owners)	Owner's Mailing Address 709 DEVEREUX ST RALEIGH NC 27605-1407	Property Location Address 810 COTTON PL RALEIGH NC 27601-1618
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Administrative Data	Transfer Information	Assessed Value
Old Map # B002-B0012-0009	Deed Date 2/10/2015	Land Value Assessed \$27,000
Map/Scale 1713 05	Book & Page 15914 2081	Bldg. Value Assessed \$24,077
VCS 01RA548	Revenue Stamps 130.00	Tax Relief
City RALEIGH	Pkg Sale Date 2/10/2015	Land Use Value
Fire District	Pkg Sale Price \$65,000	Use Value Deferment
Township RALEIGH	Land Sale Date	Historic Deferment
Land Class R-<10-HS	Land Sale Price	Total Deferred Value
ETJ RA	Improvement Summary	Use/Hist/Tax Relief
Spec Dist(s)	Total Units 1	Assessed
Zoning R-20	Recycle Units 1	Total Value \$51,077
History ID 1	Apt/SC Sqft	Assessed*
History ID 2	Heated Area 1,156	
Acreage .14		
Permit Date		
Permit #		

*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.

Real Estate ID **0029801**

PIN # **1713180560**

Account Search

Location Address
810 COTTON PL

Property Description
810 COTTON PLACE

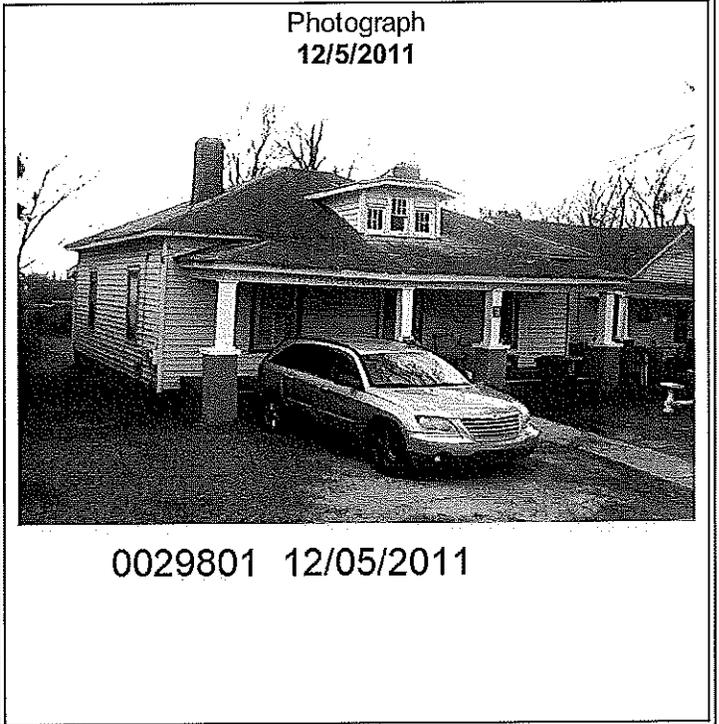
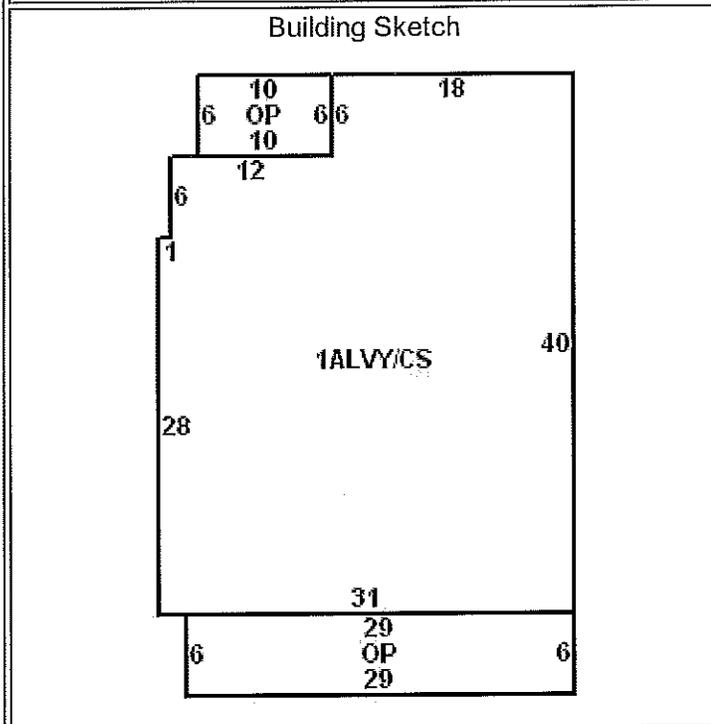
[Pin/Parcel History](#) [Search Results](#) [New Search](#)



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

Building Location Address 810 COTTON PL		Building Description 01RA548	Card 01 Of 01
Bldg Type 01 Single Family	Year Blt 1925 Eff Year 1940	Base Bldg Value \$89,173	
Units 1	Addns Remod	Grade D-10 75%	
Heated Area 1,156	Int. Adjust.	Cond % D 36%	
Story Height 1 Story	Other Features	Market Adj.	
Style Conventional		Market Adj.	
Basement Crawl Space		Accrued % 36%	
Exterior Aluminum Vinyl		Incomplete Code	
Const Type		Card 01 Value \$24,077	
Heating No Heating		All Other Cards	
Air Cond No Air Conditi		Land Value Assessed \$27,000	
Plumbing 1 BATH		Total Value Assessed \$51,077	

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1	ALVY/CS	1156							
A		OP	60							
B		OP	174							
C										
D										
E										
F										
G										
H										

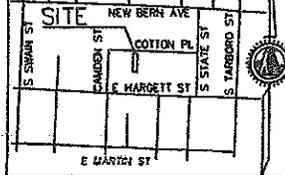


NOTES:

- 1- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- 2- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3- METHOD OF COMPUTATION: AREA IS CALCULATED USING CAD SOFTWARE METHODS.
- 4- RIGHTS OF OTHERS IN AND TO THE DRIVEWAY AS REFERENCED IN DB 2060 PG 212.

THIS PROPERTY IS IN A PREVIOUSLY RECORDED SUBDIVISION FOR THE PURPOSES OF SECTION 1604 (a) (8) OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. EXISTING BEARING CONTROL AND TIES TO APPROPRIATE NATURAL MONUMENTS REPLACE THE MANDATED TIE TO NORTH CAROLINA GRID.

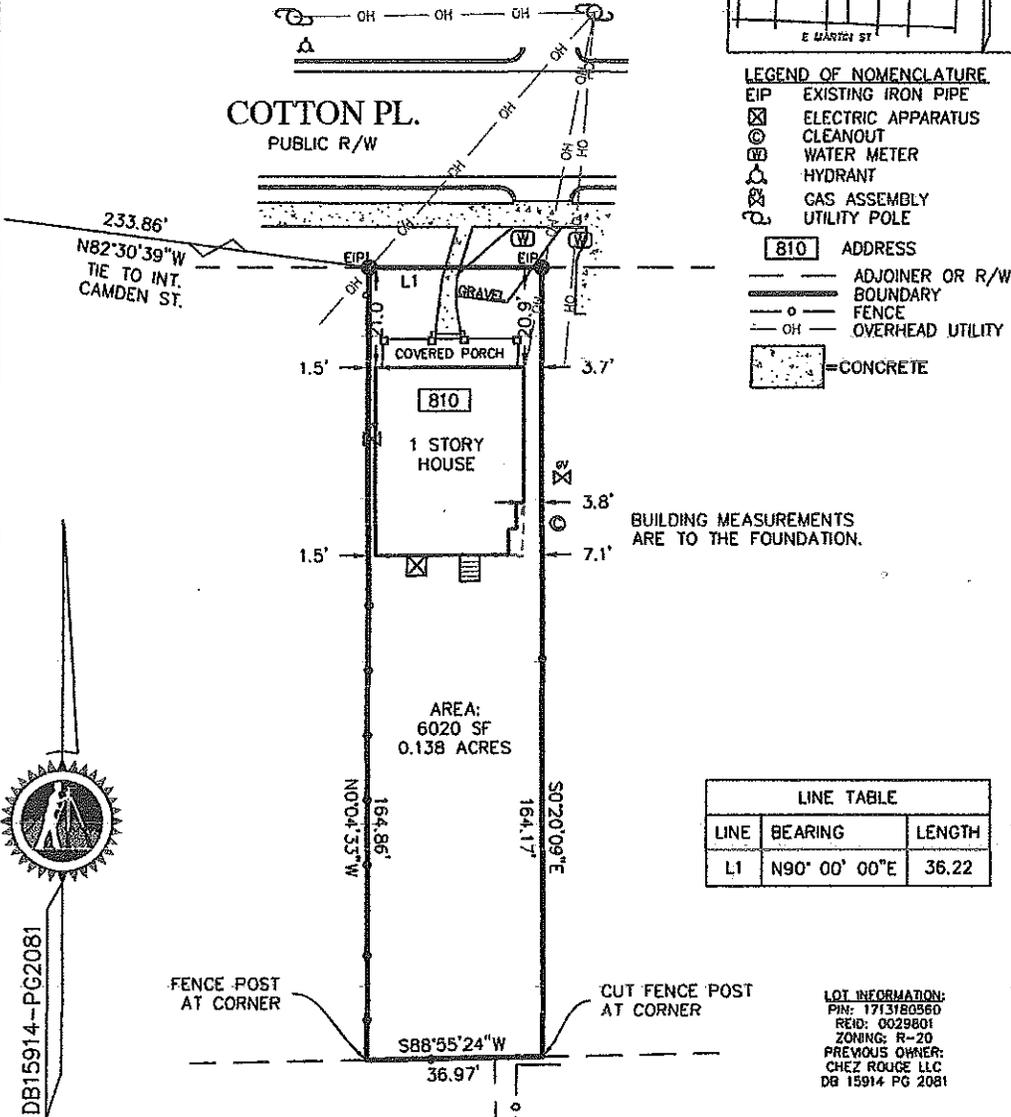
VICINITY MAP NOT TO SCALE



LEGEND OF NOMENCLATURE

- EIP EXISTING IRON PIPE
- ⊗ ELECTRIC APPARATUS
- ⊙ CLEANOUT
- ⊕ WATER METER
- ⊖ HYDRANT
- ⊗ GAS ASSEMBLY
- ⊙ UTILITY POLE
- 810 ADDRESS
- ADJOINER OR R/W
- BOUNDARY
- FENCE
- OH OVERHEAD UTILITY
- ▒ CONCRETE

COTTON PL.
PUBLIC R/W



BUILDING MEASUREMENTS ARE TO THE FOUNDATION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90° 00' 00\"E	36.22

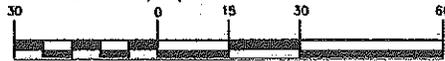
LOT INFORMATION:
PIN: 1713180360
REID: 0029801
ZONING: R-20
PREVIOUS OWNER:
CHEZ ROUGE LLC
DB 15914 PG 2081

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 15914, page 2081); that the positional accuracy is >1/20,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."

This 17th day of February, 2015.
Timothy P. Murray, PLS L-4833

LOCATION SURVEY

PREPARED FOR
JOHN SEITZ
RALEIGH, RALEIGH TWSP., WAKE COUNTY, NC
DATE: 2/15/2015 SCALE: 1"=30'



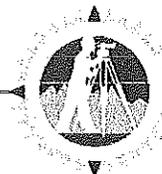
BAR GRAPH 1 inch = 30 ft.
COTTONPL-810.DWG

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.



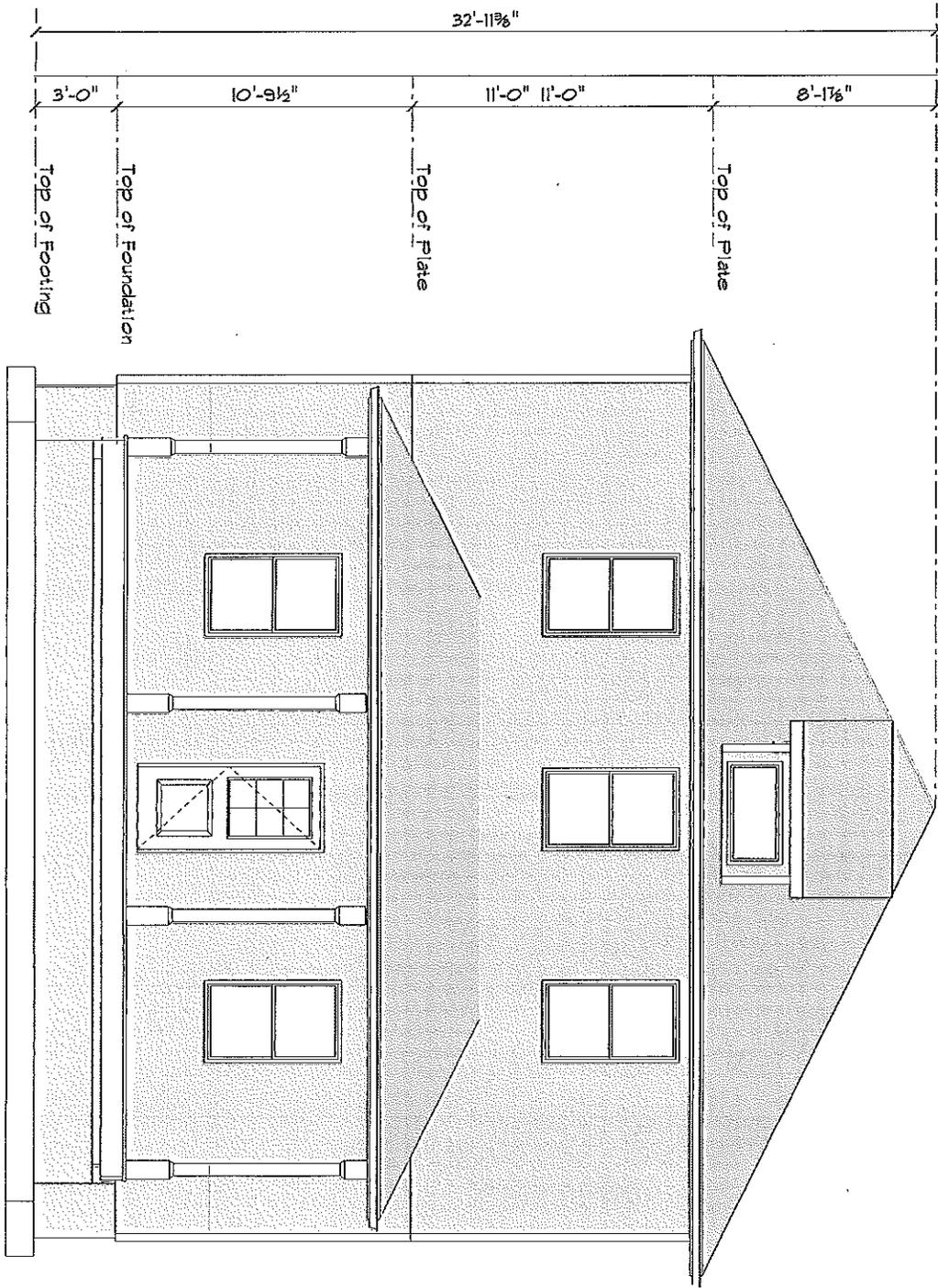
TERRESTRIAL SURVEYING PC

Professional Land Surveying / License C-3903
3813 Woodowl Drive / Raleigh, North Carolina 27613
p. 919.219.4278 / e. info@TerrestrialSurveying.com



Front Elevation Model

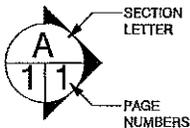
SCALE: 1/4" = 1'-0"



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Patterson Custom Builders

817 New Bern Avenue, Suite 1 PHONE: (919)832-6700
Raleigh NC FAX: (919)882-0919
27601 tony@pattersonbuilt.com



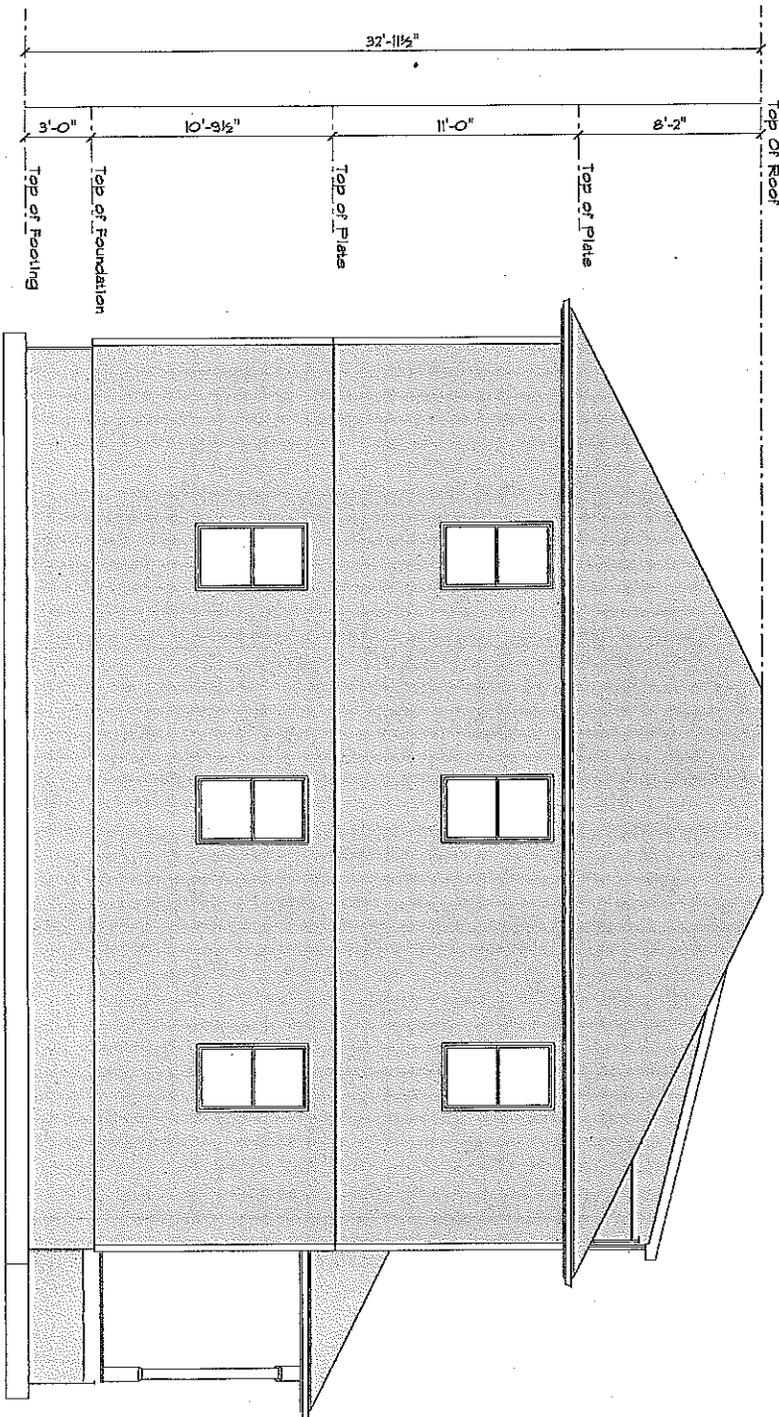
810 Cotton

PHONE:
FAX:

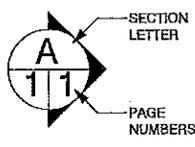
DRAWN BY:
SCALE: 1/4" = 1'-0"
DATE: Wednesday, October 07, 2015

PAGE:
1 / 2
Front Elevation

side elevation mode
 SCALE: 3/16" = 1'-0"



SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE
Patterson Custom Builders
 817 New Bern Avenue, Suite 1 PHONE: (919) 832-6700
 Raleigh NC FAX: (919) 882-0919
 27601 tony@pattersonbullt.com



810 Cotton

PHONE:
 FAX:

DRAWN BY:
 SCALE: 3/16" = 1'-0"
 DATE: Wednesday, October 07, 2015

PAGE:
 2 / 2
 Side Elevation