



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-3-16

Property Address: 304 North Person Street and 311 East Lane Street

Property Owner: Anne Fleming Hunter and Jane Fleming Rabil

Project Contact: Michael P. Tutt

Nature of Case: A request for a 2' corner lot width variance to legalize an existing corner lot as well as a 1' lot depth variance and a 1,208 SF variance to the minimum lot area requirements pursuant to section 2.2.1. of the Unified Development Ordinance to allow for a two lot subdivision which results in a 58' wide corner lot and a 59' deep interior lot that is 2,792 SF on property zoned Residential-10 and Historic Overlay District located at 304 North Person Street and 311 East Lane Street.

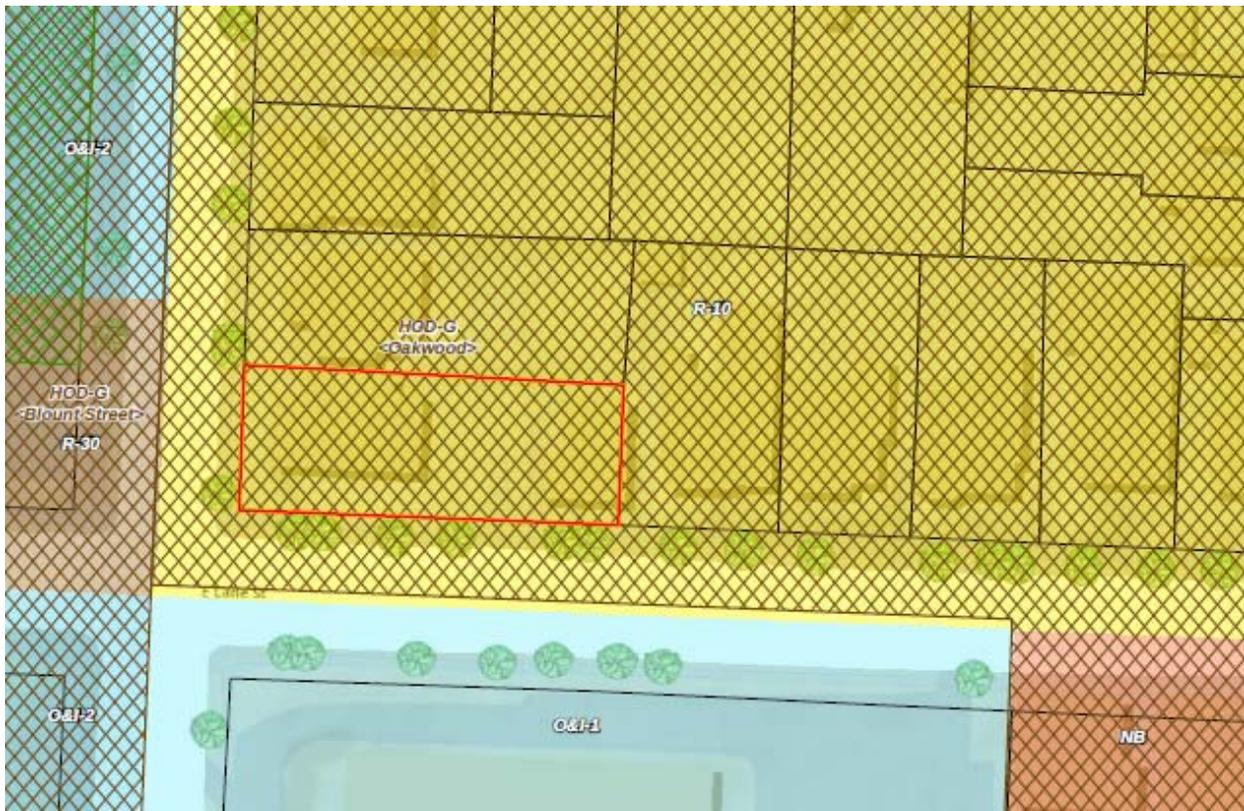


304 N. Person St./311 E. Lane St. – Location Map

To BOA: 1-11-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-10



304 N. Person St./311 E. Lane St. – 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.

Zoning District Standards: The subject property is zoned Residential-10

Lot Dimensions

Area (min)	4,000 SF
Width – interior lot (min)	45'
Width – corner lot (min)	60'
Depth (min)	60'
Density (max)	10 u/a

Yard Type Minimum Setback

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'



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.) WE ARE SEEKING A VARIANCE FOR 3 ITEMS ON 2 PROPOSED NON-CONFORMING LOTS. 1. 2' VARIANCE ON LOT WIDTH FOR LOT 1. DOES NOT MEET THE 60' MIN. REQUIRED BY ZONING. 2. 1' VARIANCE ON LOT DEPTH FOR LOT 2. DOES NOT MEET THE 60' MIN. REQUIRED BY ZONING. 3. 1,210 SF ON LOT 2 THAT DOES NOT MEET THE MIN. LOT AREA OF 4,000 SF PER ZONING.		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. TRANSACTION# 450649		

GENERAL INFORMATION		
Property Address 304 NORTH PERSON STREET & 311 EAST LANE STREET	Date 12-4-15	
Property PIN 1704.20-80-4473	Current Zoning R-10	
Nearest Intersection NORTH PERSON & EAST LANE STREET	Property size (in acres) 0.2 AC	
Property Owner ANNE FLEMING HUNTER & JANE FLEMING RABIL	Phone 919-881-1022	Fax
	Email	
Project Contact Person MICHAEL P. TUTT, PLS	Phone 919-810-4324	Fax
	Email TUTT1011@ATT.NET	
Property Owner Signature <i>Anne Fleming Hunter</i>	Email	
Notary Sworn and subscribed before me this <u>4</u> day of <u>December</u> 20 <u>15</u>	Notary Signature and Seal <i>Vitaliya Schumacher</i>	

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.



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Wake County Real Estate Data Account Summary

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

Real Estate ID **0022629** PIN # **1704804473**

[Account Search](#)

Location Address
304 N PERSON ST

Property Description
304 N PERSON & 311 E LANE ST

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

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Property Owner HUNTER, ANNE FLEMING RABIL, JANE FLEMING (Use the Deeds link to view any additional owners)		Owner's Mailing Address 2724 ANDERSON DR RALEIGH NC 27608-1504	Property Location Address 304 N PERSON ST RALEIGH NC 27601-1049
Administrative Data Old Map # A042-A0108-0017 Map/Scale 1704 20 VCS 01RA558 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-10 History ID 1 History ID 2 Acreage .20 Permit Date Permit #	Transfer Information Deed Date 7/1/1987 Book & Page 87-E- 923 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 4 Recycle Units 4 Apt/SC Sqft Heated Area 3,800	Assessed Value Land Value Assessed \$196,350 Bldg. Value Assessed \$297,484 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$493,834 Assessed*	

*Wake County assessed building and land values reflect the market value as of January 1, 2016, 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, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 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.

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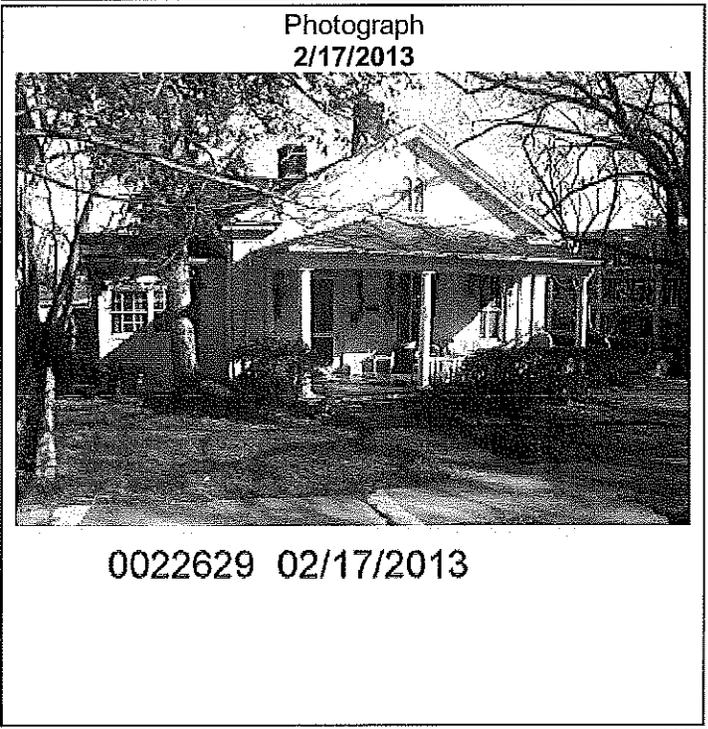
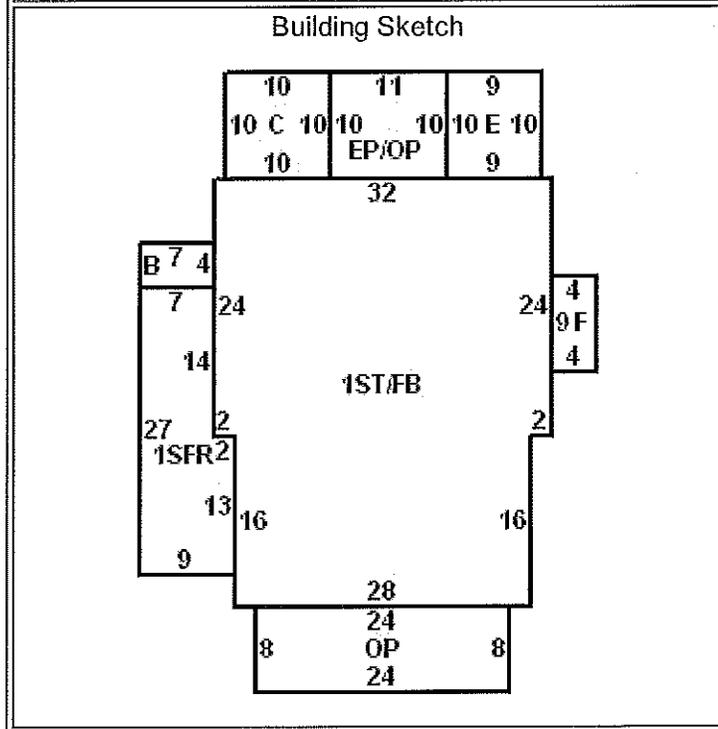
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Building Location Address 304 N PERSON ST		Building Description 01RA558		Card 01 Of 02 Card 2>	
Bldg Type	02 Two Family	Year Blt	1909	Eff Year	1970
Units	2	Adns		Remod	
Heated Area	2,265	Int. Adjust.	BSMT-50% Partly Fini		
Story Height	1 Story	Other Features	One Fireplace		
Style	Conversion			Base Bldg Value	\$185,212
Basement	Full Basement			Grade	A+10 158%
Exterior	Stucco on Frame			Cond %	C 63%
Const Type				Market Adj.	F 120%
Heating	Central			Market Adj.	B 75%
Air Cond	No Air Conditio			Accrued %	57%
Plumbing	Extra Fixtures			Incomplete Code	
				Card 01 Value	\$165,924
				All Other Cards	\$131,560
				Land Value Assessed	\$196,350
				Total Value Assessed	\$493,834

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1	ST/FB	1216							
A	1	SFR	215							
B		OP	28							
C	1	SFR/OP	100							
D		EP/OP	110							
E	1	SFR/OP	90							
F	1	SFR	36							
G		OP	192							
H										





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Photograph Date: 2/17/2013



0022629 02/17/2013

Photograph Date: 3/9/1996



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