



Board of Adjustment Case Report

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

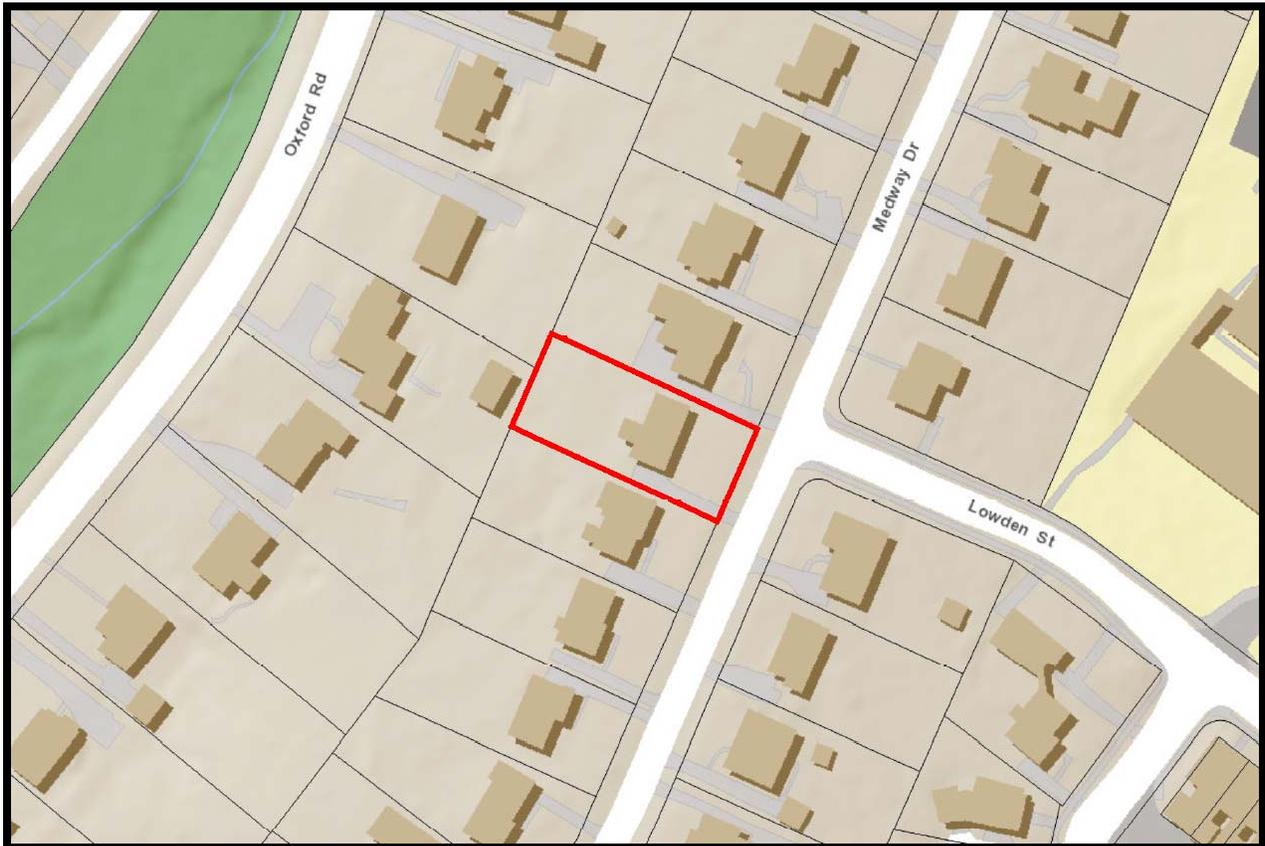
Case File: A-116-16

Property Address: 2463 Medway Drive

Property Owner: Paul Brang

Project Contact: Will Madison

Nature of Case: A request for a 1.2" side setback variance from standards set forth in Section 2.2.1 of the Unified Development Ordinance to legalize an existing detached accessory structure resulting in a 4.9' side yard setback on a .34 acre property zoned Residential-6 and located at 2463 Medway Drive.

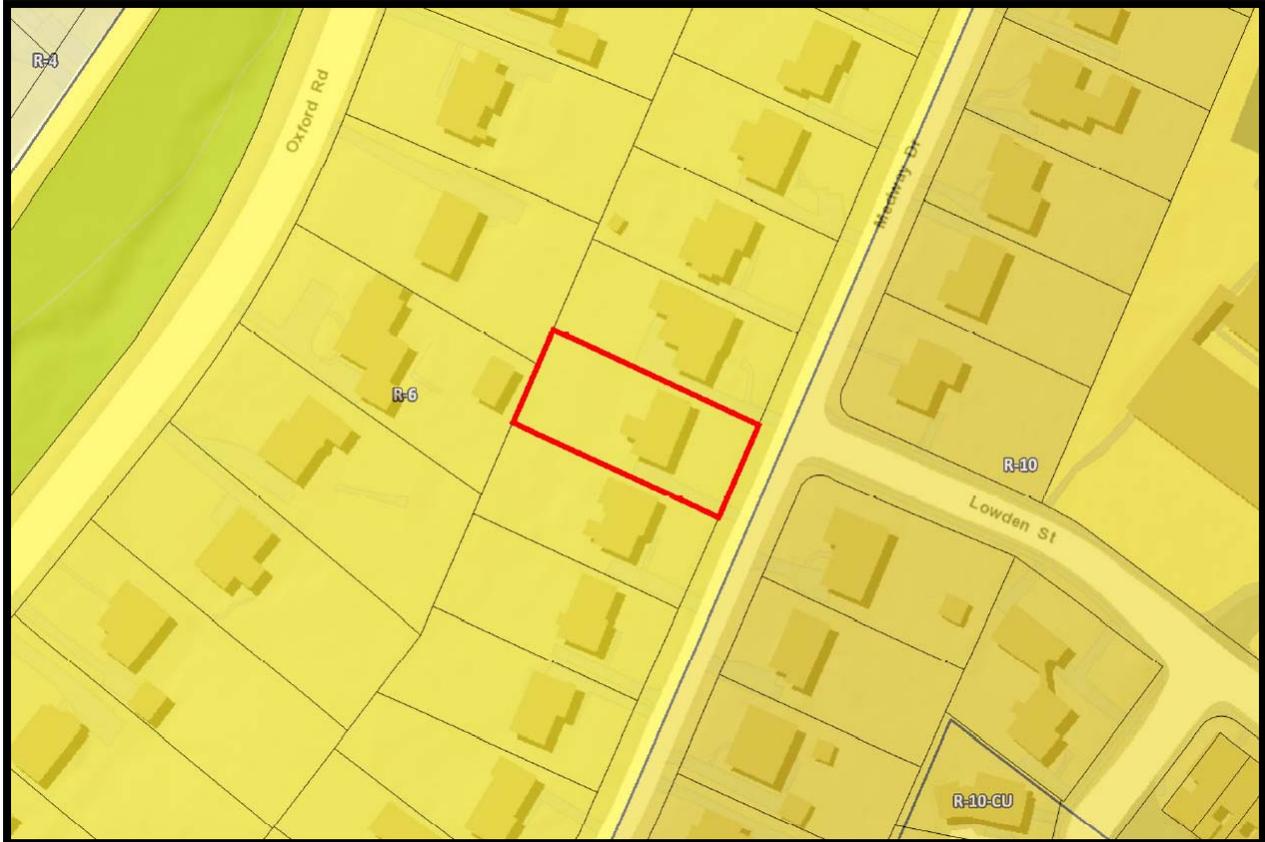


2463 Medway Drive – Location Map

To BOA: 10-10-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-6



2463 Medway Drive – 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.

Accessory Structure

Setback Standards: The subject property is zoned Residential-6

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	50'
Side Street	20'
Side	5'
Rear	5'

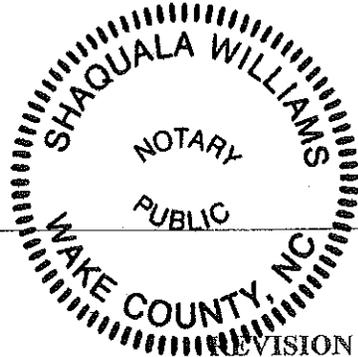
Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

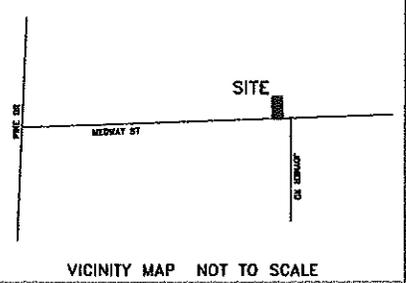
NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (If more space is needed, submit addendum on separate sheet): PERMIT EXISTING SHED TO CONFORM - PREVIOUS OWNERS BUILT SHED 1.2" INSIDE SIDE YARD SETBACKS	Transaction Number A-116-16
Provide all previous transaction numbers for Coordinated Team 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 2463 MEDWAY DRIVE RALEIGH NC 27608	Date 6/23/2016	
Property PIN 1705810752	Current Zoning R-6	
Nearest Intersection PINE STREET	Property size (in acres) .34	
Property Owner PAUL BRANG	Phone 919 796 0077	Fax
Owner's Mailing Address 2463 MEDWAY DRIVE RAL NC 27608	Email PAULBRANG1@GMAIL.COM	
Project Contact Person WILL MADISON	Phone 919 422 6039	Fax 919 321 1033
Contact Person's Mailing Address PO BOX 6677 RALEIGH NC 27628	Email MADISONRENOVATIONSNC@GMAIL.COM	
Property Owner Signature <i>Paul J. Brang</i>	Email paulbrang1@gmail.com	
Notary Sworn and subscribed before me this <u>16</u> day of <u>August</u> , 20 <u>16</u>	Notary Signature and Seal Shaquala Williams Commission Expires: 05-08-2019 	

Block — Lot 30 Subdivision OXFORD PARK

EIP=Existing Iron Pipe NIP=New Iron Pipe

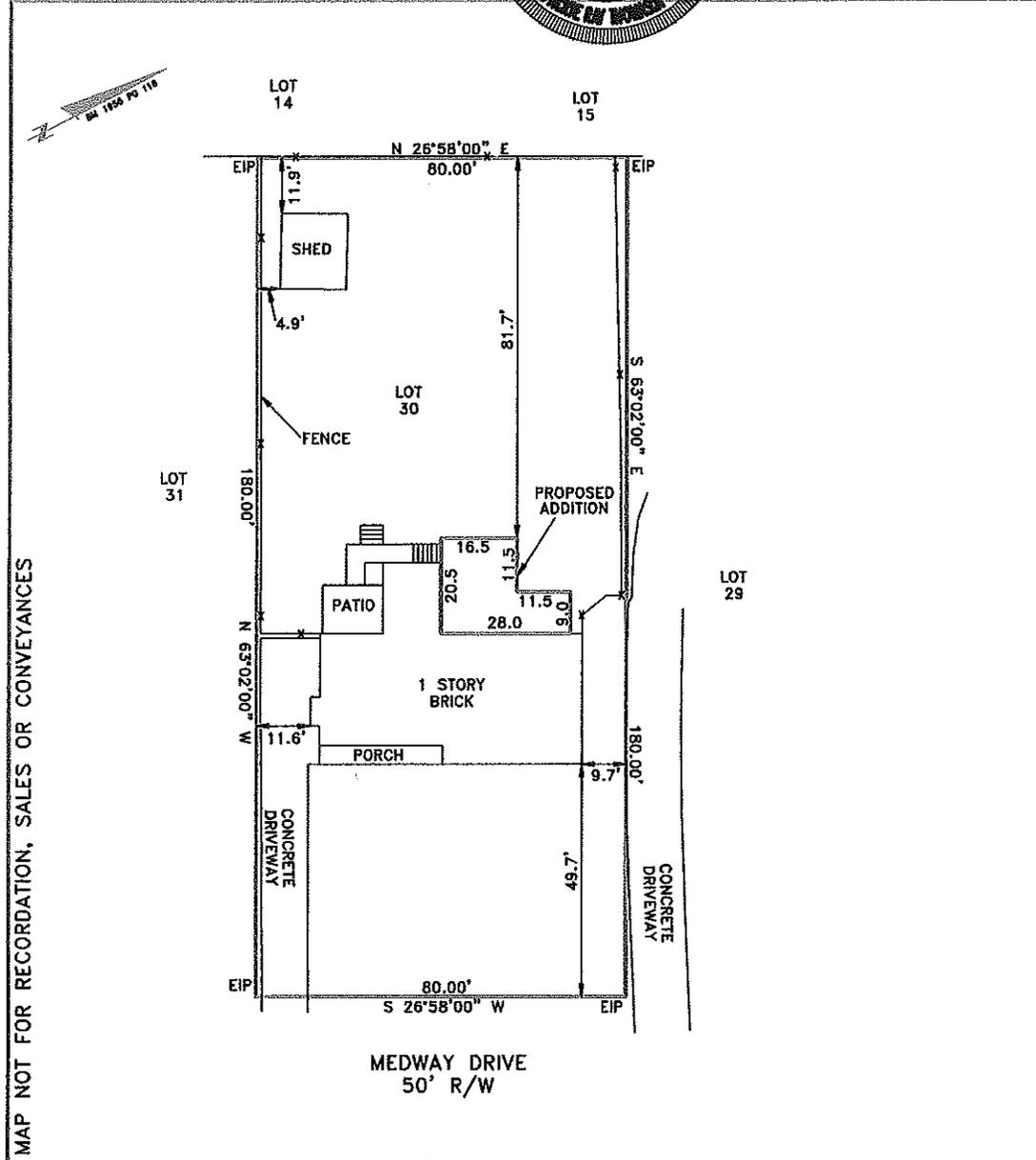
PROPERTY IS NOT IN A DESIGNATED FLOOD AREA



I, Jackie Ray Thomason, PLS, certify
 That the survey is of an existing parcel or parcels of land;
 and that this plat was drawn under my supervision from an actual
 survey made under my supervision and description recorded in
 Book MAP 1956 — ; that the boundaries not surveyed are
 clearly indicated from information found in
 Book — that the ratio of precision as calculated
 is 1: — ; I have my original signature, registration
 number and seal this 19 day of FEB .A.D., 20 16 .

SPAL
 PL-3076

Jackie Ray Thomason, PLS, L-3976



MAP NOT FOR RECORDATION, SALES OR CONVEYANCES

Drawn By JRT Surveyed By JRT Date 02-19-16 Dwg.# JB1340A

PROPERTY OF:
 PAUL BRANG
 2463 MEDWAY DRIVE
 RALEIGH, NC 27609

JACK R. THOMASON, PLS
 4969 US HWY 401 SOUTH
 YOUNGSVILLE, NC 27596
 PHONE: 919-556-3307



[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID 0007826 PIN # 1705810752

[Account Search](#)

Location Address
2463 MEDWAY DR

Property Description
LO30 OXFORD PARK SUBD BM1956-00116

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



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

Property Owner BRANG, PAUL (Use the Deeds link to view any additional owners)	Owner's Mailing Address 2463 MEDWAY DR RALEIGH NC 27608-1612	Property Location Address 2463 MEDWAY DR RALEIGH NC 27608-1612
Administrative Data Old Map # 465-00000-0340 Map/Scale 1705 20 VCS 01RA229 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-6 History ID 1 History ID 2 Acreage .34 Permit Date Permit #	Transfer Information Deed Date 6/15/2015 Book & Page 16051 1630 Revenue Stamps 860.00 Pkg Sale Date 6/15/2015 Pkg Sale Price \$430,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,640	Assessed Value Land Value Assessed \$300,000 Bldg. Value Assessed \$126,414 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$426,414

*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.

Real Estate ID **0007826**

PIN # **1705810752**

Account Search

Location Address
2463 MEDWAY DR

Property Description
LO30 OXFORD PARK SUBD BM1956-00116

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Building Location Address 2463 MEDWAY DR		Building Description 01RA229		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1957	Eff Year	1990
Units	1	Addns		Remod	
Heated Area	1,640	Int. Adjust.			
Story Height	1 Story	Other Features	One Fireplace		
Style	Ranch				
Basement	Crawl Space				
Exterior	Brick				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	2 BATH				
		Base Bldg Value			\$144,507
		Grade			B 120%
		Cond %			B 81%
		Market Adj.			F 120%
		Market Adj.			B 75%
		Accrued %			73%
		Incomplete Code			
		Card 01 Value			\$126,414
		All Other Cards			
		Land Value Assessed			\$300,000
		Total Value Assessed			\$426,414

Main and Addition Summary						Other Improvements				
	Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	1	BR/CS		1464						
A		OP	R	104						
B	1	SMS	B	176						
C		DK	@	352						
D										
E										
F										
G										
H										

