



Board of Adjustment Case Report

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

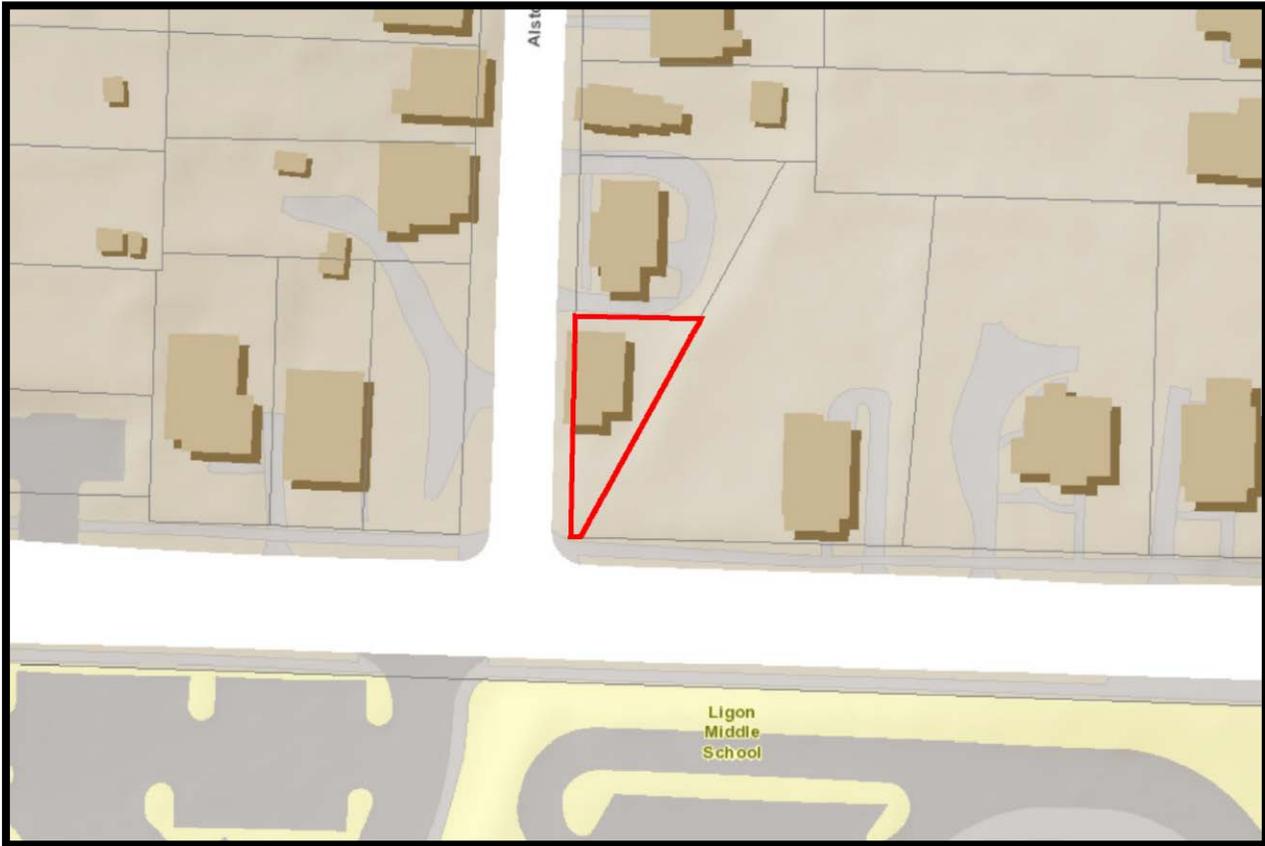
Case File: A-121-16

Property Address: 521 Alston Street

Property Owner: Dennis M. Trimble

Project Contact: Isabel Mattox

Nature of Case: A request for complete relief from the primary street setback and a 15’ variance to the rear setback pursuant to Section 2.2.1 of the Unified Development Ordinance as well as a one-space parking variance from the off-street parking requirements set forth in Section 7.1.2.C. of the Unified Development Ordinance to legalize the existing detached house and allow for its vertical expansion that results in a 0’ primary street setback and a 5’ rear yard setback with one off-street parking space on a .06 acre site zoned Residential-10 and located at 521 Alston Street.

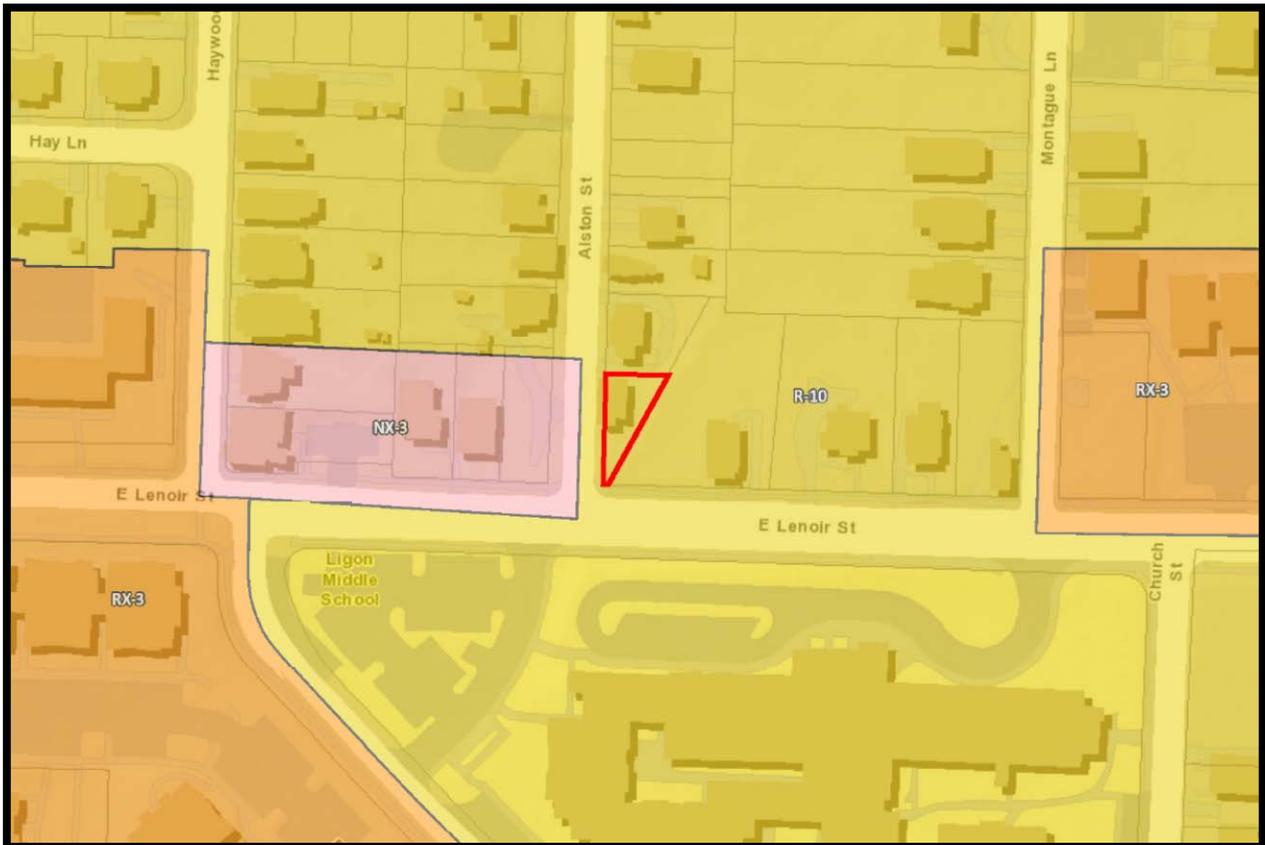


521 Alston Street – Location Map

To BOA: 11-14-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-10



521 Alston 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 Standards: The subject property is zoned Residential-10

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of sides	10'
Rear	20'

Parking Requirements: Detached House: 2 spaces

Application for Variance



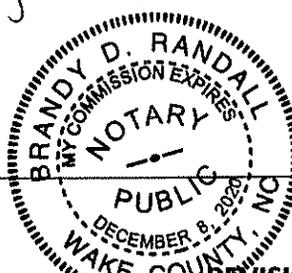
RALEIGH
DEPARTMENT OF
CITY PLANNING



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): Owner seeks several variances as set forth on the attached Addendum.	Transaction Number <i>A-121-16</i>
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 521 Alston Street	Date Oct. 13, 2016	
Property PIN 1713066413	Current Zoning R-10	
Nearest Intersection Alston Street and E. Lenoir Street	Property size (in acres) 0.06 acres	
Property Owner Dennis Michael Trimble	Phone <i>919-834-5753</i>	Fax <i>919-834-5753</i>
Owner's Mailing Address <i>5748 olde South rd. Raleigh, NC 27606</i>	Email <i>dive shark@yahoo.com</i>	
Project Contact Person Isabel Worthy Mattox	Phone 919-828-7171	Fax 919-831-1205
Contact Person's Mailing Address PO Box 946, Raleigh, NC 27602	Email <u>Isabel@mattoxfirm.com</u>	
Property Owner Signature <i>Dennis Michael Trimble by Jean Nicole</i>	Email <i>dive shark@yahoo.com</i>	
Notary <i>wake county, NC</i> Sworn and subscribed before me this <u>14</u> day of <u>October</u> , 20 <u>16</u> <i>Deborah attorney in fact.</i>	Notary Signature and Seal  Brandy P. Randall, Notary Public My Commission Expires: Dec. 08, 2020 	

STATE OF North Carolina

COUNTY OF Wake

I certify that Dawn Nicole Deaberry personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for and in behalf of Dennis Michael Trimble, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged dated 5/13/2016, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said

Dawn Nicole Deaberry acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Dennis Michael Trimble

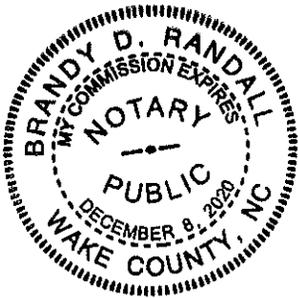
Date: October 14, 2016


Print name: Brandy D. Randall
Notary Public

My Commission Expires:

Dec. 08, 2020

(OFFICIAL SEAL)



ADDENDUM
Variance Application
521 Alston Street

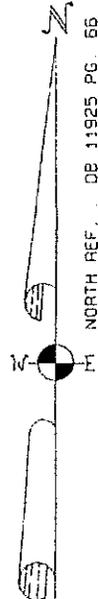
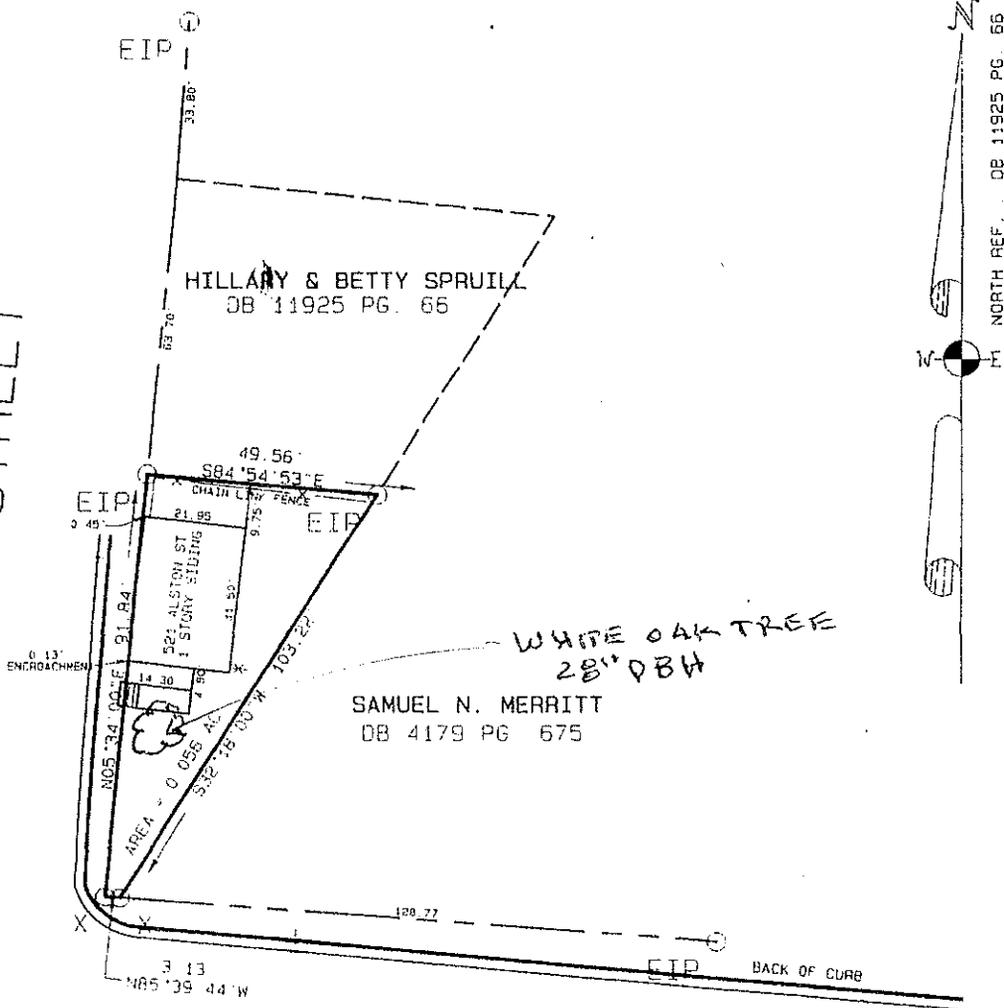
1. Owner requests complete relief from UDO Section 2.2.1.B. imposing a primary-setback minimum of 10 ft.

2. Owner requests a 15 foot variance in the rear-yard setback requirement of 20 ft. under UDO Section 2.2.1.B.

3. Owner requests a one-space parking lot variance from UDO Section 7.1.2.C. requiring Owner to provide two parking spaces for a single unit dwelling.

Various hardships exist for this property which include, a very small lot size, an oddly shaped triangular lot, and the presence of a tree in the rear yard which the Owner wants to preserve. The existing building is a legal nonconformity but the Owner seeks a major renovation requiring that these nonconformities be legalized. Owner's renovations will provide a much needed new residential space to the lot and neighborhood. The building will be attractive and made with quality materials. In addition, Owner is willing to remove the existing 1.3 foot encroachment onto the street right-of-way if the requested variances are granted and redevelopment is allowed.

ALSTON STREET

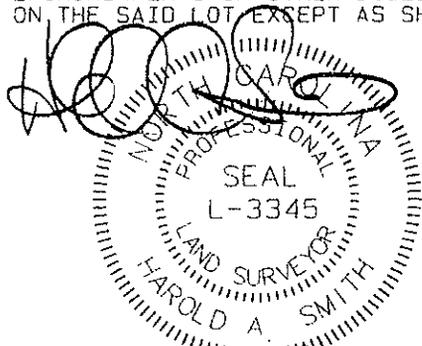


E. LENOIR STREET

I HEREBY CERTIFY THAT, ON THE DATE SHOWN, THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE SAID LOT EXCEPT AS SHOWN.

GENERAL NOTES

- 1) THIS IS A SURVEY OF AN EXISTING PARCEL.
- 2) NO NCGS MONUMENT WITHIN 2000'
- 3) THIS LOT IS NOT WITHIN A FLOOD PLAIN ACCORDING TO FEMA MAP COMMUNITY PANEL NO. 3720171300J.
- 4) THIS MAP IS NOT FOR RECORDING
- 5) EIP=EXISTING IRON PIPE
NIP=NEW IRON PIPE
EIR=EXISTING IRON REBAR
NIR=NEW IRON REBAR

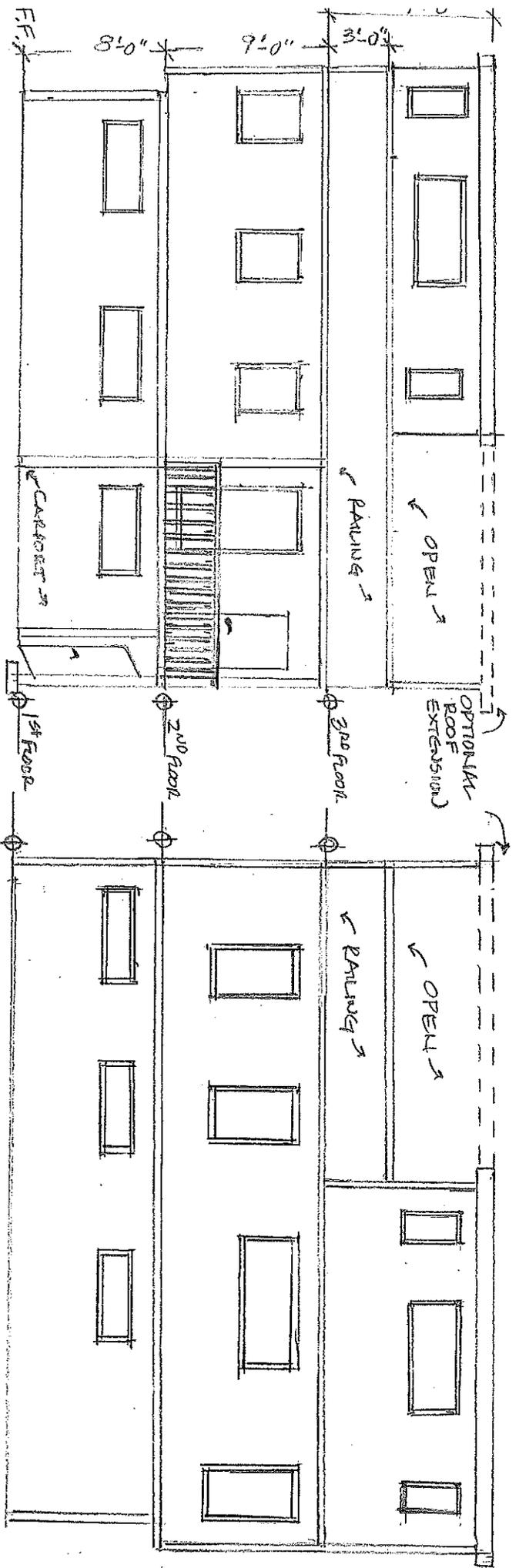


10-21-08

BARSCALE FOR REDUCTION

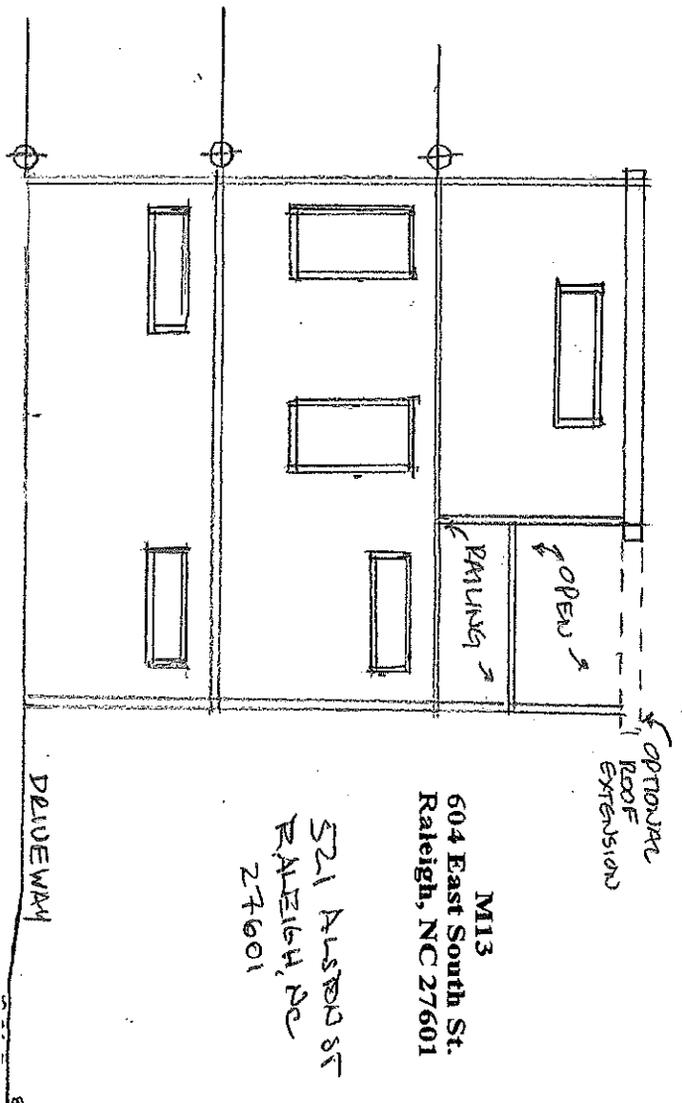
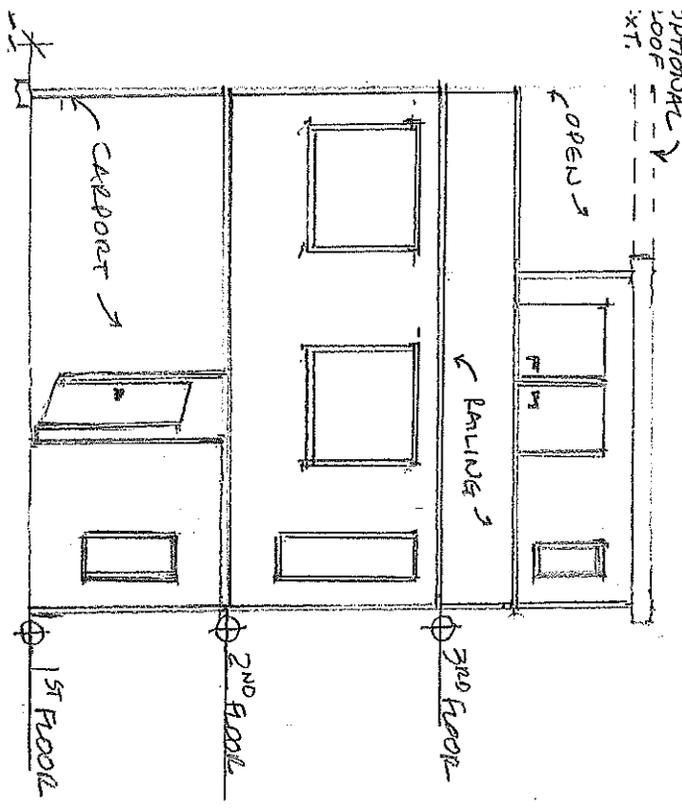


① WEST ELEVATION 1/8" = 1'-0"



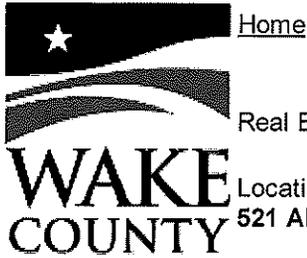
② EAST ELEVATION 1/8" = 1'-0"

③ NORTH ELEVATION 1/8" = 1'-0"



M13
 604 East South St.
 Raleigh, NC 27601
 521 ALSTON ST
 RALEIGH, NC
 27601

DRIVEWAY

[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0006079** PIN # **1713066413**

Location Address Property Description
521 ALSTON ST **LO121**

[Account Search](#)

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

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

Property Owner TRIMBLE, DENNIS MICHAEL (Use the Deeds link to view any additional owners)		Owner's Mailing Address 5748 OLDE SOUTH RD RALEIGH NC 27606-9220		Property Location Address 521 ALSTON ST RALEIGH NC 27601-2013	
Administrative Data Old Map # B012-B0064-0001 Map/Scale 1713 09 VCS ECRA001 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning NB History ID 1 History ID 2 Acreage .06 Permit Date Permit #		Transfer Information Deed Date 10/23/2008 Book & Page 13281 2013 Revenue Stamps 50.00 Pkg Sale Date 10/23/2008 Pkg Sale Price \$25,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 651		Assessed Value Land Value Assessed \$44,993 Bldg. Value Assessed \$25,562 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$70,555	

*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 0006079

PIN # 1713066413

Account Search

Location Address
521 ALSTON ST

Property Description
LO121

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



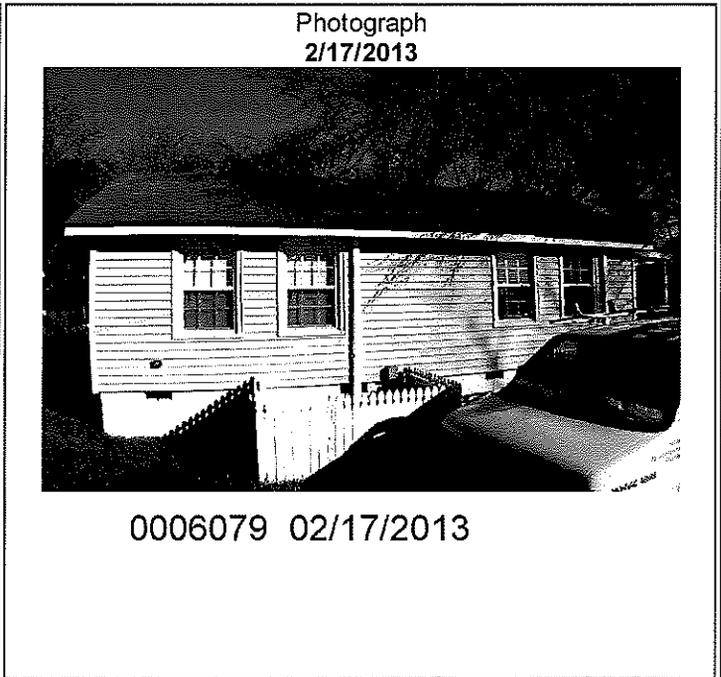
Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Building Location Address 521 ALSTON ST		Building Description ECRA001		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1910	Eff Year	1910
Units	1	Addns		Remod	
Heated Area	651	Int. Adjust.			
Story Height	1 Story	Other Features			
Style	Conventional				
Basement	Crawl Space				
Exterior	Frame				
Const Type					
Heating	No Heating				
Air Cond	No Air Conditi				
Plumbing	1 BATH				
		Base Bldg Value			\$60,861
		Grade	D-10		75%
		Cond %	B		56%
		Market Adj.			
		Market Adj.			
		Accrued %			56%
		Incomplete Code			
		Card 01 Value			\$25,562
		All Other Cards			
		Land Value Assessed			\$44,993
		Total Value Assessed			\$70,555

Main and Addition Summary					
	Story	Type	Code	Area	Inc
M	1	FR/CS		434	
A	1	SFR	A	217	
B		OP	R	70	
C					
D					
E					
F					
G					
H					

Other Improvements					
Units	DesItem	Code	Year	%ADJ	Inc Value

Building Sketch					
		14		7	
	31	1FR/CS	31	1SFR	31
		14		7	
		14			
5		OP	5		
		14			



1713066413
TRIMBLE, DENNIS MICHAEL
5748 OLDE SOUTH RD
RALEIGH NC 27606-9220

1713058009
WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

1713064492
POWELL, STUART W SIRACUSE, ANDREA
M
615 E LENOIR ST
RALEIGH NC 27601-2461

1713064499
MCLAWHORN, BRIAN
520 ALSTON ST
RALEIGH NC 27601-2014

1713064594
POTENZA INVESTMENTS LLC
PO BOX 40395
RALEIGH NC 27629-0395

1713065432
RALEIGH RESTORATION GROUP LLC
529 E MARTIN ST
RALEIGH NC 27601-1957

1713066439
SPRUILL, BETTY SPRUILL, HILLARY
517 ALSTON ST
RALEIGH NC 27601-2013

1713066483
PROGRESSIVE ASSET GROUP LLC
4441 SIX FORKS RD STE 106-182
RALEIGH NC 27609-5729

1713066543
WARNER, SHIRLEY T TRUSTEE
6212 YATES MILL POND RD
RALEIGH NC 27606-9694

1713067472
YL PROPERTIES LLC
103 N EAST ST
RALEIGH NC 27601-1111

1713068502
WHITAKER, BENJAMIN W
3109 ROCK QUARRY RD
RALEIGH NC 27610-5111

1713064452
GRAY, CHERRY
613 E LENOIR ST
RALEIGH NC 27601

