



# 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-126-16

**Property Address:** 2001 Booker Drive

**Property Owner:** DHIC, Inc.

**Project Contact:** Ken Thompson

**Nature of Case:** Request for a special use permit for a day care facility pursuant to Section 6.4.1.C of the Unified Development Ordinance on a .67 acre property zoned Residential Mixed-Use-3 and located at 2001 Booker Drive.



**2001 Booker Drive – Location Map**

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**ADDITIONAL NOTES:** None

**PREVIOUS VARIANCES:** None

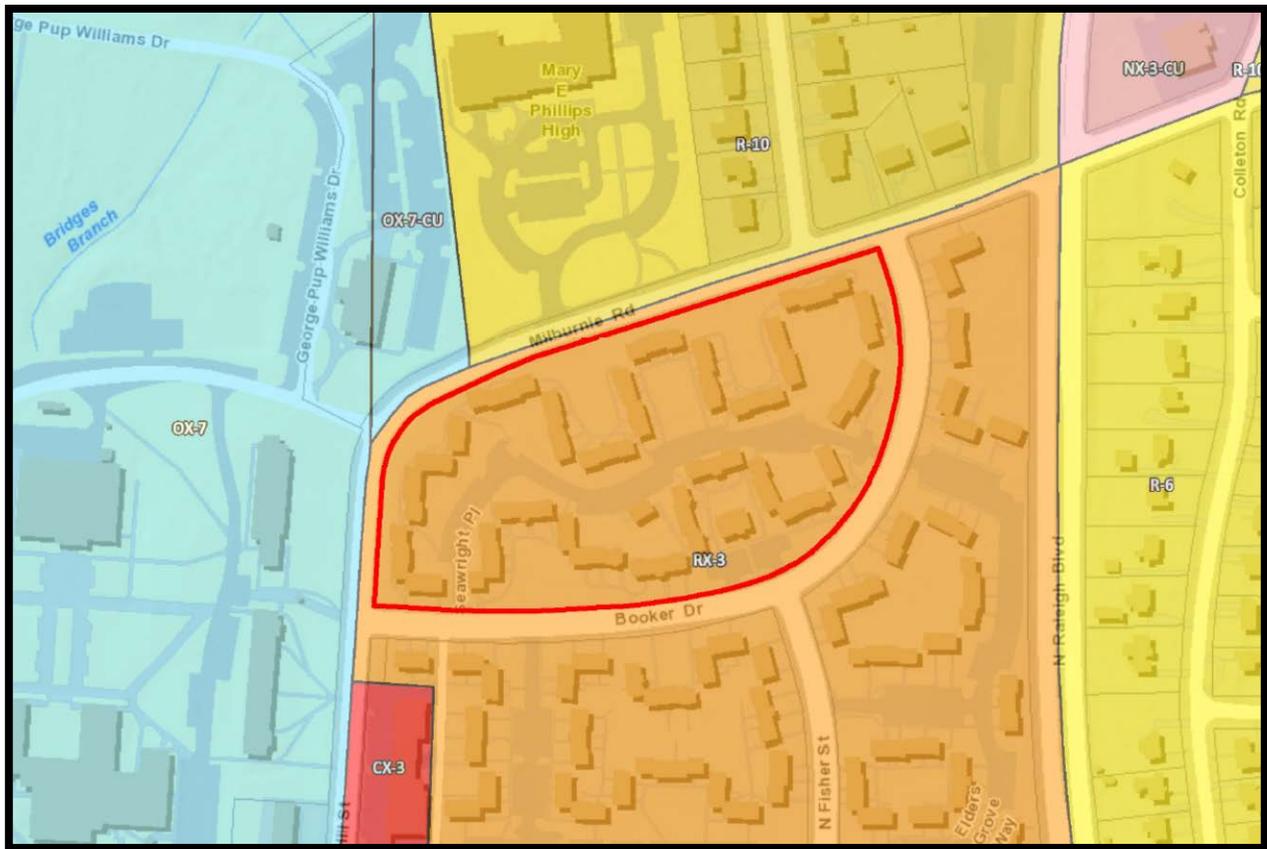
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**To BOA:** 11-14-16

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING DISTRICT:** Residential Mixed-Use-3



### 2001 Booker Drive – 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.

#### Sec. 6.4.1.c. C. Day Care Center

##### 1. Defined

A day care for more than 8 persons where staffing complies with state and local regulations. Includes nursery school and preschool.

##### 2. Use Standards

a. In a Residential District, the following minimum lot areas per enrollee apply:

- i. R-1, R-2, and R-4: 1,040 square feet;
- ii. R-6: 640 square feet; and
- ii. R-10: 240 square feet.

b. In a Residential District, 1 unlit announcement sign is allowed, not to exceed 2 square feet in area and 3½ feet in height.

c. In a Residential District, a Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along any side of the property abutting a residential use.

d. In a Residential District, a Type C2 street protective yard (see Sec. 7.2.4. B.) must be established along all property lines abutting a public right-of-way.

e. Must comply with all state and local standards.

#### Sec. 7.2.4. Protective Yards

##### A. Transitional Protective Yards

1. A transitional protective yard is required along perimeter lot lines:

- a. For specific uses as set forth in Chapter 6. Use Regulations ( type as specified); and
- b. Where an IH District abuts any other district other than an IH District a Type B1 or B2 transitional protective yard must be installed.

Type A1: 6.5' wall, 6' wide yard, 4 shade trees spaced over every 100' linear feet.

Type A2: 6.5' fence, 10' wide yard, 4 shade trees and 4 understory tree spaced over every 100' linear feet.

#### B. Street Protective Yard

1. A street protective yard is required along the edge of the street right-of-way:

- a. For specific uses as set forth in Chapter 6. Use Regulations ( type as specified); and
- b. Where an IH District is across the street from any other district other than an IH District, a Type C1 or C2 street protective yard must be installed.

2. A required street protective yard may be replaced with a tree conservation area that meets the requirements of Article 9.1. Tree Conservation

3. The protective yards in Special Highway Overlay Districts 1 and 2 (Sec. 5.3.1. D.) take the place of any street protective yard required in Sec. 7.2.4.B.

Type C2: 15' wide yard, 4 shade trees spaced over every 100' of street right of way & 15 shrubs spaced over every 100' of street right of way.

# Special Use Permit Application



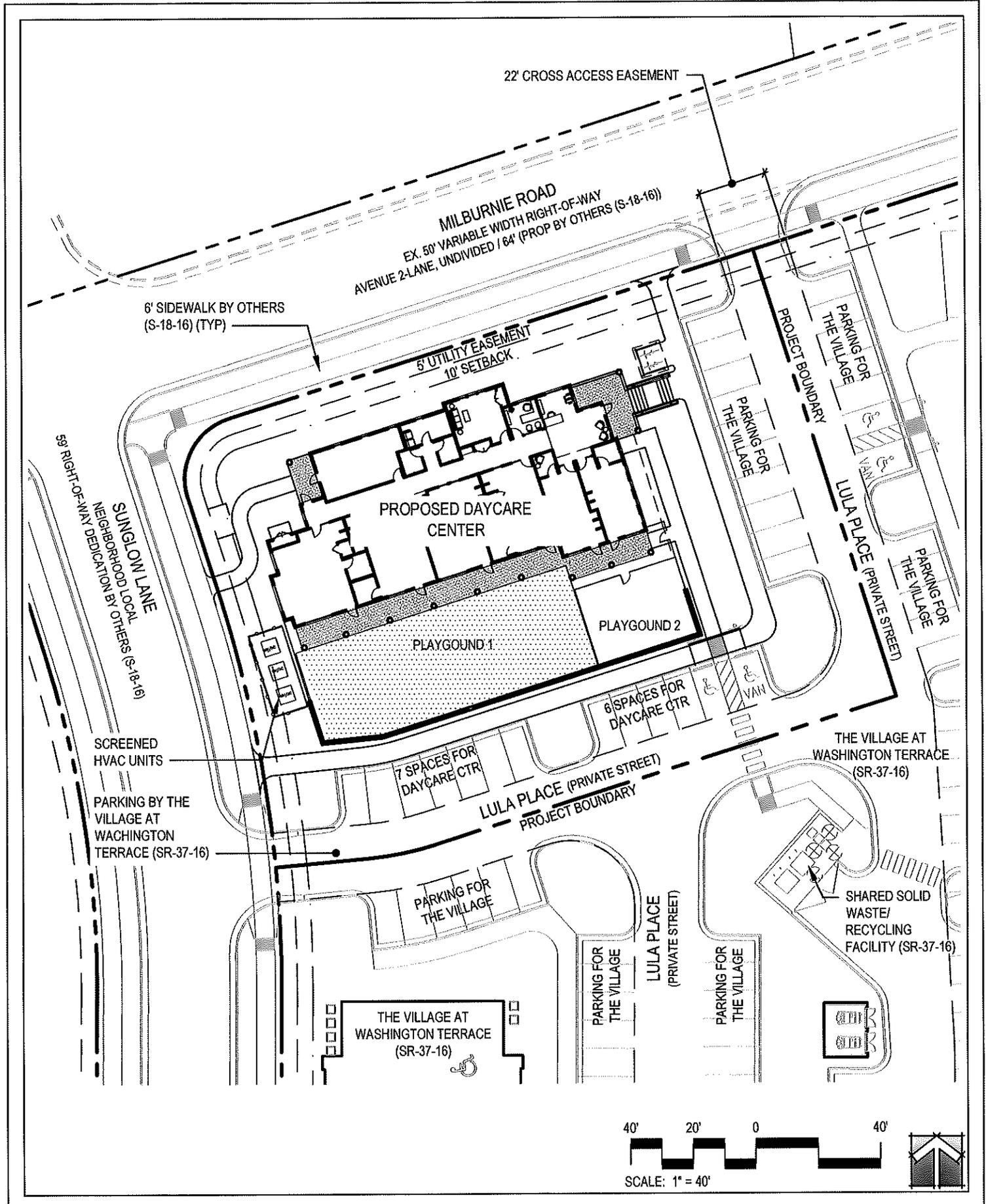
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

<p><b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b>                  Developer and owner of Washington Terrace requests a special use permit to operate a daycare center as defined by UDO section 6.4.1.c on a parcel zoned RX which requires a Special Use Permit as noted in UDO section 6.1.4 Allowed Principal Use Table.</p>	<p><b>OFFICE USE ONLY</b></p>
	<p><b>Transaction Number</b></p> <p style="font-size: 2em;">A-126-16</p>
<p><b>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.</b></p> <p>SR-<del>xx</del><sup>16</sup>-16, TA# 488641</p>	

GENERAL INFORMATION					
Property Address	TBD, part of 2001 Booker Drive	Date	10.13.2016		
Property PIN	TBD, part of 1714-31-9454	Current Zoning	RX-3		
Nearest Intersection	Millburnie and Booker Dr.	Property size (in acres)	0.67 AC		
Property Owner	DHIC, INC	Phone	919-832-4345	Fax	
Owner's Mailing Address 113 S. Wilmington Street, Raleigh NC 27601					
Email Jamie@dhic.org					
Project Contact Person	Ken Thompson	Phone	919-835-1500	Fax	919-835-1500
Contact's Mailing Address 510 S. Wilmington Street, Raleigh NC 27601					
Email kent@jdv@sarchitects.com					
Property Owner Signature	<i>Hannah Britt</i>				
Notary	Notary Signature and Seal				
Sworn and subscribed before me this	13 <sup>th</sup>	day of			
	October	, 20	16		

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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# Childcare Center at Washington Terrace

2001 Booker Drive  
Raleigh, North Carolina 27610

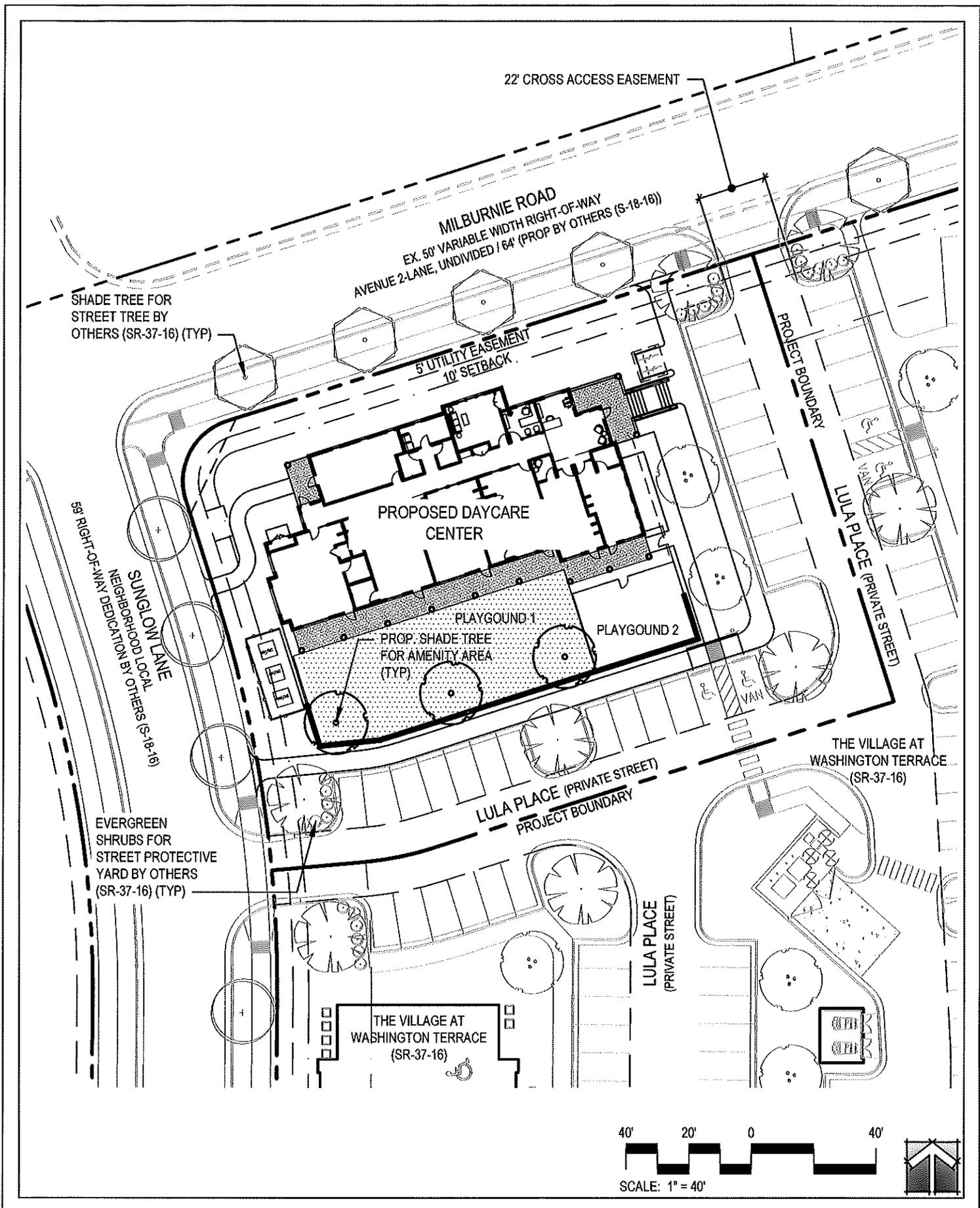
SHEET REFERENCE: LS1.1C

## Site Plan

DATE: 10.14.2013

510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500  
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel 215.645.0121

10/13/2016 4:38 PM P:\Lend15\15096-Washington\_Terrace\_Childcare.dwg-LP\15096-SP03.dwg



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# Childcare Center at Washington Terrace

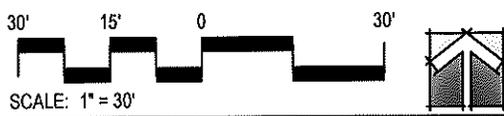
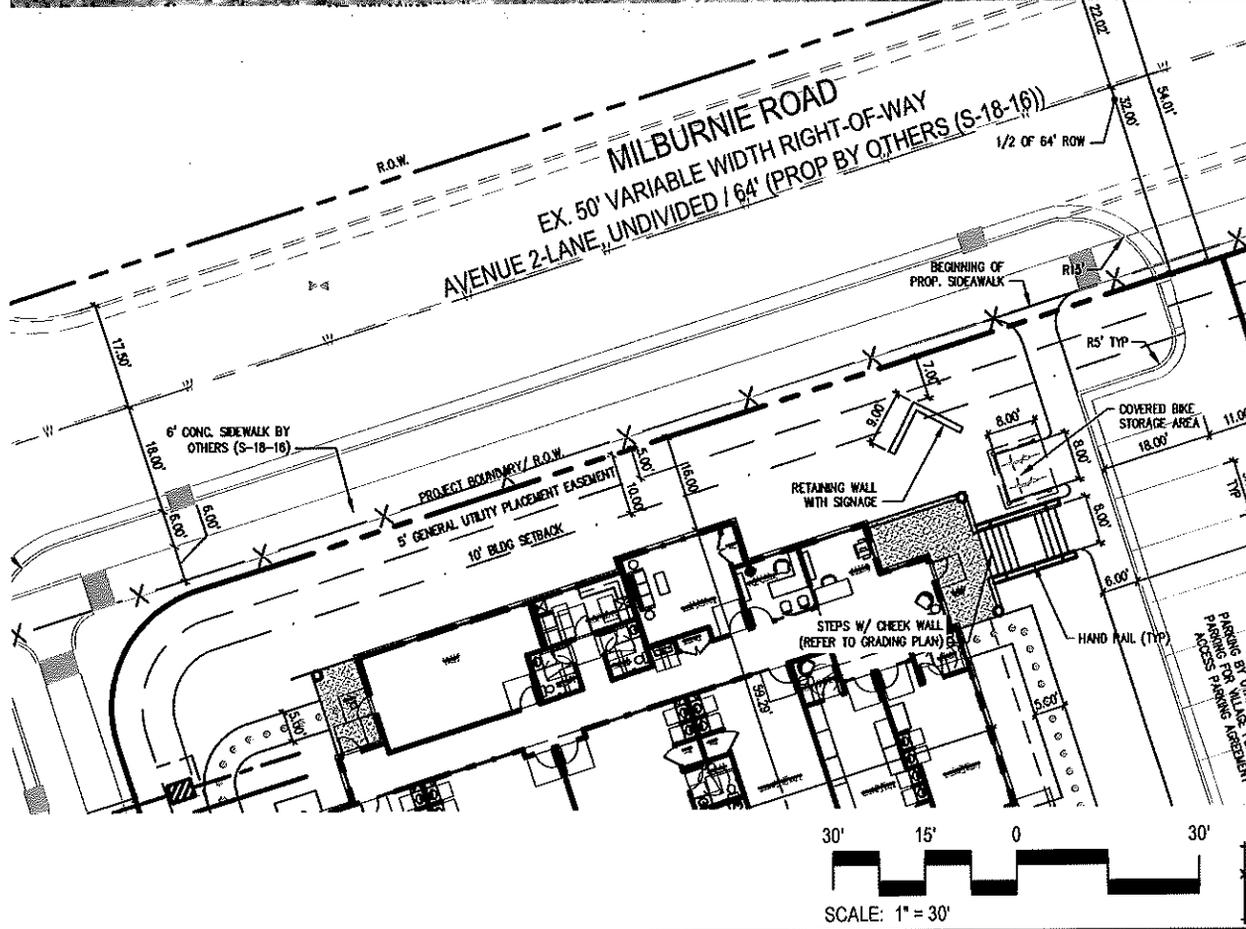
2001 Booker Drive  
Raleigh, North Carolina 27610

SHEET REFERENCE: LP1.1C

## Landscape Plan

DATE: 10.14.2013

510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1600  
1618 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.546.0121  
10/13/2016 4:39 PM P:\Land15\15096-Washington\_Terrace\_Childcare\dwg-LP\15096-SP03.dwg



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**JDAVIS >**

**Childcare Center at Washington Terrace**  
 2001 Booker Drive  
 Raleigh, North Carolina 27610

SHEET REFERENCE: LP1.1C

**Concept Signage**

DATE: 10.14.2013

510 So. Jtn. Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500  
 1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.8121  
 10/29/2016 10:36 AM P:\Lond15\15096-Washington\_Terrace\_Childcare\dwg-LP\15096-SFD4.dwg



[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)

[Tax Bills](#)

Real Estate ID **0110754**

PIN # **1714319454**

[Account Search](#)

Location Address  
**2001 BOOKER DR**

Property Description  
**WASHINGTON TERRACE PH1**

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

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

<b>Property Owner</b> <b>COLLEGE PARK COLLABORATIVE LLC</b> (Use the Deeds link to view any additional owners)	<b>Owner's Mailing Address</b> <b>DHIC INC</b> <b>113 S WILMINGTON ST</b> <b>RALEIGH NC 27601-1443</b>	<b>Property Location Address</b> <b>2001 BOOKER DR</b> <b>RALEIGH NC 27610-6731</b>
<b>Administrative Data</b> Old Map # <b>524-00000-0050</b> Map/Scale <b>1714 18</b> VCS <b>ACR3RA1</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>EXEMPT</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-20</b> History ID 1 History ID 2 Acreage <b>6.14</b> Permit Date <b>2/25/1997</b> Permit # <b>0000032394</b>	<b>Transfer Information</b> Deed Date <b>1/28/2014</b> Book & Page <b>15568 0001</b> Revenue Stamps <b>9500.00</b> Pkg Sale Date <b>1/28/2014</b> Pkg Sale Price <b>\$1,720,200</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>88</b> Recycle Units <b>88</b> Apt/SC Sqft <b>59,565</b> Heated Area <b>60,963</b>	<b>Assessed Value</b> Land Value Assessed <b>\$1,232,000</b> Bldg. Value Assessed <b>\$3,109,197</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value Assessed* <b>\$4,341,197</b>

\*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](mailto:RevHelp@wakegov.com) or call 919-856-5400.**

Real Estate ID **0110754**

PIN # **1714319454**

Account Search

Location Address  
**2001 BOOKER DR**

Property Description  
**WASHINGTON TERRACE PH1**

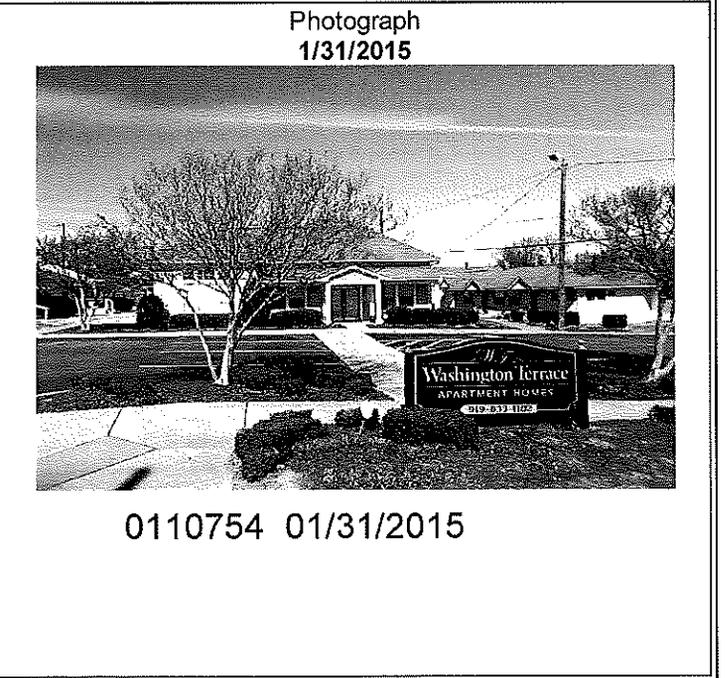
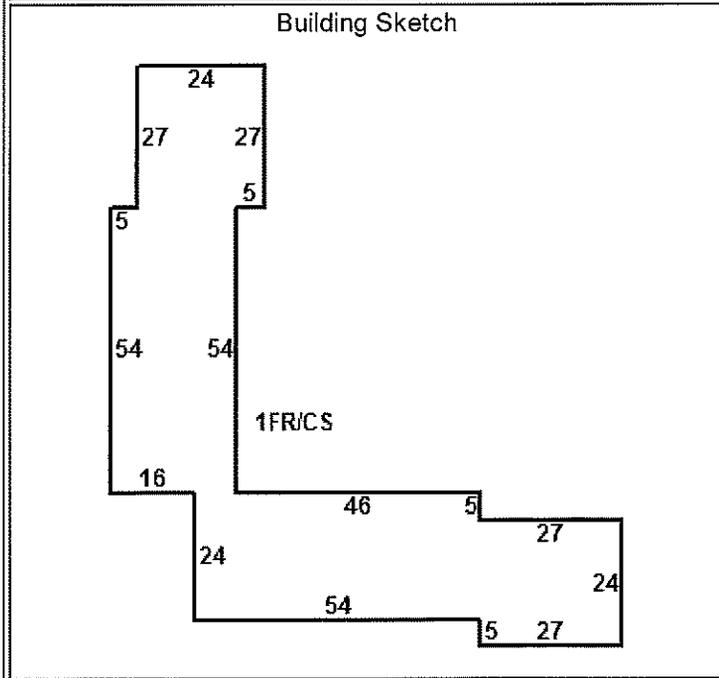
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

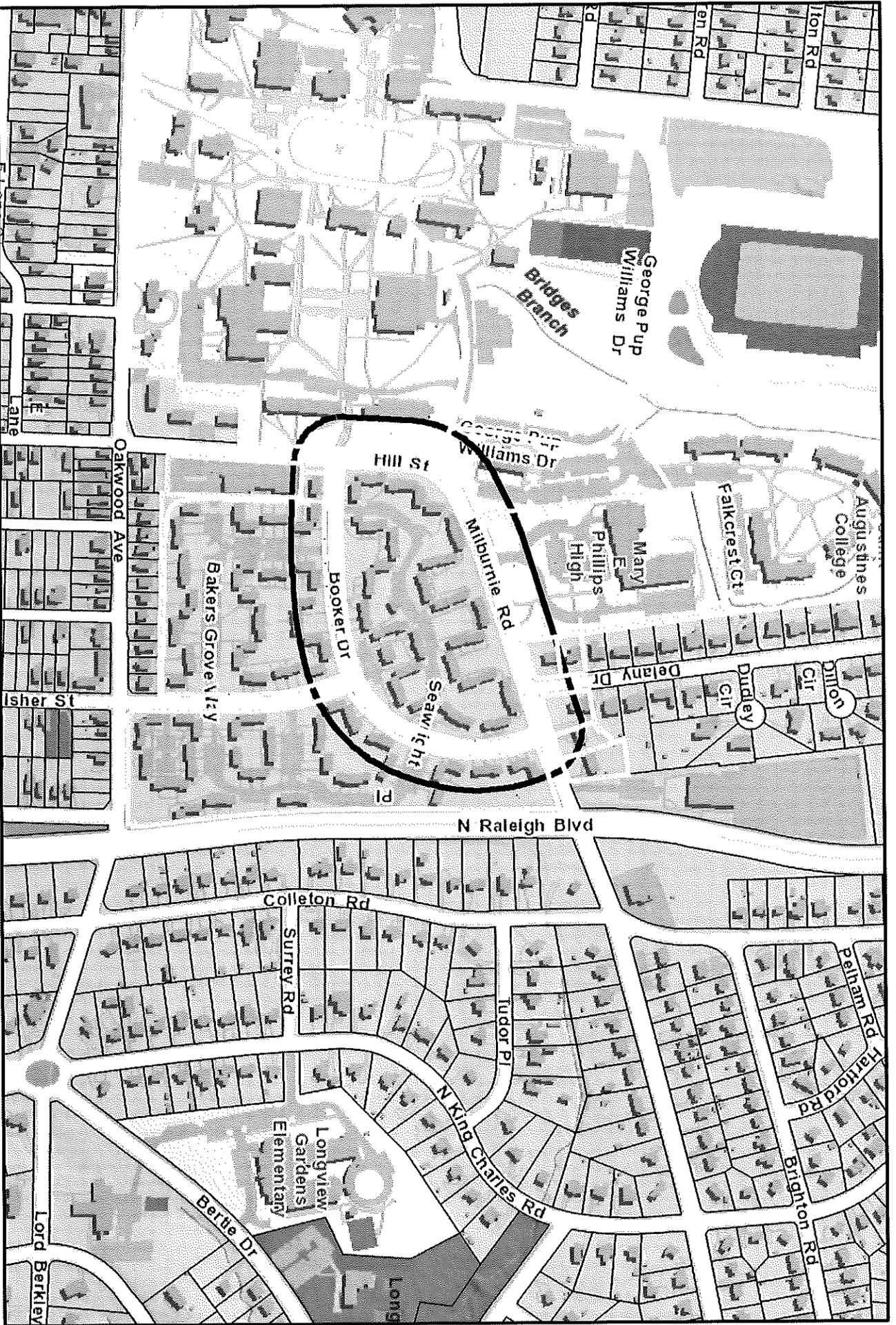


[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

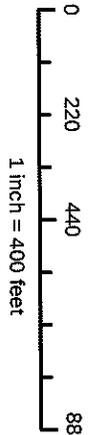
<b>Building Location Address</b> <b>2001 BOOKER DR</b>		<b>Building Description</b> <b>WASHINGTON TERRACE APTS</b>		Select Card <b>Card 01 Of 24</b> <input type="button" value="1"/> <input type="button" value="GO"/> <a href="#">Card 2&gt;</a>	
Bldg Type <b>07 Garden</b> Units <b>6</b> Heated Area <b>3,888</b> Story Height <b>1 Story</b> Style <b>Conventional</b> Basement <b>Crawl Space</b> Exterior <b>Frame</b> Const Type <b>Wood Joist</b> Heating <b>No Heating</b> Air Cond <b>No Air Conditio</b> Plumbing <b>Adequate</b>	Year Blt <b>1950</b> Eff Year <b>1996</b> Addns                Remod <b>1997</b>  Int. Adjust.  Other Features	Base Bldg Value <b>\$240,162</b> Grade <b>14.59 110%</b> Cond % <b>B 75%</b> Market Adj. Market Adj. Accrued % <b>75%</b> Incomplete Code <b>Card 01 Value \$198,133</b> All Other Cards <b>\$2,911,064</b> Land Value Assessed <b>\$1,232,000</b> Total Value Assessed <b>\$4,341,197</b>			

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1	FR/CS	3888							
A										
B										
C										
D										
E										
F										
G										
H										





**Property Buffer 150 ft.**



**Disclaimer**  
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

1714305869  
CAROWAY, STACY CAROWAY, ULANDA  
420 HILL ST  
RALEIGH NC 27610-2227

1714309902  
COLLEGE PARK COLLABORATIVE LLC  
DHIC INC  
113 S WILMINGTON ST  
RALEIGH NC 27601-1443

1714310737  
SAINT AUGUSTINE COLLEGE  
ATTN ACCTS PAYABLE  
1315 OAKWOOD AVE  
RALEIGH NC 27610-2247

1714315143  
CEMETERY  
UNKNOWN  
RALEIGH NC 27601

1714315753  
SAINT AUGUSTINE COLLEGE  
ATTN ACCTS PAYABLE  
1315 OAKWOOD AVE  
RALEIGH NC 27610-2247

1714319454  
COLLEGE PARK COLLABORATIVE LLC  
DHIC INC  
113 S WILMINGTON ST  
RALEIGH NC 27601-1443

1714328033  
WAKE COUNTY BOARD OF EDUCATION  
RE SERVICES DIRECTOR  
1551 ROCK QUARRY RD  
RALEIGH NC 27610-4145

1714411802  
MONTAGUE, JANICE C  
435 CONVENT AVE APT 62  
NEW YORK NY 10031-3624

1714411900  
RUDD, CLEMENTINE  
605 DELANY DR  
RALEIGH NC 27610-1611

1714412869  
TILLEY, CRAIG H TILLEY, MARILYN  
600 DELANY DR  
RALEIGH NC 27610-1612

1714413962  
CARSON, EDWARD  
2005 MILBURNIE RD  
RALEIGH NC 27610-2211

1714414026  
COLLEGE PARK COLLABORATIVE LLC  
DHIC INC  
113 S WILMINGTON ST  
RALEIGH NC 27601-1443

1714414938  
HUNTER HARRY & FRANCES TAN P &  
6067 GRAHAM HOBGOOD RD  
OXFORD NC 27565-8108

