

RALEIGH BOARD OF ADJUSTMENT

Decisions

May 9, 2016

A-49-16 – 5/9/16

WHEREAS, Kenneth and Ann Gray, property owners, request a 7.82' front yard setback variance to legalize the existing house, a 15.6' front yard setback variance pursuant to Section 2.2.1 of the Part 10A Unified Development Ordinance and a Special Use Permit to expand the house by 15%, pursuant to Sections 5.4.3.A.3. and 10.3.6. of the Part 10A Unified Development Ordinance to allow for an expansion of the existing detached house that results in a 34.4' front yard setback on a .78 acre property zoned Residential-4 and Neighborhood Conservation Overlay District located at 4610 Joyner Place.

Decision: Approved as requested.

A-50-16 – 5/9/16

WHEREAS, Raleigh Custom Homes, property owner, requests a 9' minimum lot depth variance and an 11.5' minimum lot width variance pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for a two-lot subdivision of a .50 acre parcel zoned Residential-4 and located at 3312 Thomas Road.

Decision: Approved as requested.

A-51-16 – 5/9/16

WHEREAS, Sears Family LLC, property owner, requests complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Part 10A Unified Development Ordinance to allow for the construction of a dwelling and any accessory structures/impervious surfaces on each of the two portions of a .32 acre property zoned Residential-6 and located at 2809 Grant Avenue.

Decision: Approved as requested.

A-52-16 – 5/9/16

WHEREAS, Frank and Alison Hurst, property owners, request complete relief from the active stormwater control measures and requirements set forth in Section 9.2.2. of the Part 10A Unified Development Ordinance to allow for the construction of a detached house and any accessory structures/impervious surfaces on a .555 acre property zoned Residential-4 and located at 902 Cranbrook Road.

Decision: Approved as requested.

A-53-16 – 5/9/16

WHEREAS, Gregory and Eleanor Rice, property owners, request a .3’ side yard setback to legalize the existing detached house and a .09’ side yard setback variance pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for an addition to the rear of the existing detached house that results in a 4.7’ side yard setback for the existing dwelling and a 4.91’ side yard setback for the proposed addition on a .28 acre property zoned Residential-6 and Special Residential Parking Overlay District and located at 304 Brooks Avenue.

Decision: Approved as requested.

A-54-16 – 5/9/16

WHEREAS, Catherine Thomas, property owner, requests a 4’ side yard setback pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for an addition to the rear of the existing detached house that results in a 6’ side yard setback on a .26 acre property zoned Residential- 4 and located at 2330 Byrd Street.

Decision: Deferred to the Board’s June 13, 2016 meeting.

A-55-16 – 5/9/16

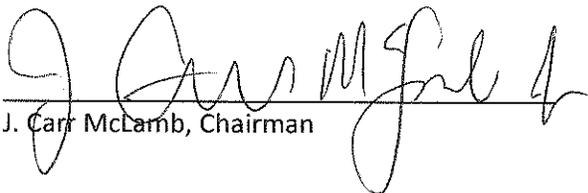
WHEREAS, A Woman’s Choice of Raleigh Inc., property owner, requests complete relief from the opacity requirements of Sec. 7.2.8.B.8. of the Part 10A Unified Development Ordinance and a 2’ variance from the maximum fence height requirements of Section 7.2.8.B.8. of the Part 10A Unified Development Ordinance to allow for an 8’ tall closed wooden privacy fence to be located in the street setback area of a .38 acre parcel zoned Office Mixed Use-3 and located at 3305 Drake Circle.

Decision: Approved as requested.

A-56-16 – 5/9/16

WHEREAS, Triangle Christian Center/Eagles Nest Christian Fellowship Inc., property owner, requests a Special Use Permit to increase the enrollment at an existing Day Care Center from 150 enrollees to 250 enrollees pursuant to Section 6.4.1.C. of the Part 10A Unified Development Ordinance on a 9.07 acre parcel zoned Residential-4 and located at 11100 Fellowship Drive.

Decision: Approved as requested.


J. Carr McLamb, Chairman


Date