



# City of Raleigh Board of Adjustment

## Monday, February 12, 2018 – 1 P.M.

Avery Upchurch Municipal Building, Room 201

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A quasi-judicial public hearing will be conducted at 222 West Hargett Street, Room 201 to discuss the following matters. It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the specific facts.

### 1. New Business:

- a. [A-12-18](#) WHEREAS Gordon and Catherine Lehman, property owners, request a Special Use Permit pursuant to Sections 6.7.3.E. and Section 10.2.9. of the Unified Development Ordinance to permit a Live-Work unit for a tennis-racquet re-stringing business on a .49 acre parcel zoned Residential-4 and Neighborhood Conservation Overlay District and located at 6115 Dodsworth Drive.
- b. [A-13-18](#) WHEREAS Scott and Taryn Connelly, property owners, request a 13.5' rear yard setback encroachment variance from section 1.5.4.D.1.i. of the Unified Development Ordinance to construct a new deck as well as a 12.75' rear yard setback encroachment variance from section 1.5.4.D.1.i. to construct a new patio which result in an 8.5' rear yard setback for the proposed deck and a 9.25' rear yard setback for the proposed patio on a .25 acre parcel zoned Residential-4 and located at 3704 Laurel Hills Road.
- c. [A-14-18](#) WHEREAS Roger That Roger, LLC, property owner, requests a Special Use Permit pursuant to Sections 10.2.9., 10.3.2. and 10.3.6. of the Unified Development Ordinance to enlarge the existing 4-unit apartment building by up to 25% as it constitutes a non-conforming use for density purposes. The proposed expansion would enlarge the total gross floor area of the apartment building by 793 square feet increasing it from 3,134 square feet to 3,917 square feet of gross floor area and the total number of dwelling units would not increase on the .13 acre parcel zoned Residential-10 and Historic Overlay District-General and located at 319 E. Lane Street.
- d. [A-15-18](#) WHEREAS Ajinomoto North America, Inc. requests both a 70' height variance and a one story increase to the maximum heights allowed under Section 4.4.1.D1. of the Unified Development Ordinance to both legalize the two existing manufacturing facilities and construct one additional 120' tall

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general building as well as a variance from the requirement of a Type B1 or Type B2 Transitional Protective Yard under Section 7.2.4.A of the Unified Development Ordinance provided the owner maintains the existing protective yard buffers and plantings on a 119.12 acre site zoned Heavy Industrial and located at 4020 Ajinomoto Drive.

- e. [A-16-18](#) WHEREAS Theyer Custom Homes, Inc., property owner, requests a variance affording complete relief from the Neighborhood Transition requirements set forth in Sections 3.5.1. and 3.5.2.A. of the Unified Development ordinance in order to eliminate required transitions associated with the construction of two detached houses, each used for single-unit living, on individual lots subdivided out of the existing .4 acre parcel zoned Residential Mixed-Use-3 and located at 1025 Gregg Street.
- f. [A-17-18](#) WHEREAS 1335 Courtland LLC, property owner, requests three 15' front yard setback variances from the requirements set forth in Section 5.4.3.F.8.a.v. of the Unified Development Ordinance in order to permit the construction of three new detached houses, one each on the northernmost three of the four lots proposed to be subdivided out the existing 2.05 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District which results in three detached houses with 20' front yard setbacks on three of the parcels subdivided out of 1335 Courtland Drive.
- g. [A-18-18](#) WHEREAS, Cullinan Ventures LLC, property owner, requests a 2.5' side street variance from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance in order to construct a detached house that results in a 7.5' side street setback on a .10 acre parcel zoned Residential-10 and located at 1018 E. Jones Street.
- h. [A-19-18](#) WHEREAS, Latta Investment Partners, LLC, property owner, requests a 3.76' variance to the minimum lot width requirements set forth in Section 2.2.1. of the Unified Development Ordinance in order to create a two lot subdivision that results in two 41.24' wide lots being created out the existing .35 acre parcel zoned Residential-10 and located at 2820 O'Berry Street.
- i. [A-20-18](#) WHEREAS, Corey Mason, property owner, requests relief from the parking limitations set forth in Section 3.4.4.D. of the Unified Development Ordinance to allow four parking spaces and a vehicular surface area between the building and the street on a .16 acre parcel zoned Office Mixed-Use-3-Detached and located at 323 S. East Street.

[A-21-18](#) WHEREAS MMP Hargett 107 LLC, property owner, requests a variance from the requirement that open space be contiguous with the public sidewalk as set forth in Section 1.5.3.D.1. of the Unified Development

Ordinance in order to instead provide the required amount of open space on upper stories of the building as part of an expansion of an existing three story building into a 5 story mixed-use building located on a .12 acre parcel zoned Downtown Mixed-Use -20-Shopfront and located at 107 W. Hargett Street.

- 2. Report of the Board's Attorney**
- 3. Approval of Minutes:** January 8, 2018 meeting
- 4. Adjournment**