



# Board of Adjustment Case Report

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

**Case File:** A-40-15

**Property Address:** 420 S. Bloodworth Street

**Property Owner:** City of Raleigh – Housing and Neighborhoods Department

**Project Contact:** Britni Edwards

**Nature of Case:** A request for relief from the off-street parking requirements set forth in Section 10-2081 of the Part 10 Zoning Code to allow for the construction of a detached house with no off-street parking on a .12 acre property zoned Residential Business, Downtown Overlay District and Historic Overlay District – General located at 420 S. Bloodworth Street.



**420 S. Bloodworth Street – Location Map**

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To BOA: 7-13-15

Staff Coordinator: Eric S. Hodge, AICP

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ZONING  
DISTRICTS: Residential 20



### 420 S. Bloodworth 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:

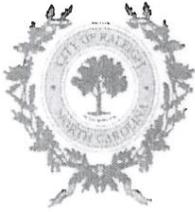
1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, 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 Business

	<u>Minimum</u>
Front Yard Setback:	20'
Side Yard Setback:	5'
Aggregate Side Yard Setback:	10'
Corner Side Yard Setback	20'
Aggregate Front/Rear Setback:	40'



# Planning & Development

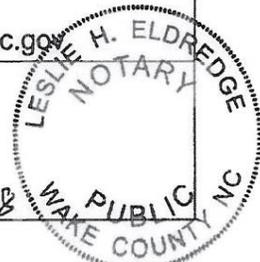
Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Variance Application

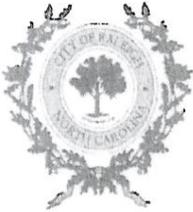
*17-40-15*

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Relief from Municipal Code 10-2081 is being sought to waive the requirement to provide 1 parking spot for this dwelling. Due to the small lot width, there will not be sufficient space to construct a single family dwelling and provide for off-street parking at this location.		Transaction Number
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 420 S Bloodworth Street	Date 4-22-2015	
Property PIN 1703876033	Current Zoning Residential Business	
Nearest Intersection Bloodworth Street & Cabarrus Street	Property size (in acres) 0.12	
Property Owner City of Raleigh Housing & Neighborhoods Department	Phone 919-996-4330	Fax 919-857-4359
	Email britni.edwards@raleighnc.gov	
Project Contact Person Britni Edwards	Phone 919-996-6967	Fax 919-857-4359
	Email britni.edwards@raleighnc.gov	
Property Owner Signature <i>Marchell Adams David</i>	Email Marchell.Adams-David@raleighnc.gov	
Notary Sworn and subscribed before me this <u>4<sup>TH</sup></u> day of <u>MAY</u> , 20 <u>18</u>	Notary Signature and Seal <i>Leslie H. Eldredge</i> LESLIE H. ELDRIDGE MY COMMISSION EXPIRES <u>NOV. 11 2018</u>	



It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



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## Variance Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
<b>PRE-SUBMITTAL REQUIREMENTS</b>			
1. Pre-Application Conference with staff		✓	
2. Completed Variance Intake Requirements sheet		✓	
3. Variance applications shall be submitted to the Zoning Division, 4 <sup>th</sup> floor of One Exchange Plaza		✓	
<b>VARIANCE REQUIREMENTS</b>			
1. The property owner must be the applicant.		✓	
2. A signed, notarized application and submittal fee are required.		✓	
3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property. City staff will mail the public hearing notices.		✓	
4. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.		✓	
5. The Board of Adjustment is not empowered to modify zoning lines or grant a use variance.		✓	
6. The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties.		✓	
7. City Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. The owner must return the sign to city staff within three days of the hearing. The owner will be charged \$45 for any sign not returned.		✓	
<b>VARIANCE CONSIDERATIONS</b>			
The Board of Adjustment will review all variance requests against the following showings:		✓	
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 from 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.		✓	



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## Variance Intake Requirements

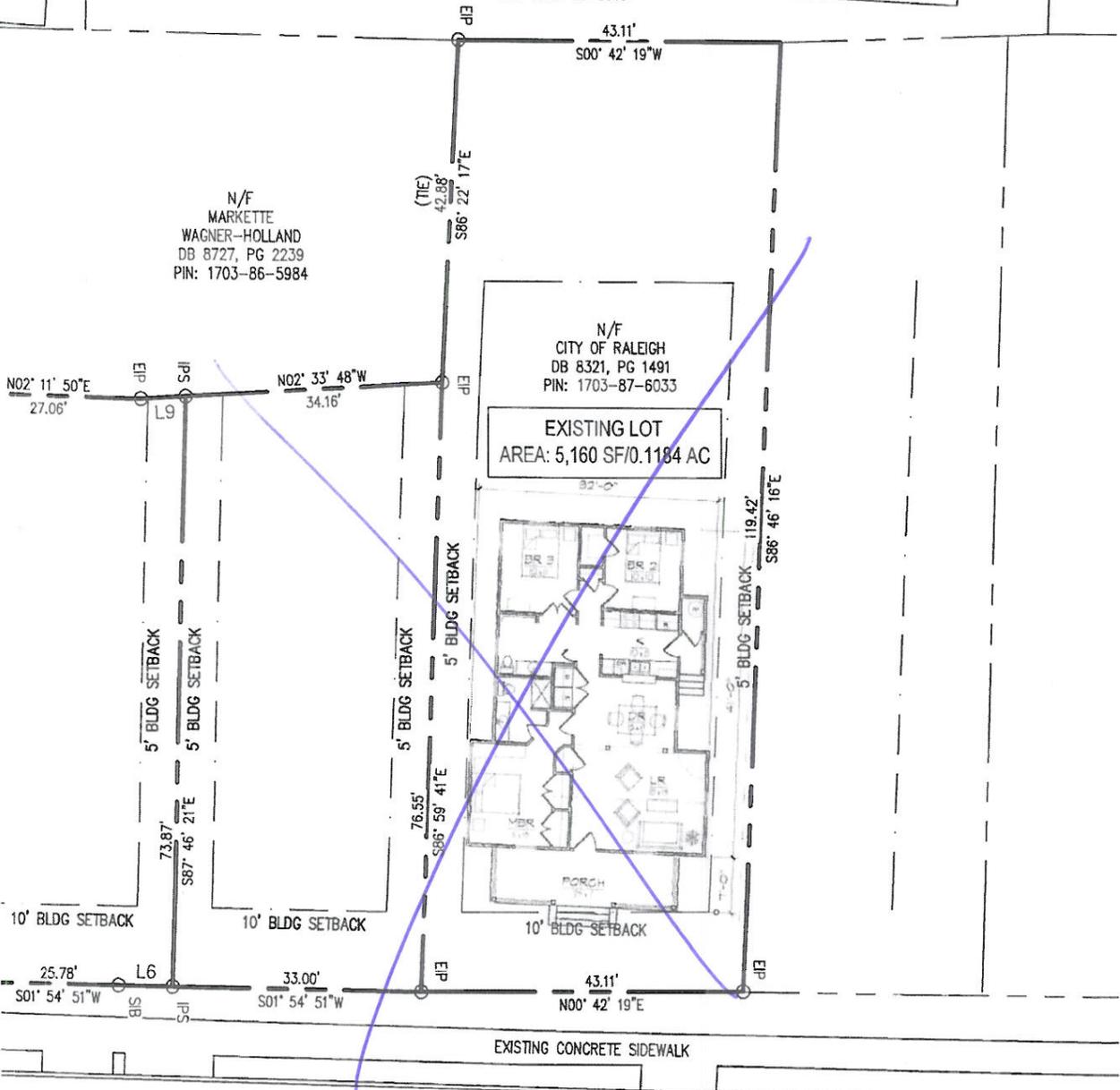
TO BE COMPLETED BY APPLICANT	COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements – Variance</b>					
1. I have referenced the <b>Variance Checklist</b> and by using this as a guide, it will ensure that the application is processed in a timely manner	<input checked="" type="checkbox"/>				
2. Variance application review fee (see <b>Development Fee Schedule</b> for rate)	<input checked="" type="checkbox"/>				
3. Completed, notarized application signed by the property owner	<input checked="" type="checkbox"/>				
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property	<input checked="" type="checkbox"/>				
5. List of all adjacent property owners	<input checked="" type="checkbox"/>				
6. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. If the property has been cited by a Code Enforcement Officer, include a copy of the citation	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Is variance needed to legalize an existing improvement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

N/F  
 313 EAST CABARRUS  
 STREET LLC  
 DB 12856, PG 568  
 BM 2007, PG 2516  
 PIN: 1703-86-5919

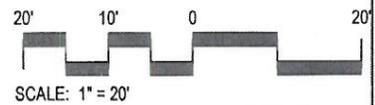
N/F  
 MARKETTE  
 WAGNER-HOLLAND  
 DB 8727, PG 2239  
 PIN: 1703-86-5984

N/F  
 CITY OF RALEIGH  
 DB 8321, PG 1491  
 PIN: 1703-87-6033

EXISTING LOT  
 AREA: 5,160 SF/0.1184 AC



BLOODWORTH STREET  
 (66' PUBLIC RIGHT OF WAY)



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**JDAVIS** >

*420 Bloodworth Street*  
 City of Raleigh Community Development Center  
 Raleigh, North Carolina



Date: June 10, 2015

310 (Bermont) Ave., Suite 201 | Raleigh, NC 27603 | tel 919.835.1500  
 1514 Wakelee St. Suite 1300 | Charlotte, NC 28203 | tel 704.333.5454

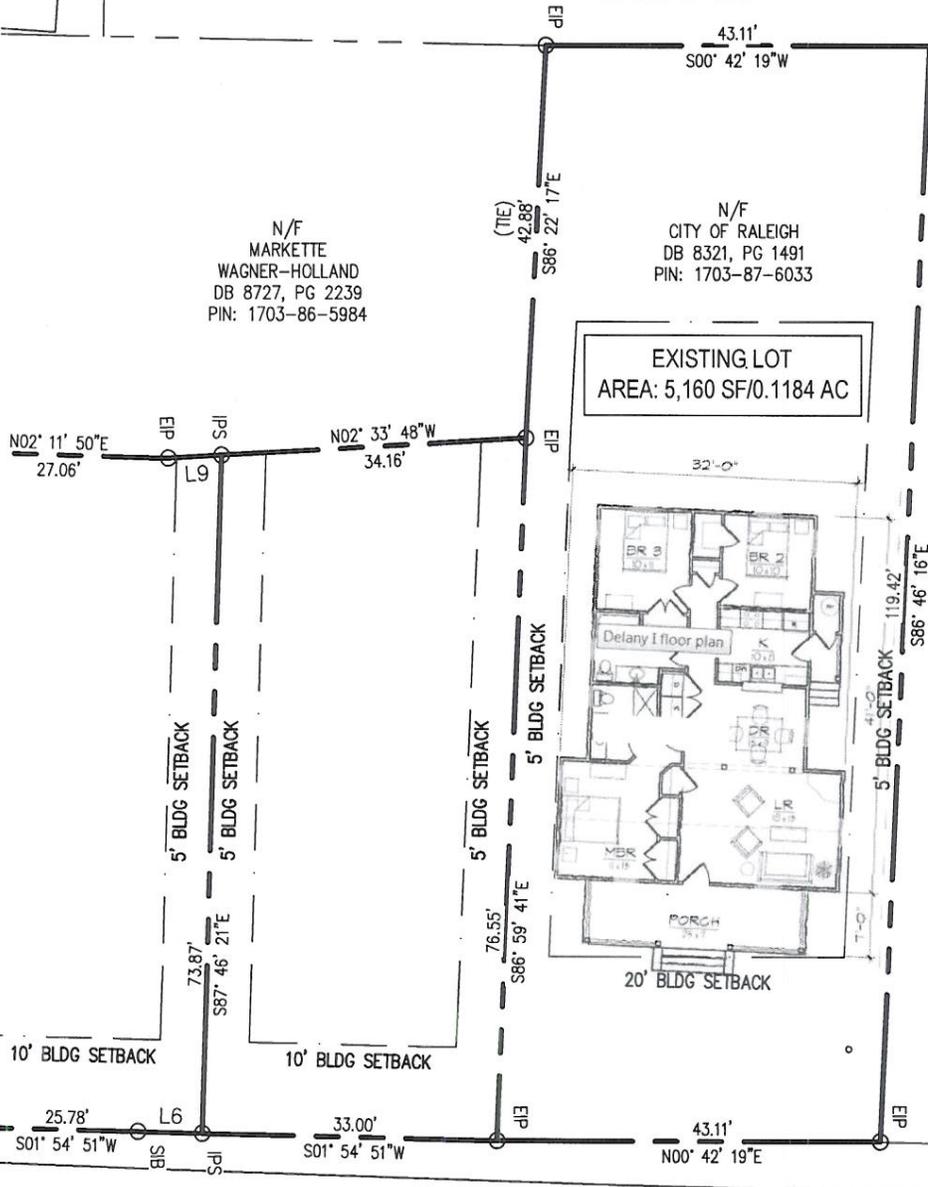
6/10/2015 11:22 AM P:\land14\14055-Cabarrus\_01\Working\_Files-IP\dwg\14055-Exhibit-422-424\_Bloodworth01.dwg

N/F  
 313 EAST CABARRUS  
 STREET LLC  
 DB 12856, PG 568  
 BM 2007, PG 2516  
 PIN: 1703-86-5919

N/F  
 MARKETTE  
 WAGNER-HOLLAND  
 DB 8727, PG 2239  
 PIN: 1703-86-5984

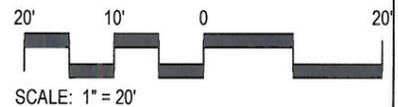
N/F  
 CITY OF RALEIGH  
 DB 8321, PG 1491  
 PIN: 1703-87-6033

EXISTING LOT  
 AREA: 5,160 SF/0.1184 AC



EXISTING CONCRETE SIDEWALK

BLOODWORTH STREET  
 (66' PUBLIC RIGHT OF WAY)



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*420 Bloodworth Street*  
 City of Raleigh Community Development Center  
 Raleigh, North Carolina

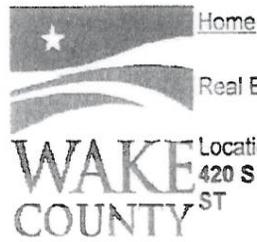


Date: June 22, 2015

420 S Bloodworth St & Surrounding Sites with No Off-Street Parking



9-10-16



[Home](#)

**Wake County Real Estate Data  
Account Summary**

Real Estate ID 0062032 PIN # 1703876033

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

Location Address      Property Description  
420 S BLOODWORTH      420 S BLOODWORTH ST

[Account Search](#)

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

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

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner <b>RALEIGH CITY OF</b> Use the Deeds tab above to view any additional owners	Owner's Mailing Address PO BOX 590 RALEIGH NC 27602-0590	Property Location Address 420 S BLOODWORTH ST RALEIGH NC 27601-1946
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Administrative Data	Transfer Information	Assessed Value
Old Map # <b>A007-A0022-0023</b>	Deed Date <b>5/27/1999</b>	Land Value <b>\$52,890</b>
Map/Scale <b>1703 43</b>	Book & Page <b>08321 1491</b>	Assessed
VCS <b>DTRA001</b>	Revenue Stamps <b>106.00</b>	Bldg. Value
City <b>RALEIGH</b>	Pkg Sale Date <b>5/27/1999</b>	Assessed
Fire District	Pkg Sale Price <b>\$53,000</b>	
Township <b>RALEIGH</b>	Land Sale Date	Tax Relief
Land Class <b>EXEMPT</b>	Land Sale Price	
ETJ <b>RA</b>		
Spec Dist(s)	<b>Improvement Summary</b>	Land Use Value
Zoning <b>RB</b>	Total Units <b>0</b>	Use Value Deferment
History ID 1	Recycle Units <b>0</b>	Historic Deferment
History ID 2	Apt/SC Sqft	Total Deferred Value
Acreage <b>.12</b>	Heated Area	
Permit Date <b>12/12/2003</b>		Use/Hist/Tax Relief
Permit # <b>0000032610</b>		Assessed
		Total Value <b>\$52,890</b>
		Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2008, 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, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 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.

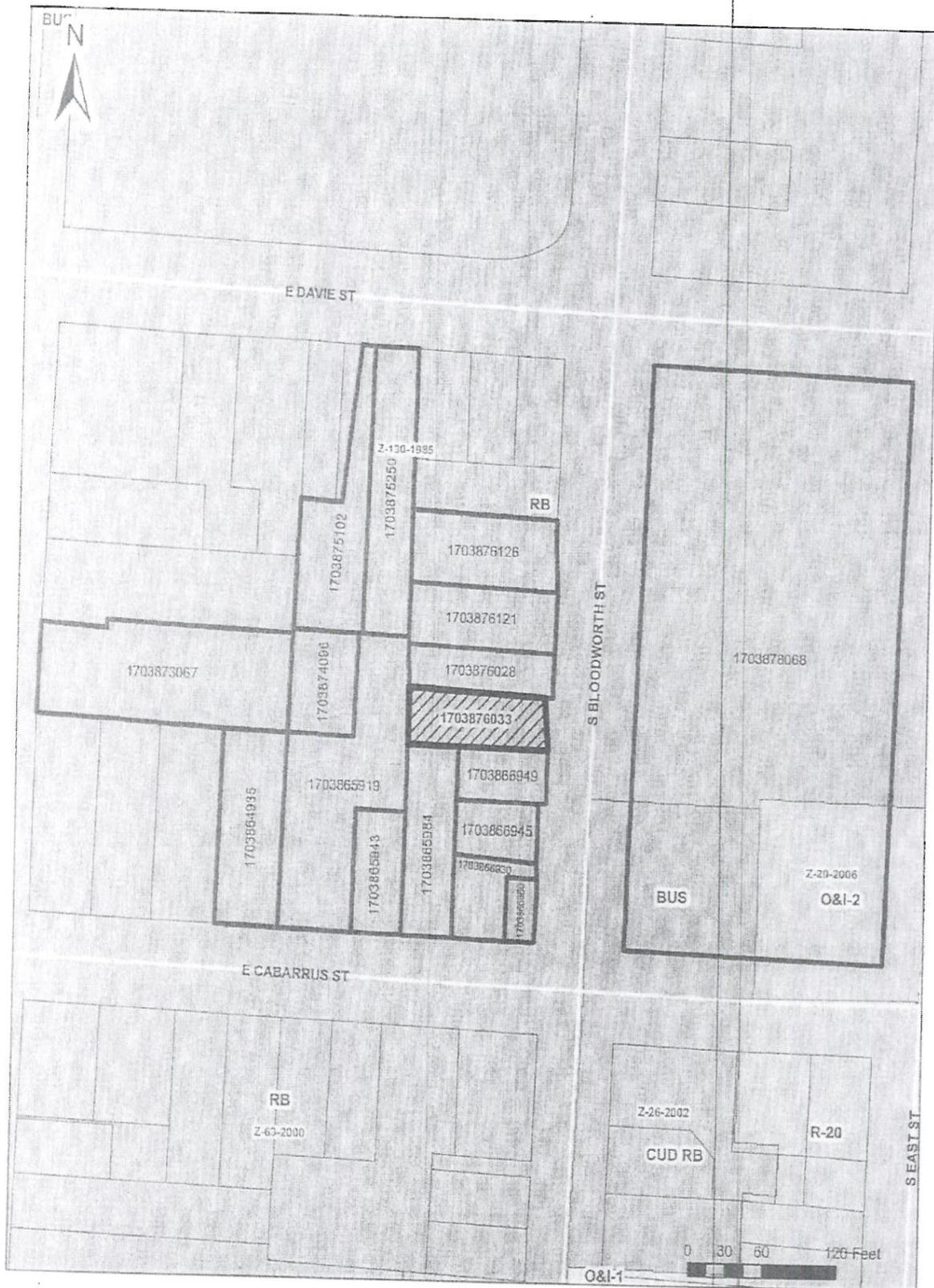
Real Estate ID **0062032** PIN # **1703876033**

Location Address **420 S BLOODWORTH ST** Property Description **420 S BLOODWORTH ST**

Account Search

[Pin/Parcel History](#) [Search Results](#) [New Search](#)  
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address <b>420 S BLOODWORTH ST</b>		Building Description <b>DTRA001</b>		Card <b>01</b> Of <b>01</b>	
Bldg Type	Year Blt	Eff Year	Base Bldg Value		
Units	Addns	Remod	Grade		
Heated Area	Int. Adjust.		Cond %		
Story Height	Other		Market Adj.		
Style	Features		Market Adj.		
Basement			Accrued %		
Exterior			Incomplete Code		
Const Type			<b>Card 01 Value</b>		
Heating			All Other Cards		
Air Cond			Land Value Assessed <b>\$52,890</b>		
Plumbing			Total Value Assessed <b>\$52,890</b>		
Main and Addition Summary				Other Improvements	
Story	Type	Code	Area	Inc	Value
M					
A					
B					
C					
D					
E					
F					
G					
H					
Building Sketch				Photograph 2/17/2013	
					
				0062032 02/17/2013	



420 South Bloodworth Street



1703876033  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

*Dup*

1703865943  
WILLIAM, MARY ANN MONROE POWELL,  
THOMAS EUGENE  
321 E CABARRUS ST  
RALEIGH NC 27601-1835

1703866945  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

*Dup*

1703873067  
DAVIE ST UNITED PRESBYTERIAN  
CHURCH  
300 E DAVIE ST  
RALEIGH NC 27601-1810

1703875250  
320 EAST DAVIE STREET LLC  
ATTN: EMPIRE PROPERTIES  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703876126  
412 SOUTH BLOODWORTH STREET LLC  
ATTN: EMPIRE PROPERTIES  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703864935  
CAPITAL PROPERTY MNGT GROUP LLC  
C/O EDNA R RICH-BALLENTINE  
PO BOX 26252  
RALEIGH NC 27611-6252

1703865984  
WAGNER-HOLLAND, MARKETTE  
321 E CABARRUS ST  
RALEIGH NC 27601-1835

1703866949  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

*Dup*

1703874096  
WOOD PILE LLC THE  
PO BOX 12504  
RALEIGH NC 27605-2504

1703876028  
418 SOUTH BLOODWORTH STREET LLC  
ATTN: EMPIRE PROPERTIES  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703878068  
CARLTON PLACE DEVELOPMENT LLC  
113 S WILMINGTON ST  
RALEIGH NC 27601-1443

1703865919  
313 EAST CABARRUS STREET LLC  
ATTN: EMPIRE PROPERTIES  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703866930  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

*Dup*

1703866960  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

*Dup*

1703875102  
MCDONALD, ALAN  
318 E DAVIE ST  
RALEIGH NC 27601

1703876121  
SMITH, BEVERLY B  
3323 ALLEGHANY DR  
RALEIGH NC 27609-6903