



Board of Adjustment Case Report

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

Case File: A-72(A)-15

Property Address: 514 Cole

Property Owner: DJF Builders

Project Contact: Isabel Mattox

Nature of Case: A request for a 205' maximum front yard setback variance from the standards set forth in Section 10-2024(d)(2) of the Part 10 Development Regulations to allow for a detached house to be constructed at least 190' but not more than 220' from Cole Street on a .43 acre property zoned Special Residential-30 and located at 514 Cole Street.



514 Cole Street – Location Map

To BOA: 9-11-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Special Residential-30



514 Cole 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.

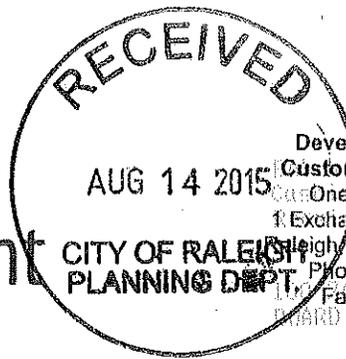
- 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Setback Standards: The subject property is zoned Special Residential-30

| <u>Yard Type</u> | <u>Minimum Setback</u> |
|------------------|---|
| Front Yard | The greater of either 15' or within 10% of the median front yard setback established by buildings on the same side of the block face of the proposed building. The minimum district yard setback as established above shall also constitute the maximum allowable building setback for the front yard area. |
| Side | 5' |
| Aggregate Side | 10' |
| Rear | 20' |



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

ADJUSTMENT
 Date: 8/14/2015
 Officer: INSP
 Trans #14
 \$200.00

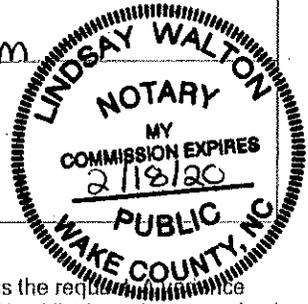
A-72-15
~~A-72-15~~

Variance Application

Check Tendered \$200.00

| | OFFICE USE ONLY |
|---|--------------------|
| Nature of variance request (Submit addendum on separate sheet, if more space is needed.) SEE ATTACHED ADDENDUM | 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 514 Cole Street, 514 Cole Street & 509 Wade Avenue | Date August 14, 2015 | |
| Property PIN 1704551341, 1704551341 & 1704552225 | Current Zoning SP R-30 | |
| Nearest Intersection Wade Avenue and Glenwood Avenue | Property size (in acres) 1.09 Acres | |
| Property Owner DJF Builders Inc. | Phone 919-422-8660 | Fax 919-363-4005 |
| | Email | |
| Project Contact Person Isabel Worthy Mattox | Phone 919-828-7171 | Fax 919-831-1205 |
| | Email Isabel@mattoxfirm.com | |
| Property Owner Signature <i>[Signature]</i> DJF BUILDERS INC. President | Email dennis@djfbuilders.com | |
| Notary | Notary Signature and Seal | |
| Sworn and subscribed before me this <u>6</u> day of <u>August</u> , 20 <u>15</u> | <i>[Signature]</i> | |



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

Addendum to Variance Application
514 Cole Street and 509 Wade Ave.

(1) Maximum Setback. City Code Section 10-2024(d)(2) requires that the maximum setback shall be the greater of 15 feet or within ten percent (10%) of the median front yard setback established by buildings on the same side of the block face of the proposed building.

514 Cole Street. The prevailing setback on the subject block of Cole Street is estimated to be 14-16 feet and the average is approximately 15 feet. Therefore the maximum setback would be approximately 16.5 feet. The lot at 514 Cole Street has 20 feet of frontage and the entire frontage is consumed by an access easement. The distance from the street to a point outside the access easement is approximately 170 feet. Therefore a consistent setback along Cole Street is impossible to achieve. Owing to the hardships of a small amount of street frontage and the presence of an access easement, Applicant requests a variance of up to 205 feet in the maximum front setback to allow the placement of a house which will be located at least 190 feet but not more than 220 feet from Cole Street.

509 Wade Avenue.

The primary street frontage of the subject property is on Wade Avenue. Since no prevailing setback on this portion of Wade has been established, the minimum and maximum setback from Wade would be 15 feet.

A significant portion of the Wade Avenue frontage for this lot is within the 50-foot wide Neuse River buffer, and the closest areas along Wade are on a very steep grade. Because of the hardship conditions of the Neuse River buffer and the extreme grade of the frontage, a consistent setback is impossible to achieve and would not be visually appealing.

Therefore, the applicant is requesting a variance of up to 115 feet in the maximum front setback to allow the placement of a house which will be located at least 50 feet from Wade but not more than 130 feet from Wade. This will allow the riparian buffer and street grade to be accommodated.

RIEGELMAN, LIESL ANN
BRANDON LEE SINES,
1704 55 1199
512 COLE ST
RALEIGH NC 27605-1208

DJF BUILDERS INC
1704 55 2325
3716 NATIONAL DR STE 122
RALEIGH NC 27612-4863

JOHNSON, ANTHONY H JOHNSON,
KATHALEEN M
1704 55 2159
510 COLE ST
RALEIGH NC 27605-1208

KISSEE, ROBERT DALE II
KISSEE, EMILY JULIA
1704 55 2290
508 COLE ST
RALEIGH NC 27605-1208

DJF BUILDERS INC
1704 55 3304
3716 NATIONAL DR STE 122
RALEIGH NC 27612-4863

RIEDEMANN, MARK
1704 55 3241
508 COLE ST
RALEIGH NC 27605-1208

PHIPPS, WILLIAM A
PHIPPS, SARAH PEARCE
1704 55 3292
502 COLE ST
RALEIGH NC 27605-1208

DJF BUILDERS INC
1704 55 1341
3716 NATIONAL DR STE 122
RALEIGH NC 27612-4863

HUTZLER, PATRICIA M
1704 55 3374
8908 EAGLEBROOK CT
RALEIGH NC 27617-7540

COBB, CARSON L JR & DEBRA T
TRUSTEE THE COBB LIVING TRUST
1704 55 4245
4209 MARVIN PL
RALEIGH NC 27609-5951

SHACAN INVESTMENTS LLC
1704 55 4294
8108 TYLERTON DR
RALEIGH NC 27613-1575

McCoy, Thomas Marshall Jr.
PIN 1704 55 1115
516 Cole Street
Raleigh, NC 27605-1208

Smith, Myra Jean
Clayton, Gregory Alan
PIN 1704 55 0348
1418 Glenwood Ave.
Raleigh, NC 27605-1219

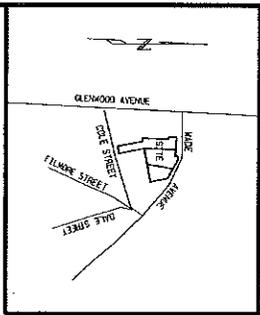
Fredette, John W.
Fredette, W. Douglas
PIN 1704 55 0343
1416 Glenwood Avenue
Raleigh, NC 27605-1219

David, Luther J. III and
Jennifer C.
PIN 1704 55 0248
1414 Glenwood Ave.
Raleigh, NC 27605-1219

Wilson Glenwood LLC
PIN 1704 55 0243
828 Greenwich St.
Raleigh, NC 27610-3639

Smart, Randolph Scotten
PIN 1704 55 0148
1410 Glenwood Ave.
Raleigh, NC 27605-1219

McDonald, Michael & Jessica
PIN 1704 55 0133
1408 Glenwood Ave.
Raleigh, NC 27605-1219



VICINITY MAP
NOT TO SCALE

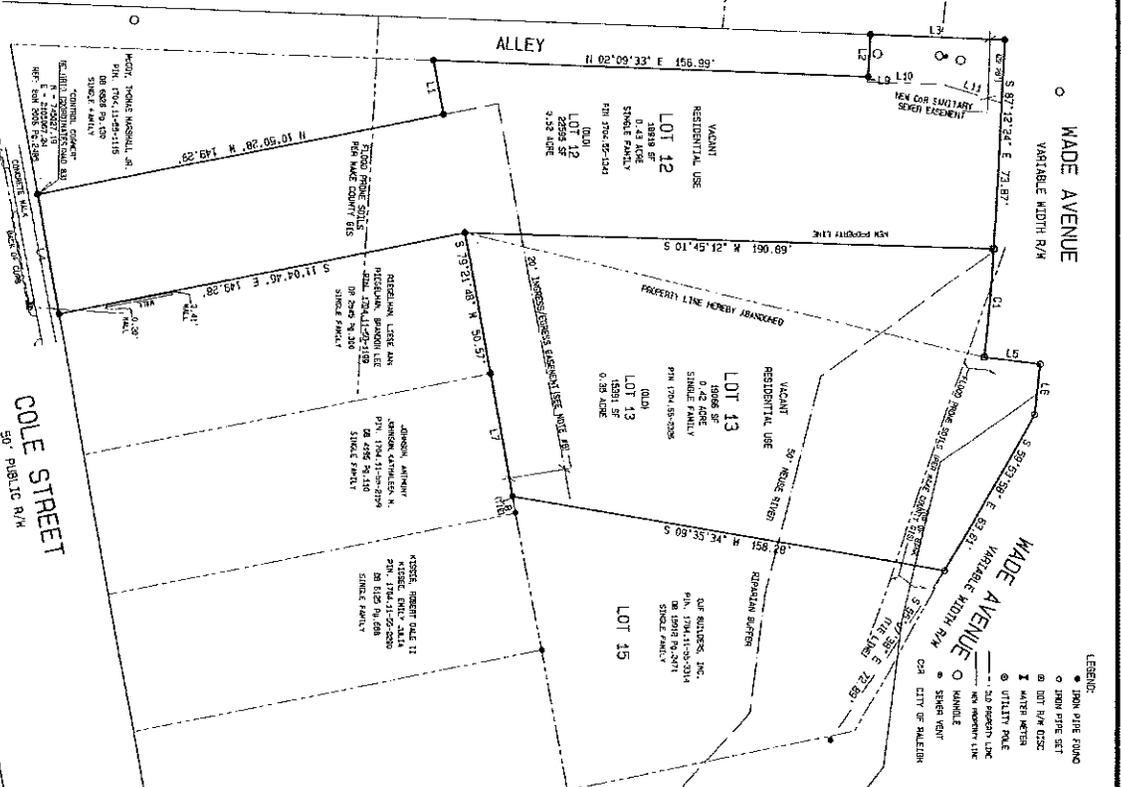
1. LOTS 12 & 13, SULLIVAN SURVEY, AND LOT 15, PROCTOR PROPERTY, ARE SHOWN IN THIS MAP AS BEING ADJACENT TO THE EAST SIDE OF WAKE AVENUE, AND TO THE SOUTH SIDE OF COLE STREET. THE BOUNDARIES OF THE SITES ARE SHOWN AS BEING IDENTICAL TO THE BOUNDARIES SHOWN ON THE RECORD MAPS OF THE SITES, AND THE BOUNDARIES OF THE SITES ARE SHOWN AS BEING IDENTICAL TO THE BOUNDARIES SHOWN ON THE RECORD MAPS OF THE SITES.

WAKE COUNTY, NC 157
LAURA R RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/26/2015 15:05:55
BOOK: 20215 PAGE: 00912

RECORDED IN WAKE COUNTY
REGISTRY BOOK OF MAPS 2015 PAGE 912

1. ALL EASEMENTS ARE SHOWN IN EXISTING STRUCTURES PLANS
2. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
3. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
4. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
5. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
6. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
7. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
8. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
9. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS

1. ALL EASEMENTS ARE SHOWN IN EXISTING STRUCTURES PLANS
2. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
3. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
4. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
5. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
6. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
7. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
8. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
9. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS



| LINE | BEARING | DISTANCE | REFERENCE |
|------|-----------------|----------|-----------------|
| 1 | N 87° 12' 34" E | 77.97' | 60 2008 P-2485 |
| 2 | S 82° 09' 13" E | 156.99' | 60 1082 P-2471 |
| 3 | N 10° 59' 28" W | 149.29' | 60 1252 P-1015 |
| 4 | S 87° 12' 34" E | 77.97' | 60 8810 P-773 |
| 5 | N 87° 12' 34" E | 77.97' | 60 4126 P-110 |
| 6 | S 82° 09' 13" E | 156.99' | 60 4126 P-110 |
| 7 | N 10° 59' 28" W | 149.29' | 60 0124 P-300 |
| 8 | S 87° 12' 34" E | 77.97' | 60 14080 P-1283 |

RECORDED IN WAKE COUNTY
REGISTRY BOOK OF MAPS 2015 PAGE 912

1. ALL EASEMENTS ARE SHOWN IN EXISTING STRUCTURES PLANS
2. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
3. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
4. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
5. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
6. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
7. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
8. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
9. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS

1. ALL EASEMENTS ARE SHOWN IN EXISTING STRUCTURES PLANS
2. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
3. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
4. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
5. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
6. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
7. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS
8. THIS SURVEY IS SUBJECT TO THE RIGHTS OF A TITLE INSURANCE COMPANY TO INSURE THE TITLE
9. ALL DISTANCES ARE SHOWN IN EXISTING RECORD MAPS

RECOMBINATION AND EASEMENT MAP
WAKE COUNTY
SCALE: 1" = 30'
DRAWN BY: TAH
DATE: 24 MARCH 2015
FILE: T:\01\013\250310_052\0500\SUB.MXD

RECORDED IN WAKE COUNTY
REGISTRY BOOK OF MAPS 2015 PAGE 912

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 79° 05' 59" W | 19.41 |
| L2 | N 06° 37' 24" W | 14.92 |
| L3 | N 02° 09' 33" E | 48.19 |
| L4 | S 87° 12' 24" E | 73.87 |
| L5 | S 79° 20' 19" W | 43.07 |

| LINE | DISTANCE |
|------|----------|
| L6 | 5.00 |
| L7 | 9.62 |

NOTE: 1. BUILOER MUST VERIFY DIMENSIONS PRIOR TO FIELD STAKING.
 2. BUILOER ACCEPTS ALL LIABILITY FOR SETBACK VIOLATIONS.
 3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 4. PORCHES, DECKS, PATIOS NOT STAKED IN FIELD.

LEGEND:

- IRON PIPE FOUND
- ⊙ DOT R/W DISC
- MANHOLE

VICINITY-MAP
NOT TO SCALE

| LINE | DISTANCE |
|------|----------|
| L8 | 2.00 |
| L9 | 1.00 |

DB. 14660 Pg. 1283

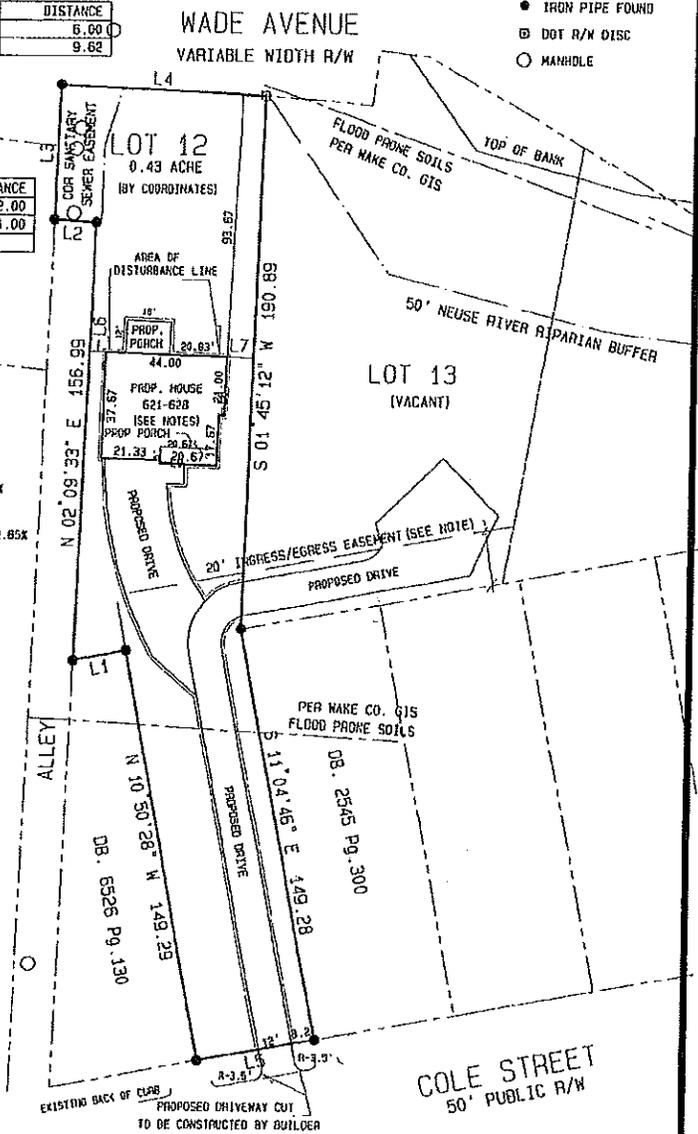
PROPOSED IMPERVIOUS SURFACE TABLE

| | | |
|---------------------|-----|-------------------|
| HOUSE | 1/- | 1645 SF |
| CONCRETE | 1/- | 3755 SF |
| PORCH | 1/- | 192 SF |
| TOTAL | 1/- | 5592 SF OR 29.56X |
| LOT TOTAL | | 10919.37 SF |
| AREA OF DISTURBANCE | 1/- | 6214 SF OR 32.85X |

** NOTE:
20' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 13 AND LOT 15.



| PLOT PLAN INFORMATION BLOCK | |
|-----------------------------|--------------------|
| FOOTPRINT: | TOTAL SQUARE FEET: |
| CRAM.: | SLAB: BASEMENT: |
| MEAN HEIGHT: | STORIES: |
| FACADE: | |
| IMPERVIOUS SURFACE AREA: | |



PRELIMINARY

NOT FOR CONVEYANCE OR SALES

1st PROPOSED PLAN
514 COLE STREET

BOOK OF MAPS 2015 PAGE 912 DEED BOOK 15912 PAGE 2471 N NOT FOR RECORDATION x
 LOT 12 PROCTOR PROPERTY

I, LEONARD H. SULLIVAN, JR., DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FOR ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATION OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED WITH N.C. G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER (L-2821) AND SEAL.

ALSO, I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SRV'D: DRANN: TAH CHK'D: LHS JOB # 15 DATE: 19 JUNE 2015 SCALE: 1" = 50'

SULLIVAN SURVEYING
LAND SURVEYORS
1143-O EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: (919) 469-4730

SURVEY FOR:
DJF BUILDERS, INC.
RALEIGH, WAKE COUNTY, NORTH CAROLINA

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0360282** PIN # **1704551341**Account
SearchLocation Address
514 COLE STProperty Description
LO12 RCMB PROCTOR PROPERTY BM2015-00912[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 DJF BUILDERS INC (Use the Deeds link to view any additional owners) | | Owner's Mailing Address 3716 NATIONAL DR STE 122 RALEIGH NC 27612-4863 | Property Location Address 514 COLE ST RALEIGH NC 27605-1208 |
| Administrative Data Old Map # G051-- Map/Scale 1704 11 VCS 01RA211 City RALEIGH Fire District Township RALEIGH Land Class VACANT ETJ RA Spec Dist(s) Zoning SP R-30 History ID 1 History ID 2 Acreage .43 Permit Date Permit # | | Transfer Information Deed Date 2/6/2015 Book & Page 15912 2471 Revenue Stamps 700.00 Pkg Sale Date Pkg Sale Price Land Sale Date 2/6/2015 Land Sale Price \$116,667 Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area | Assessed Value Land Value Assessed \$210,000 Bldg. Value Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$210,000 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 or call 919-856-5400.