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(B)-15**

Property Address: 509 Wade Avenue

Property Owner: DJF Builders

Project Contact: Isabel Mattox

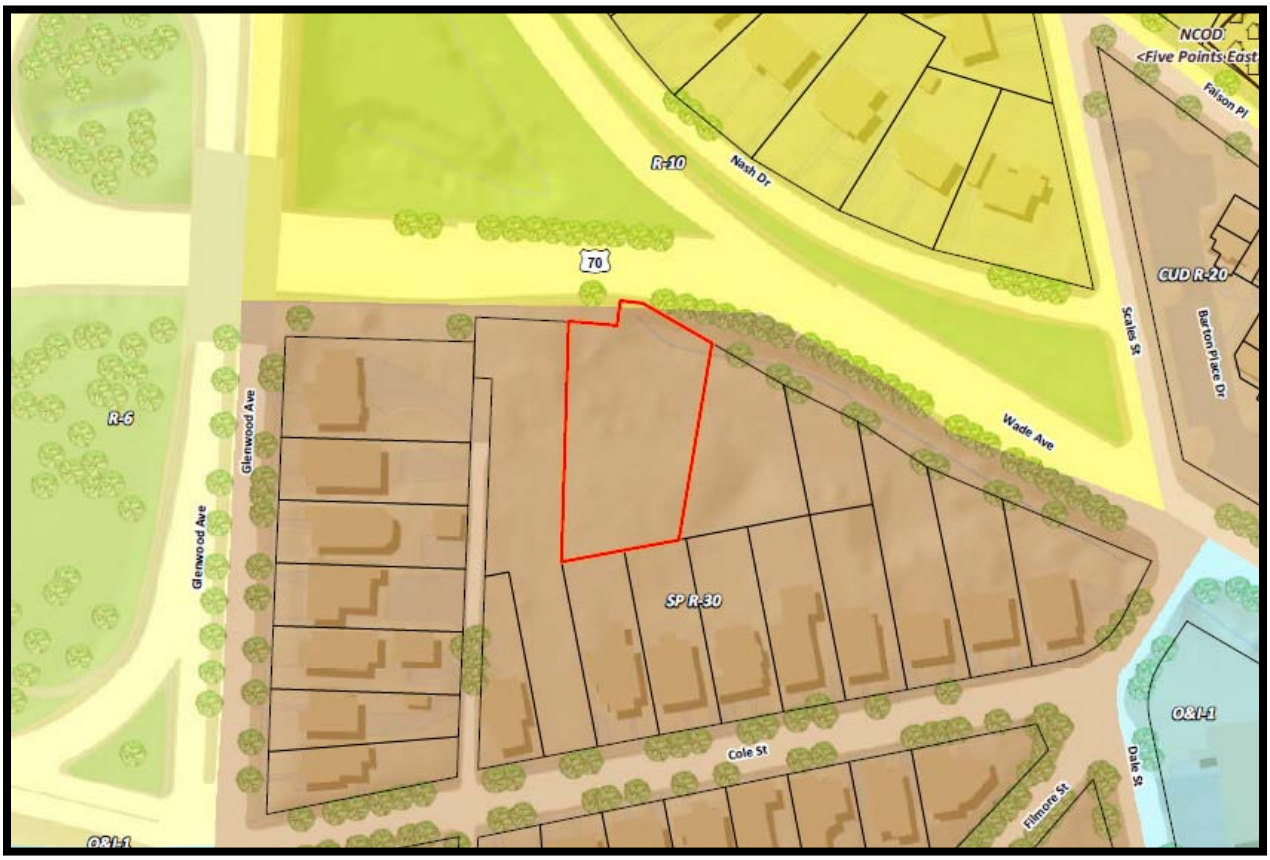
Nature of Case: A request for a 115' maximum front yard setback variance from the standards set forth in Section 10-2024(d)(2) of the Part 10 Development Regulations to allow for a detached house to be constructed at least 50' but not more than 130' from Wade Avenue on a .42 acre property zoned Special Residential-30 and located at 509 Wade Avenue.

509 Wade Avenue – Location Map

To BOA: 9-11-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Special Residential-30



509 Wade Avenue – 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

Yard Type	Minimum Setback
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'

A-72-15

B

Planning & Development

RECEIVED
AUG 14 2015
CITY OF RALEIGH
PLANNING DEPT.

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

BOARD OF ADJUSTMENT
Date: 8/14/2015
Officer: DHSP
Trans #: 4
1.00 -00000-00000-00000000
$200.00
Check Tendered 1 $200.00

Variance Application

	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 [redacted] 509 Wade Avenue		**Date** August 14, 2015
Property PIN 1704551941, [redacted] & 1704552325	**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 DJF BUILDERS INC. President	**Email** dennis@djfbuilders.com	
Notary Sworn and subscribed before me this 6 day of August, 2015	**Notary Signature and Seal** Lindsay Walton LINDSAY WALTON NOTARY PUBLIC MY COMMISSION EXPIRES 2/18/20 WAKE COUNTY, NC	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the requ[illegible]ce 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.

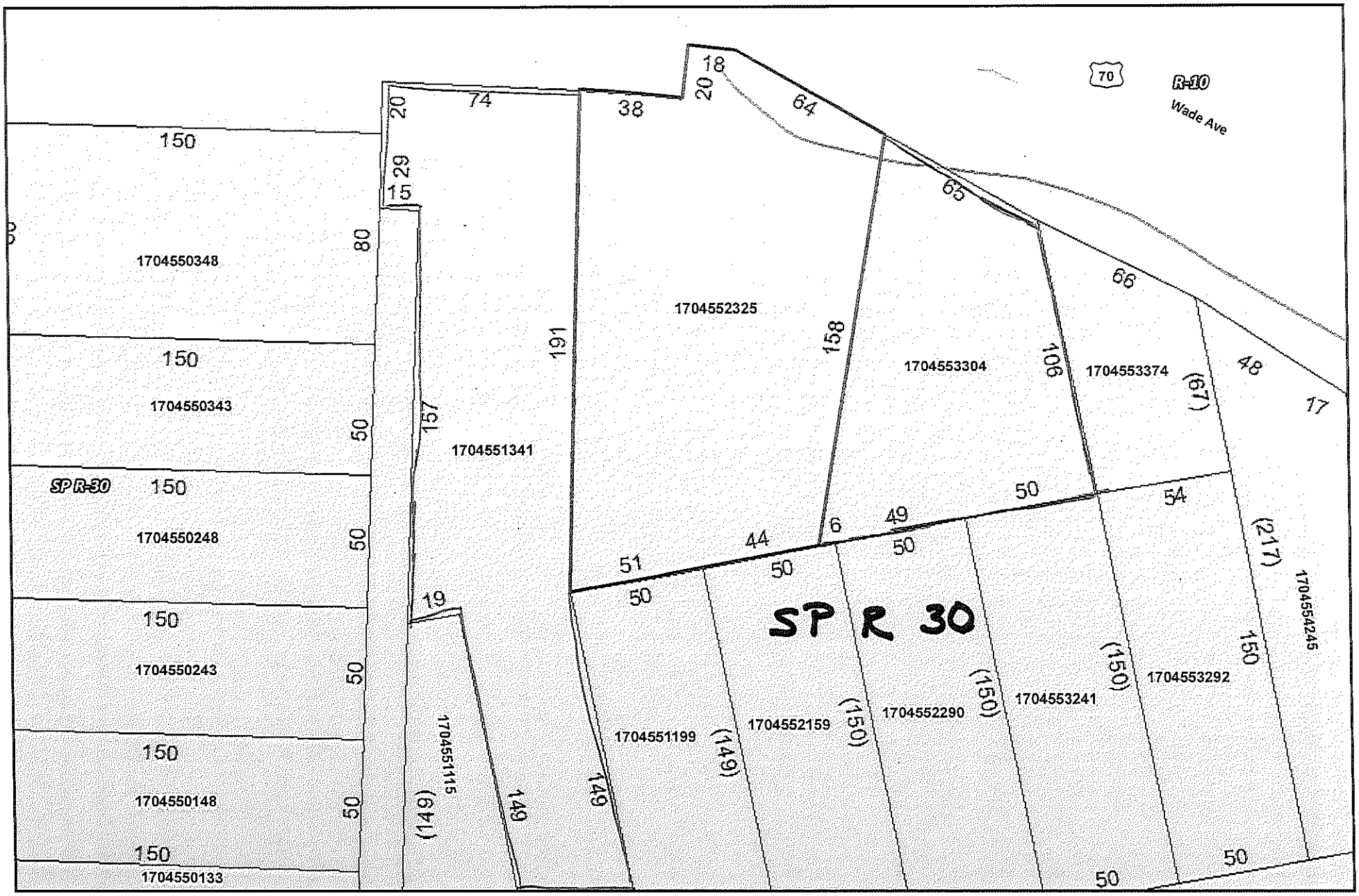
514 Cole Street. The prevailing setback on the subject block of Cole Street is estimated to be 14-16 feet and the average is approximately 15 feet. Therefore the maximum setback would be approximately 16.5 feet. The lot at 514 Cole Street has 20 feet of frontage and the entire frontage is consumed by 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.



N

0 25 50 100 Feet

1 inch = 50 feet

Disclaimer

iMaps 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

RIEDEMAN, MARK
1704 55 3241
506 COLE ST
RALEIGH NC 27605-1208

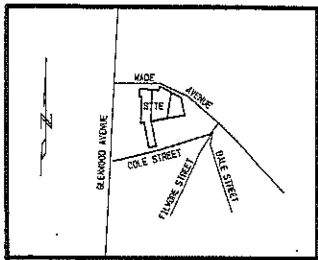
HUTZLER, PATRICIA M
1704 55 3374
8908 EAGLEBROOK CT
RALEIGH NC 27617-7540

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

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

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

BKBM2015PG00912



VICINITY MAP

NOT TO SCALE

I, LEONARD H. SULLIVAN, JR., CERTIFY THAT THIS PLAT HAS DRAWN UNDER MY SUPERVISION FROM AN 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 RATIO OF PRECISION AS CALCULATED IS 1: 10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 27 DAY OF ____ A.D., 2015.

SURVEYOR

L-2821
REGISTRATION NUMBER

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-2821 LEONARD H. SULLIVAN, JR.

ALSO, I CERTIFY.

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCEL OF LAND

C. ANY ONE OF THE FOLLOWING;

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET,

2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE

3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

OWNER'S CERTIFICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXEMPTIONS OF RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAYS, PARKS AND GREENWAYS (AS THESE INTRESTS ARE DEFINED IN THE CODE), AND AS THE SAME MAY BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (b), (c), (d) AND (f) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

15912 BOOK NO
2471 PAGE NO.

DJF Builders Inc by [signature] (Pres) 5/27/15
SIGNATURE(S) OF PROPERTY OWNER(S)
DJF BUILDERS INC BY: DENNIS FITZGERALD PRESIDENT

STATE OF NORTH CAROLINA
COUNTY OF WAKE COUNTY

I CERTIFY THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: DENNIS FITZGERALD AS PRESIDENT OF DJF BUILDERS INC

DATE May 27 2015

Deborah Sullivan
PRINTED NAME DEBORAH SULLIVAN NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 20 2015

DEBORAH SULLIVAN NOTARY PUBLIC WAKE COUNTY, N.C.

THIS PLAT NOT TO BE RECORDED AFTER ____ DAY OF ____
COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ✓ IN ____ OUT OF THE CITY LIMITS.

NOTES:

1. ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
2. AREAS COMPUTED BY COORDINATE METHOD
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
4. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
6. ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
7. ANY DRAINAGEWAYS SHOWN HEREON AND/OR ADJACENT TO THIS SITE MAY CREATE ADDITIONAL BUFFERS CLAIMED BY THE STATE OF NORTH CAROLINA OR OTHER REGULATORY AGENCY.
8. 20' INGRESS/EGRESS EASEMENT FOR THE BENIFIT OF LOT 13 AND LOT 15.
9. THIS SITE IS NOT IN A FEMA SPECIAL FLOOD HAZARD ZONE "X" PER PANEL NUMBER 1704, DATED MAY 2, 2006.

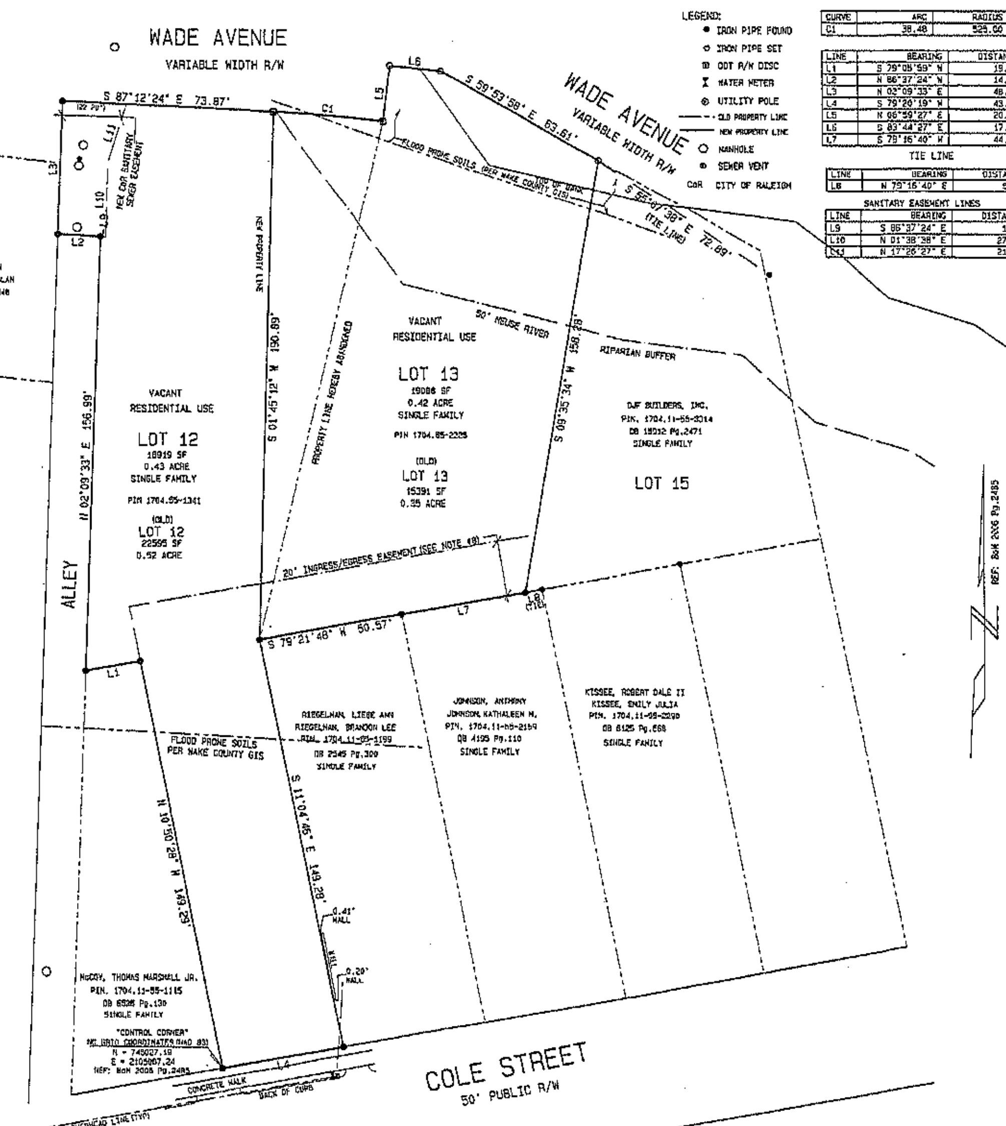
AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PREFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALL ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

FLOOD PLAIN ORDINANCE
( ) STORM PANEL
(✓) OTHER Alluvial - Chewacla (Cn)
APPROVED BY: NLB 6/3/15

WAKE COUNTY, NC 167
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/10/2015 15:06:56
BOOK:BM2015 PAGE:00912

I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh as provided by its City Code on the ____ day of ____ 2015 approved this plat, and accompanying sheets, and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.
Planning Director/Wake County Review Officer 6/5/15

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER 6/5/15



LEGEND:
- ● IRON PIPE FOUND
- ○ IRON PIPE SET
- ⊡ DOT R/W DISC
- ⌶ WATER METER
- ⊗ UTILITY POLE
- — — OLD PROPERTY LINE
- —— NEW PROPERTY LINE
- ○ MANHOLE
- ● SEWER VENT
- CoR CITY OF RALEIGH

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	38.48	525.00	38.47	S 85°08'31" E

LINE	BEARING	DISTANCE
L1	S 79°08'59" W	19.41
L2	N 86°37'24" W	14.92
L3	N 02°09'33" E	48.19
L4	S 79°20'19" W	43.07
L5	N 06°59'27" E	20.09
L6	S 83°44'27" E	17.88
L7	S 79°16'40" W	44.11

TIE LINE

LINE	BEARING	DISTANCE
L8	N 79°16'40" E	5.94

SANITARY EASEMENT LINES

LINE	BEARING	DISTANCE
L9	S 86°37'24" E	1.81
L10	N 01°38'38" E	27.09
L11	N 17°26'27" E	21.99

REFERENCES:
- BoM 2006 Pg.2485
- BoM 1885 Pg.1155
- DB 15912 Pg.2471
- DB 15723 Pg.1515
- DB 8810 Pg.773
- DB 6526 Pg.130
- DB 4195 Pg.110
- DB 8125 Pg.668
- DB 8134 Pg.280
- DB 14660 Pg.1283

RA039700

CASE # A-56-15 TRANSACTION # 427330

SULLIVAN SURVEYING
1143-D EXECUTIVE CIRCLE CARY, NC 27511
(919) 469-4738 FAX: (919) 469-8447

RECOMBINATION AND EASEMENT MAP
LOTS 12 & 13 PROCTOR PROPERTY
(BOUNDARY PREVIOUSLY RECORDED IN BoM 2006 Pg.2485)

OWNER (S):	
DATE OF REVISION	DJF BUILDERS, INC.
23 APRIL 2015	3716 NATIONAL DRIVE
27 APRIL 2015	SUITE 122
14 MAY 2015	RALEIGH, N.C. 27612-4883
	DEED BOOK 15912 PAGE 2471

SCALE IN FEET: 30 15 0 30 60

CITY OF RALEIGH	
WAKE COUNTY	NORTH CAROLINA
SCALE: 1" = 30'	PIN. 1704.85-2225 & 1704.85-1341
DRAWN BY: TAH	SURVEYED BY: RFW2
DATE: 24 MARCH 2015	JOB # 4984715
FILE: T:/BUILD13/PROCTO.CRD/PROCTSUB.MAP	

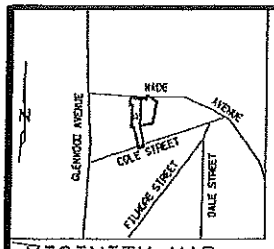
RECORDED IN WAKE COUNTY REGISTRY BOOK OF MAPS 2015 PAGE 912

LINE	BEARING	DISTANCE
L1	S 79°05'59" W	19.41
L2	N 86°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	6.00
L7	9.62

NOTE: 1. BUILDER MUST VERIFY DIMENSIONS PRIOR TO FIELD STAKING.
2. BUILDER 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

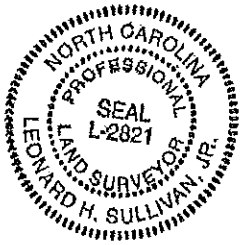
DB. 14660 Pg.1283

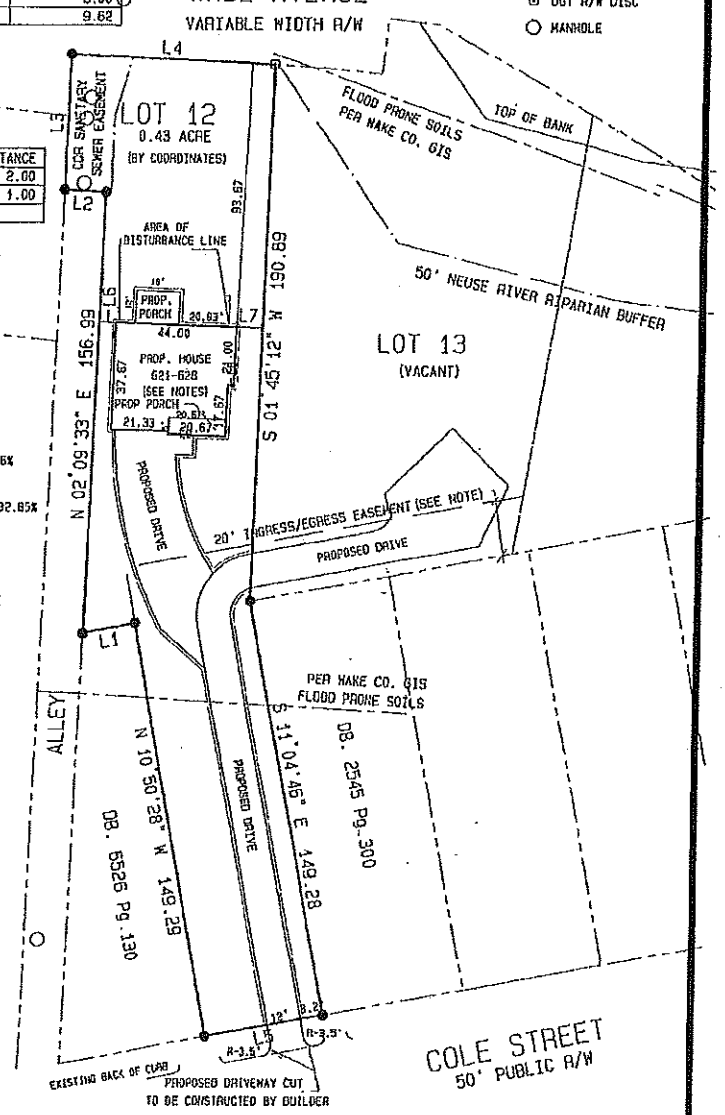
REF: BOM 2015 Pg.912

PROPOSED IMPERVIOUS SURFACE TABLE

HOUSE	+/- 1645 SF
CONCRETE	+/- 3755 SF
PORCH	+/- 192 SF
TOTAL	+/- 5592 SF OR 29.56%
LOT TOTAL	18919.37 SF
AREA OF DISTURBANCE	+/- 6214 SF OR 32.85%

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





PLOT PLAN INFORMATION BLOCK		
FOOTPRINT:	TOTAL SQUARE FEET:	
CRAWL:	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 | * NOT FOR RECORDATION *

LOT 12 PROCTOR PROPERTY

I, LEONARD H. SULLIAN JR., DO HEREBY CERTIY 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:	DRAWN: TAH	CHK'D: LHS	JOB # 15	DATE: 19 JUNE 2015	SCALE: 1" = 50'

SULLIVAN SURVEYING
LAND SURVEYORS
1143-D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: (919) 469-4738

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

Home

Wake County Real Estate Data
Account Summary

iMaps
Tax Bills

Real Estate ID **0360283** PIN # **1704552325**

Account Search

Location Address
509 WADE AVE

Property Description
LO13 RCMB PROCTOR PROPERTY BM2015-00912

Pin/Parcel History Search Results New Search

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	Owner's Mailing Address	Property Location Address
DJF BUILDERS INC (Use the Deeds link to view any additional owners)	**3716 NATIONAL DR STE 122** **RALEIGH NC 27612-4863**	**509 WADE AVE** **RALEIGH NC 27605-1240**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**G051--**				
Map/Scale	**1704 11**	Deed Date	**2/6/2015**	Land Value Assessed	**$210,000**
VCS	**01RA211**	Book & Page	**15912 2471**	Bldg. Value Assessed	
City	**RALEIGH**	Revenue Stamps	**700.00**		
Fire District		Pkg Sale Date			
Township	**RALEIGH**	Pkg Sale Price		Tax Relief	
Land Class	**VACANT**	Land Sale Date	**2/6/2015**		
ETJ	**RA**	Land Sale Price	**$116,667**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**SP R-30**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**.42**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #		Heated Area		Assessed	
				Total Value Assessed*	**$210,000**

*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.