



# Board of Adjustment Case Report

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

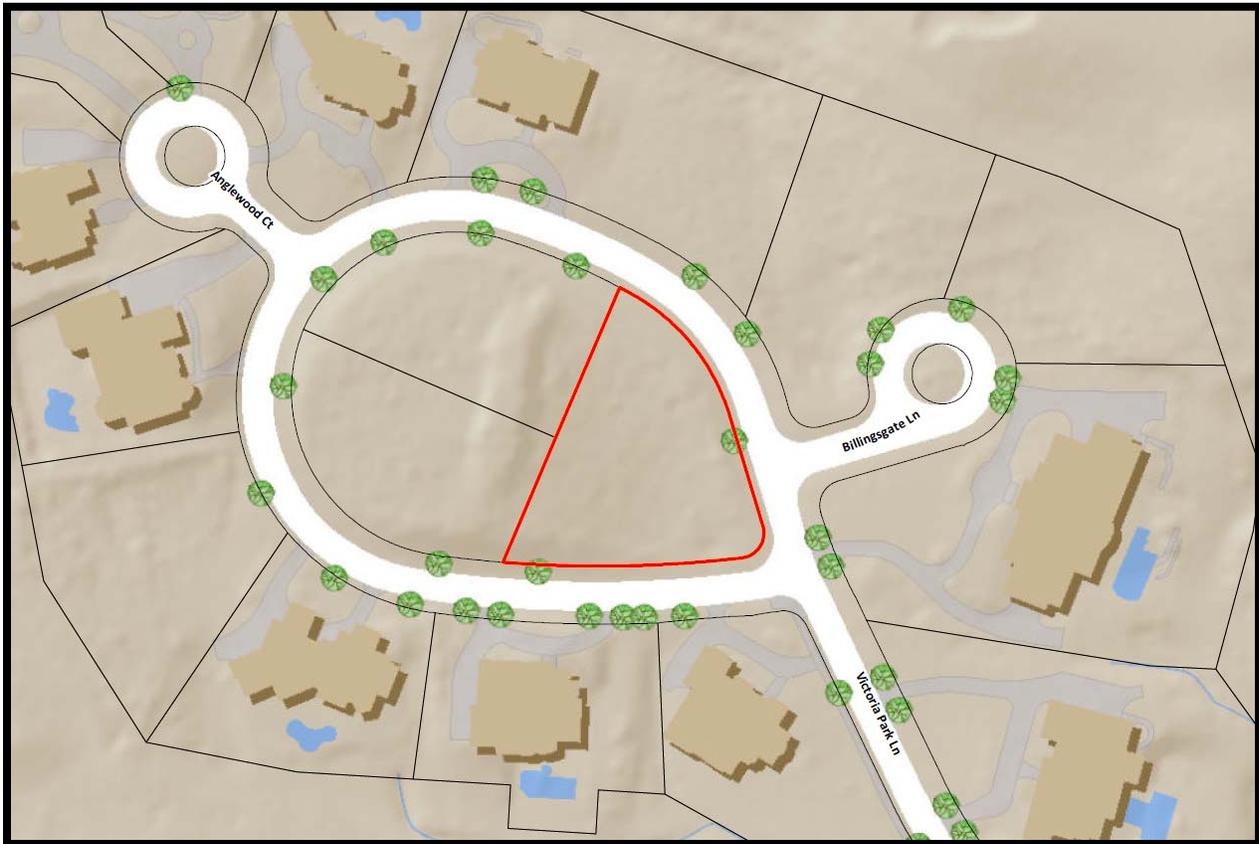
**Case File:** A-83-15

**Property Address:** 2424 Victoria Park Lane

**Property Owner:** Thomas Hobbs, Jr.

**Project Contact:** Ronnie Adams

**Nature of Case:** A request for a variance from all of the wooded area requirements set forth in Section 9.1.9.A. of the Unified Development Ordinance to allow for the construction of a detached house on a .65 acre property zoned Residential-6 Conditional Use and Urban Watershed Protection Overlay District and located at 2424 Village Manor Way.



**2424 Victoria Park Lane – Location Map**

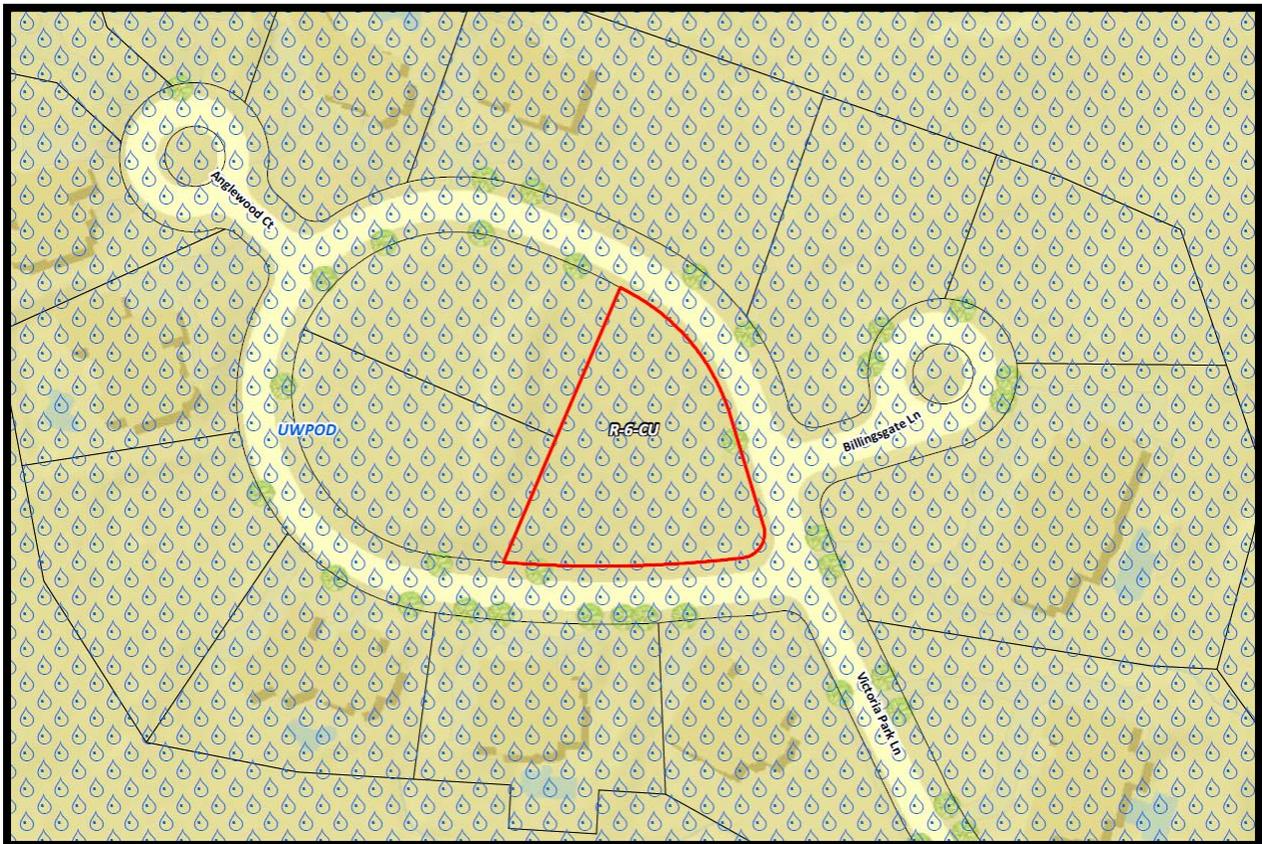
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To BOA: 10-12-15

Staff Coordinator: Eric S. Hodge, AICP

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**ZONING DISTRICTS:** Residential-6 Conditional Use and Urban Watershed Protection Overlay District



### 2424 Victoria Park Lane – 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:

**To Legalize the Existing Structure:**

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.**

### **Sec. 9.1.9 Watershed Protection Overlay Districts**

A. Except as otherwise provided below, every lot located within a -UWPOD, -FWPOD or -SWPOD must provide and maintain an area set aside for trees equal to at least 40% of the lot area. Within this area, trees must either be preserved or planted in accordance with the following:

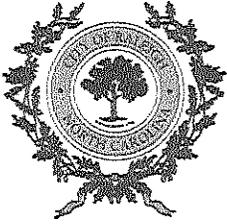
1. Tree areas may be 1 contiguous area or scattered areas throughout the lot, but no required tree area may be less than 1/5 of the total gross land area required to be set aside for trees;
2. All areas required to be set aside for trees shall be maintained as wooded areas;
3. Wooded areas may consist of either areas where active tree preservation is observed or tree planting areas;
4. Each active tree preservation area must contain a minimum of 2 inches of tree caliper per every 100 square feet and within such areas, active tree preservation shall be followed;
5. Areas that are set aside for trees that do not meet the standards for active tree protection areas must be planted with shade trees; and
6. The minimum size and planting rate of new tree plantings used to fulfill this requirement shall be either 1 bare-root seedling at least 14 inches tall planted per 100 square feet (10 feet by 10 feet centers) or one 2-inch caliper tree planted per 200 square feet.

B. After wooded areas have been determined and prior to or concurrent to any subdividing of the property or issuance of building permit, the landowner shall record with the local County Register of Deeds a plat with metes and bounds descriptions of all wooded areas.

C. For lots located within areas designated "New Urban" by the Swift Creek Land Management Plan, the regulations of Sec. 9.1.9.A. above apply with the exception that only 25% of each lot must contain an area set aside for trees.

D. For lots located within a conservation development, areas set aside for trees may in lieu of being situated on the individual dwelling lots may instead be located within the required open space, provided that the overall acreage set aside for trees is not diminished.

E. The requirements of this section do not apply to lots devoted exclusively to stormwater control measures or to those lots located in those areas of the Comprehensive Plan designated for impervious surfaces in excess of 30%.



# 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

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Appeal the lot being inside the Urban Waterford Overlay District & subject to 9.1.9 Waterford Protection Overlay District		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. N/A		

GENERAL INFORMATION		
Property Address 2424 Victoria Park Lane, WF	Date 8/27/15	
Property PIN 1830058428	Current Zoning COD R-6	
Nearest Intersection Billingsgate Ln	Property size (in acres) .65	
Property Owner Mangrum Building, LLC	Phone 919 868 3114	Fax
	Email fadams.mangrumbuilding@gmail.com	
Project Contact Person Ronnie Adams	Phone 919 868 3114	Fax
	Email fadams.mangrumbuilding@gmail.com	
Property Owner Signature <i>[Signature]</i> MARK MANGRUM	Email MarkMangrum@aol.com	
Notary Sworn and subscribed before me this <u>1<sup>st</sup></u> day of <u>Sept.</u> , 20 <u>15</u>	Notary Signature and Seal <i>[Signature]</i> THOMAS D QUACKENBUSH JR	

THOMAS D QUACKENBUSH JR  
 NOTARY PUBLIC  
 WAKE COUNTY, NC  
 My Commission Expires 11-20-2016

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.



[Home](#)

# Wake County Real Estate Data Account Summary

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

Real Estate ID **0269303** PIN # **1830058428**

Location Address      Property Description  
**2424 VICTORIA PARK LN**      **LO6020 WKFLD PLNTN ROSEMONT SUB 99-2224**

[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.

<b>Property Owner</b> <b>HOBBS, THOMAS C JR</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>617 WATAUGA ST # 101</b> <b>RALEIGH NC 27604-1963</b>		<b>Property Location Address</b> <b>2424 VICTORIA PARK LN</b> <b>RALEIGH NC 27614-6855</b>	
<b>Administrative Data</b> Old Map # <b>215-00000-0000</b> Map/Scale <b>1830 01</b> VCS <b>19RA013</b> City <b>RALEIGH</b> Fire District Township <b>WAKE FOREST</b> Land Class <b>VACANT</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>CUD R-6</b> History ID 1 History ID 2 Acreage <b>.65</b> Permit Date Permit #		<b>Transfer Information</b> Deed Date <b>3/6/2015</b> Book & Page <b>15940 0207</b> Revenue Stamps <b>800.00</b> Pkg Sale Date Pkg Sale Price Land Sale Date <b>3/6/2015</b> Land Sale Price <b>\$133,333</b>  <b>Improvement Summary</b> Total Units <b>0</b> Recycle Units <b>0</b> Apt/SC Sqft Heated Area		<b>Assessed Value</b> Land Value Assessed <b>\$330,000</b> Bldg. Value Assessed  Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$330,000</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.**

# DOGWOOD LANDSCAPING and DESIGN, Inc.

## Proposal for Mangrum Builders in Wakefield

Property Line Buffer per 100':

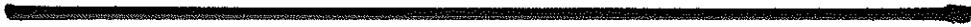
Four 2.5" Maples;

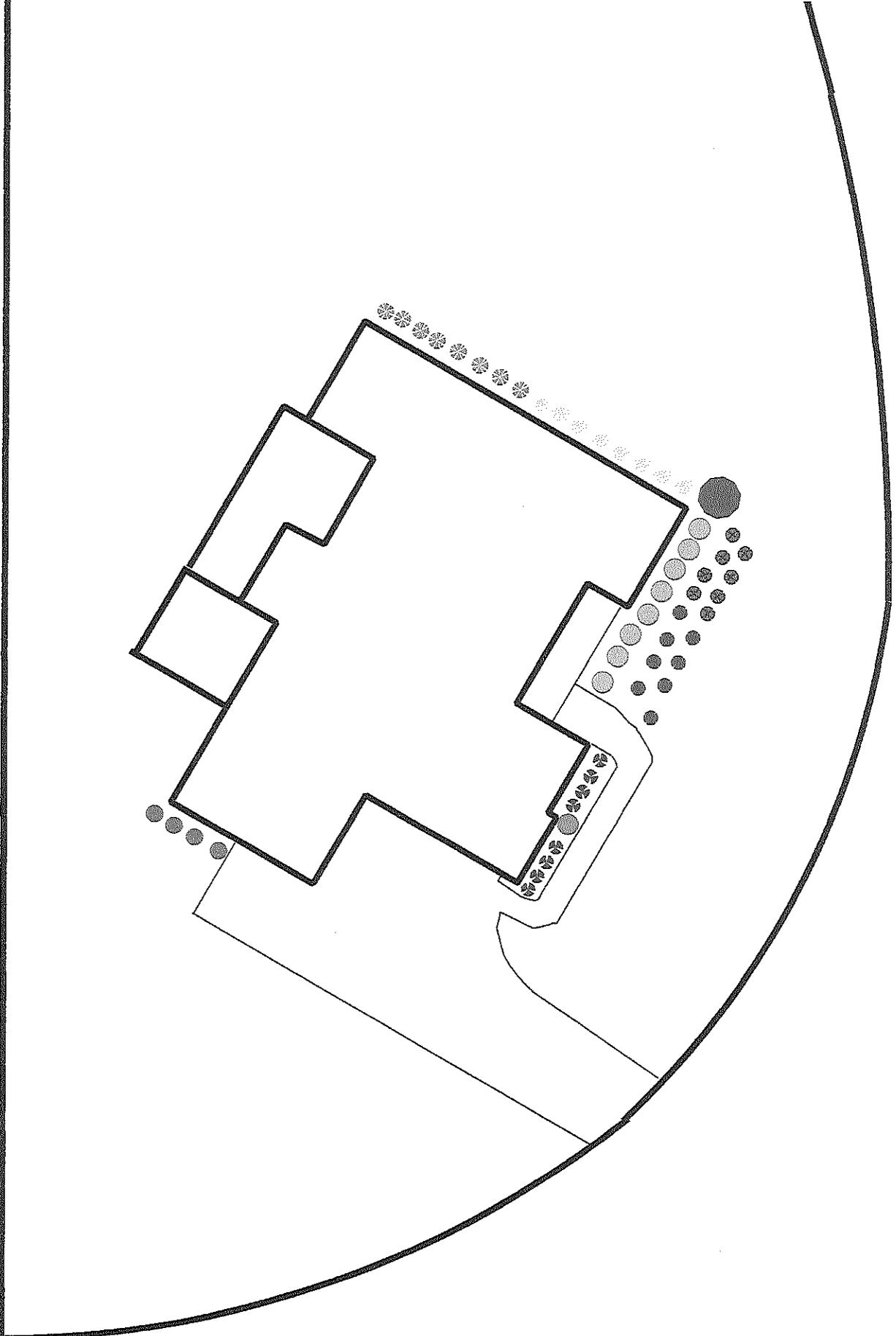
Four 6'-8' Cedars;

Seventeen 3-gallon evergreen shrubs (Wax Myrtle, Ligustrum, etc.)

Ten 3-gallon Knockout Roses

\*This Buffer will be installed on the plan indicated with the red/black line.





**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
C1	1°14'18"	527.50'	11.40'	5.70'	11.40'	S 61°18'56" E
C2	43°49'33"	164.50'	125.83'	66.17'	122.78'	S 38°47'05" E
C3	100°12'55"	20.00'	34.98'	23.93'	30.69'	S 33°14'32" W
C4	11°12'22"	977.50'	191.18'	95.90'	190.88'	S 88°57'40" W

**PLAN INFORMATION**

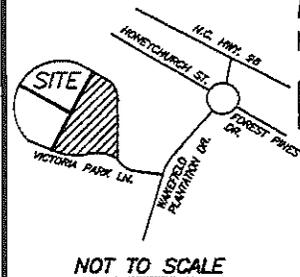
FOOTPRINT:	3,074 S.F.	TOTAL SQUARE FEET:	5,161 S.F.
CRAWL:	X	SLAB:	
MEAN HEIGHT: 22' 9 7/8" BY PLANS		STORIES: 2	
FACADE: BOARD & BATTEN / STONE			
IMPERVIOUS SURFACE AREA: 4,647 S.F.			

PROPOSED IMPERVIOUS SURFACES:  
 TOTAL LOT AREA=28,274 S.F.  
 HOUSE/PORCHES=3,753 S.F.  
 DRIVEWAYS/ETC.=894 S.F.  
 TOTAL IMPERVIOUS AREA=4,647 S.F.

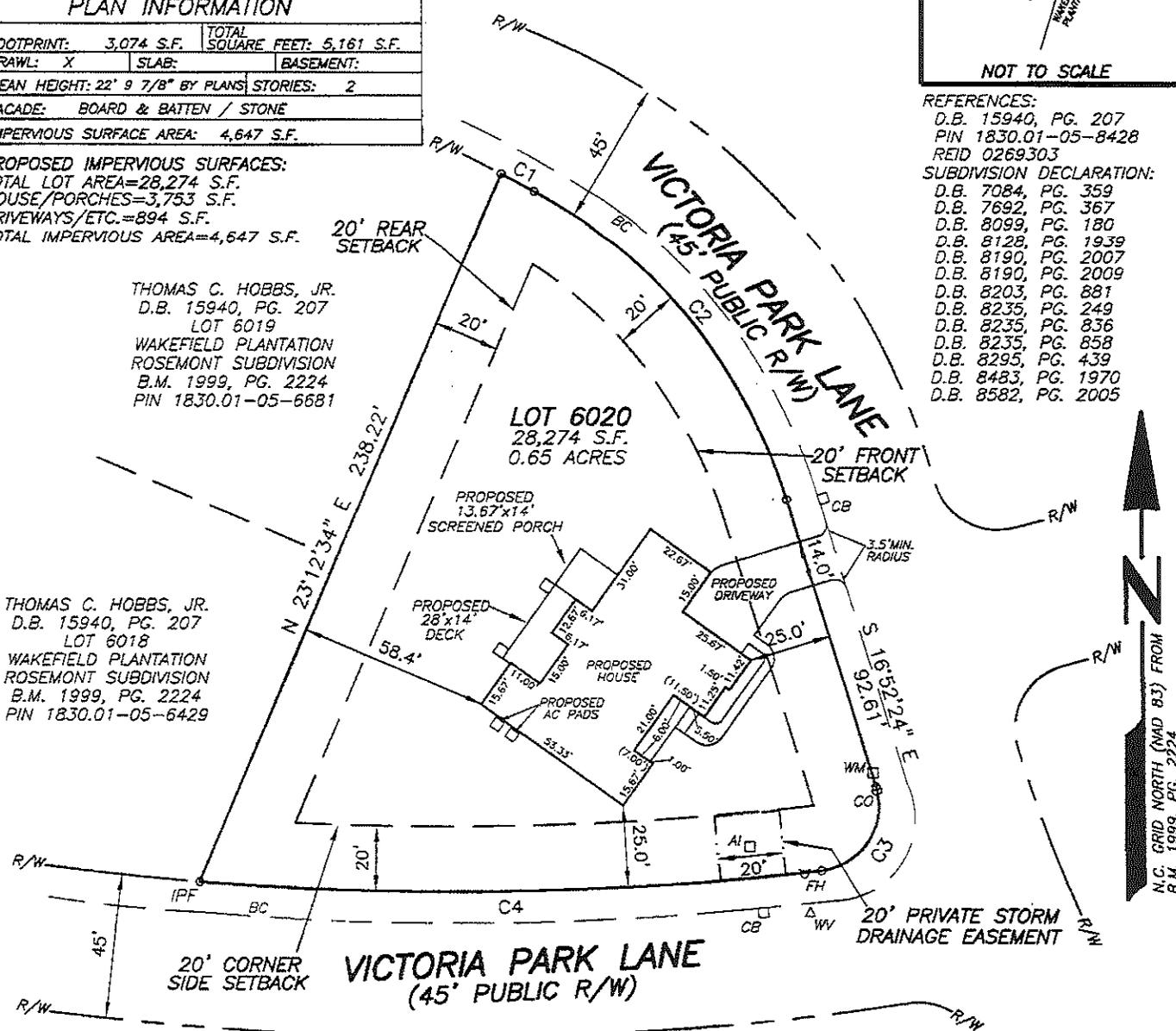
THOMAS C. HOBBS, JR.  
 D.B. 15940, PG. 207  
 LOT 6019  
 WAKEFIELD PLANTATION  
 ROSEMONT SUBDIVISION  
 B.M. 1999, PG. 2224  
 PIN 1830.01-05-6681

THOMAS C. HOBBS, JR.  
 D.B. 15940, PG. 207  
 LOT 6018  
 WAKEFIELD PLANTATION  
 ROSEMONT SUBDIVISION  
 B.M. 1999, PG. 2224  
 PIN 1830.01-05-6429

**VICINITY MAP**



- REFERENCES:  
 D.B. 15940, PG. 207  
 PIN 1830.01-05-8428  
 REID 0269303  
 SUBDIVISION DECLARATION:  
 D.B. 7084, PG. 359  
 D.B. 7692, PG. 367  
 D.B. 8099, PG. 180  
 D.B. 8128, PG. 1939  
 D.B. 8190, PG. 2007  
 D.B. 8190, PG. 2009  
 D.B. 8203, PG. 881  
 D.B. 8235, PG. 249  
 D.B. 8235, PG. 836  
 D.B. 8235, PG. 858  
 D.B. 8295, PG. 439  
 D.B. 8483, PG. 1970  
 D.B. 8582, PG. 2005



- NOTES:
- PROPERTY HAS NOT BEEN FIELD SURVEYED BY ROBINSON & PLANTE, P.C. INFORMATION TAKEN FROM B.M. 1999, PG. 2224 UNLESS OTHERWISE NOTED. FOR BUILDING PERMIT ONLY.
  - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
  - FIRE HYDRANT NOTE: AS PER THE CITY OF RALEIGH REQUIREMENTS ON PUBLIC R/W, FIRE HYDRANTS ARE PLACED SO AS THE BACK EDGE OF THE HYDRANT IS AT OR ON THE R/W LINE. IN ORDER TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, A 2'x2' EASEMENT IS HEREBY DEDICATED CENTERED ON THE LOCATION OF THE FIRE HYDRANT AND BEING PERPENDICULAR AND PARALLEL TO THE R/W LINE. THIS SHALL APPLY TO ALL FIRE HYDRANTS WHICH ARE PLACED WITHIN 2' OF THE R/W LINE.
  - ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
  - MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREET SHALL BE AT LEAST 20 FEET FROM POINT OF TANGENCY.

- LEGEND**
- (IPF)—IRON PIPE FOUND
  - (BC)—BACK OF CURB
  - (CO)—CLEAN OUT
  - (WM)—WATER METER
  - (AI)—AREA INLET
  - (WV)—WATER VALVE
  - (FH)—FIRE HYDRANT
  - (CB)—CATCH BASIN

- SETBACKS**
- FRONT YARD—20' (10' MIN.)
  - AGGREGATE FRONT AND REAR—40'
  - SIDE YARD—5'
  - AGGREGATE SIDE YARD—15'
  - CORNER LOT SIDE YARD—20' (10' MIN.)
  - REAR YARD—20'

**PRELIMINARY PLOT PLAN FOR MANGRUM BUILDERS**



GRAPHIC SCALE FILE: WPRL06020PP

LOT 6020 WAKEFIELD PLANTATION  
 ROSEMONT SUBDIVISION  
 2424 VICTORIA PARK LANE  
 WAKE COUNTY  
 RALEIGH, N.C. 27614  
 REFERENCE: BOOK OF MAPS 1999 PAGE 2224

THE ELIZABETH  
 DATED: 2-23-15  
 REVISED: 3-3-15  
 GARAGE RIGHT SIDE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN \_\_\_\_\_; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000).  
 THIS 20th DAY OF AUGUST, 2015.  
  
 PROFESSIONAL LAND SURVEYOR L-4433



**ROBINSON & PLANTE PC**  
 LAND SURVEYING  
 C-2687  
 1240 SE MAYNARD ROAD  
 SUITE 203  
 CARY, N.C. 27511  
 PHONE (919) 481-1245  
 FAX (919) 481-1213

DATE: 8-20-15 SCALE: 1"=50'