



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-95-15

Property Address: 4617 Old Village Road

Property Owner: Thomas and Bethany Georgoulis

Project Contact: Thomas and Bethany Georgoulis

Nature of Case: A request a 4' rear yard setback variance pursuant to section 2.2.1 of the Unified Development Ordinance to allow for a rear-facing addition to the existing detached house resulting in a 26' rear yard setback on a .26 acre property zoned Residential-4.

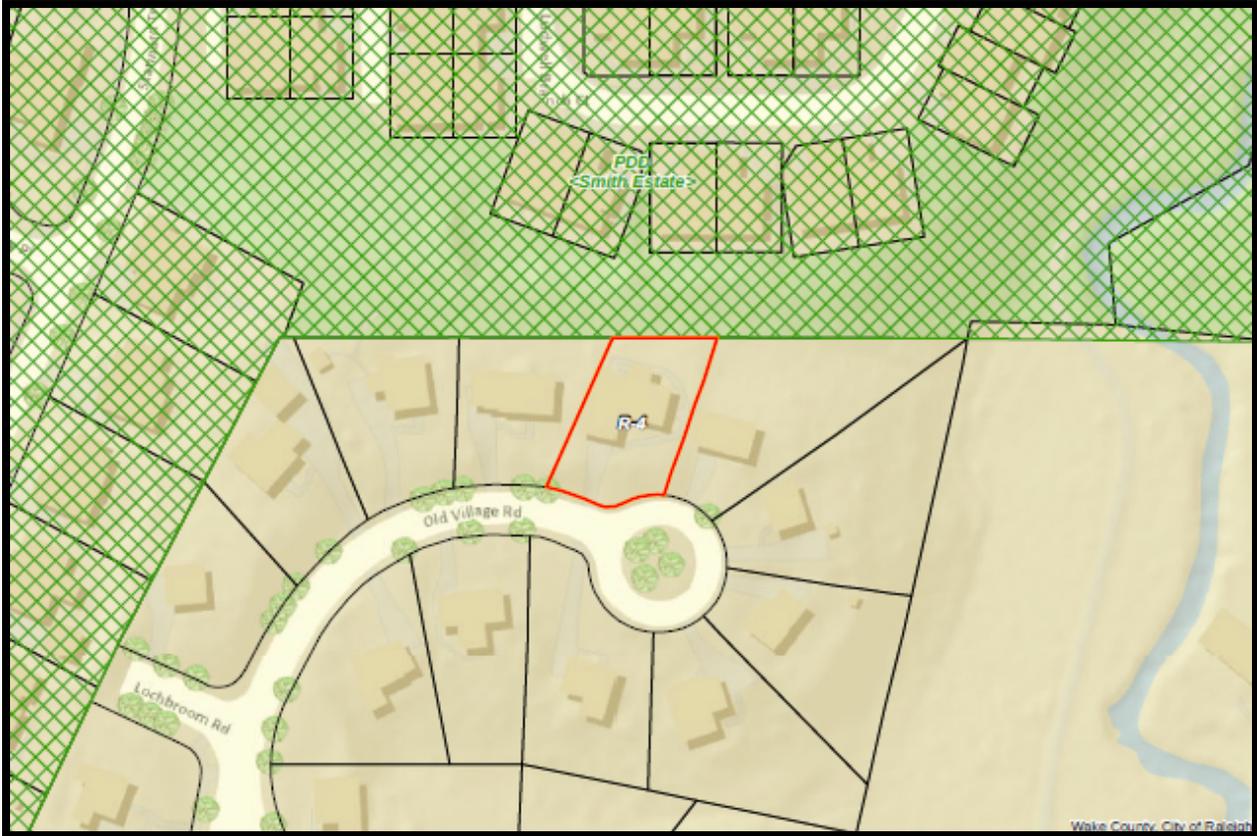


4617 Old Village Road – Location Map

To BOA: 11-9-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-4



4617 Old Village Road – 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.

Applicant Response: Testimony to be provided at the hearing.

- 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.**

Applicant Response: Testimony to be provided at the hearing.

- 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.**

Applicant Response: Testimony to be provided at the hearing.

- 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.**

Applicant Response: Testimony to be provided at the hearing.

Setback Standards: The subject property is zoned Residential-4

Yard Type	Minimum Setback
Primary Street	20'
Side Street	15'
Side lot line	10'
Sum of sides	20'
Rear	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.) Owners are requesting a 4'-0" variance for the 30'-0" minimum rear setback to allow for an addition and accommodate the existing screen porch.		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 4617 Old Village Rd	Date 10/5/2015	
Property PIN 0796924656	Current Zoning R-4	
Nearest Intersection North Hills Dr + Old Village Rd	Property size (in acres) .26 acres	
Property Owner GEORGOULIAS, THOMAS MICHAEL GEORGOULIAS, BETHANY ANGELA	Phone (919) 787-7280	Fax
	Email tomg@ipass.net + bethany@ipass.net	
Project Contact Person owners	Phone (919) 787-7280	Fax
	Email	
Property Owner Signature <i>Thomas M. Georgoulis</i>	Email tomg@ipass.net + bethany@ipass.net	
Notary Sworn and subscribed before me this <u>5th</u> day of <u>October</u> , 20 <u>15</u>	Notary Signature and Seal 	

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 **0111358** PIN # **0796924656**

[Account Search](#)

Location Address Property Description
4617 OLD VILLAGE RD LO50 WOODBURY ESTS PT 2 BM1979-00203

[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 GEORGOULIAS, THOMAS MICHAEL GEORGOULIAS, BETHANY ANGELA (Use the Deeds link to view any additional owners)		Owner's Mailing Address 4617 OLD VILLAGE RD RALEIGH NC 27612-3931		Property Location Address 4617 OLD VILLAGE RD RALEIGH NC 27612-3931	
Administrative Data Old Map # 406-00000-0502 Map/Scale 0796 16 VCS 07RA082 City RALEIGH Fire District Township HOUSE CREEK Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .26 Permit Date Permit #		Transfer Information Deed Date 6/10/2005 Book & Page 11407 0149 Revenue Stamps 440.00 Pkg Sale Date 6/10/2005 Pkg Sale Price \$220,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,576		Assessed Value Land Value Assessed \$82,000 Bldg. Value Assessed \$166,607 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$248,607 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.

Real Estate ID **0111358**

PIN # **0796924656**

Account Search

Location Address
4617 OLD VILLAGE RD

Property Description
LO50 WOODBURY ESTS PT 2 BM1979-00203

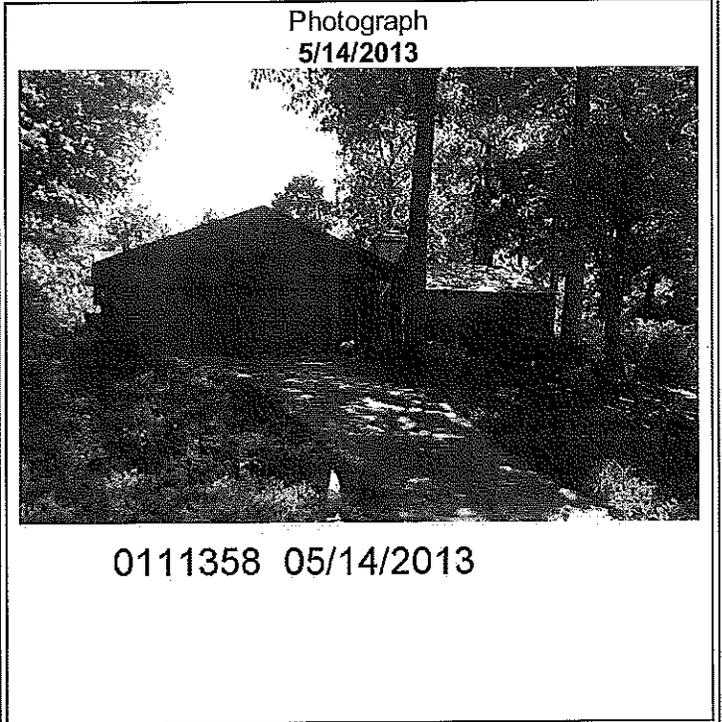
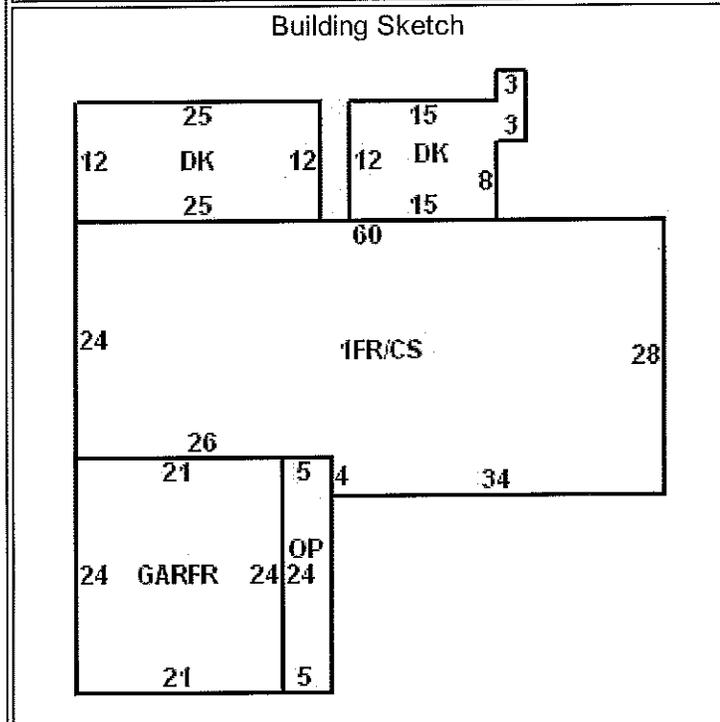
[Pin/Parcel History](#) [Search Results](#) [New Search](#)



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

Building Location Address 4617 OLD VILLAGE RD		Building Description 07RA082		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1981	Eff Year	1981
Units	1	Addns		Remod	
Heated Area	1,576	Int. Adjust.			
Story Height	1 Story	Other Features	One Fireplace		
Style	Ranch				
Basement	Crawl Space				
Exterior	Frame				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	2 BATH				
				Base Bldg Value	\$150,775
				Grade	B+10 130%
				Cond %	A 85%
				Market Adj.	
				Market Adj.	
				Accrued %	85%
				Incomplete Code	
				Card 01 Value	\$166,607
				All Other Cards	
				Land Value Assessed	\$82,000
				Total Value Assessed	\$248,607

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1	FR/CS	1576							
A		OP	120							
B		GARFR	504							
C		DK	201							
D		DK	300							
E										
F										
G										
H										



Property Line

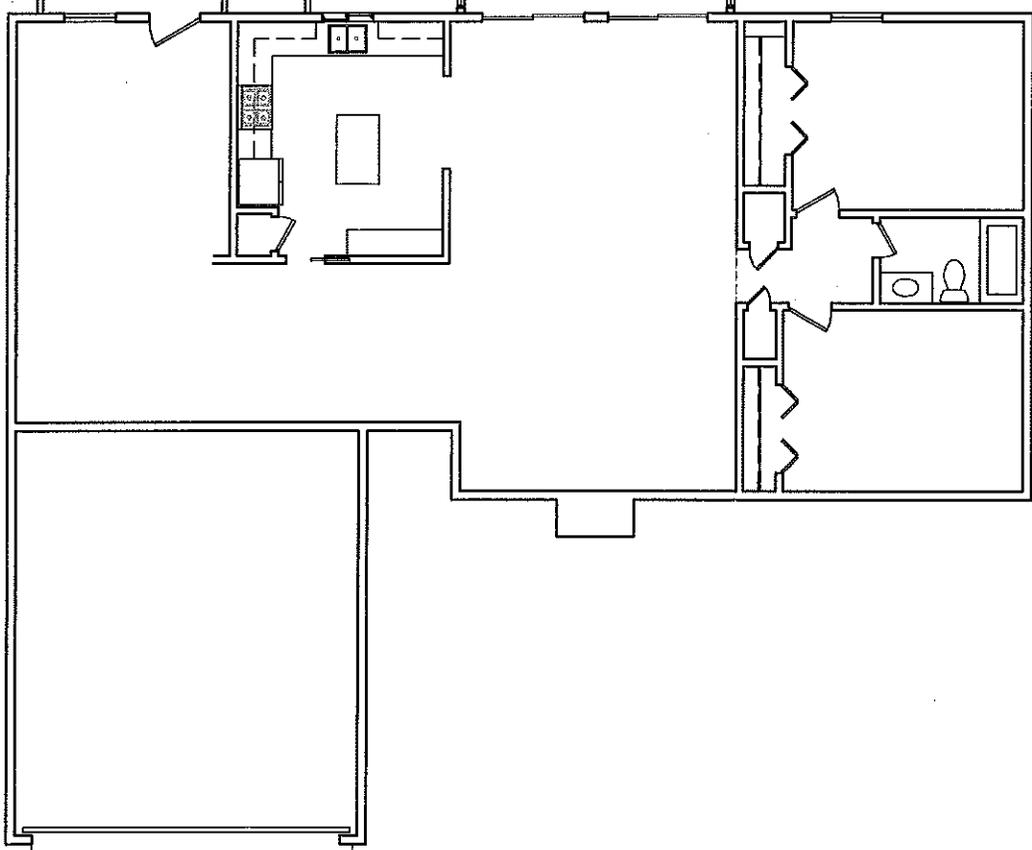
30'-0" Min Setback

10'-0" Min Setback

10'-0" Min Setback

Existing Deck

Existing Screen Porch

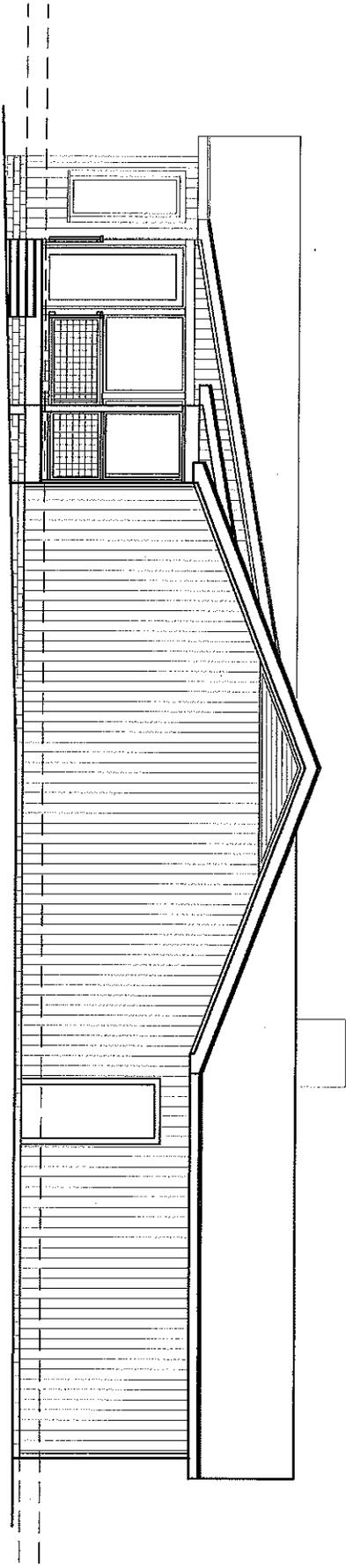


4617 Old Village Rd - Existing Plan
Scale - 3/32" = 1'-0"



PELL ST studio
 Architect
 Ashley Henkel Monda
 306 Polk Street
 Raleigh, NC 27604
 919.899.0970



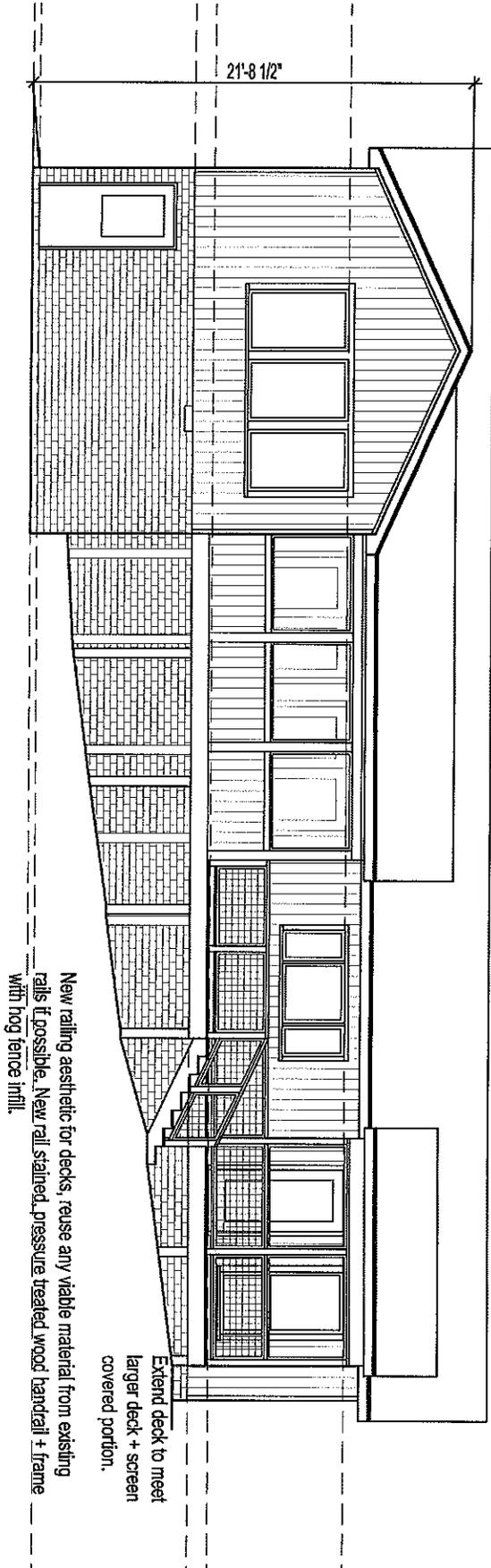


PELL ST studio

Architect:
Ashley Hendrickson
308 Park Street
Raleigh, NC 27604
919.852.1070



4617 Old Village Rd - New Driveway Side Elevation
Scale - 1/8" = 1'-0"



New railing aesthetic for decks, reuse any viable material from existing rails if possible. New rail stained, pressure treated wood handrail + frame with hog fence infill.

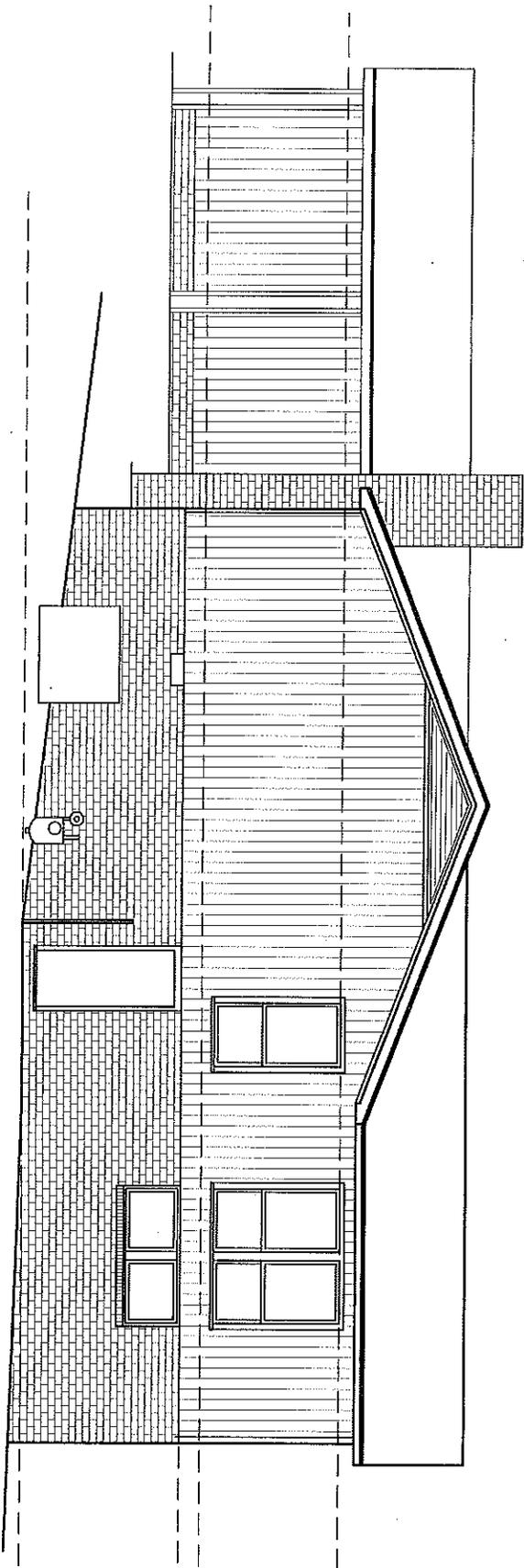
Extend deck to meet larger deck + screen covered portion.

PELL ST studio

Architect
Ashley / Patrick Marks
3108 Pell Street
Raleigh, NC 27604
919.896.0970



4617 Old Village Rd - New Rear Elevation
Scale - 1/8" = 1'-0"



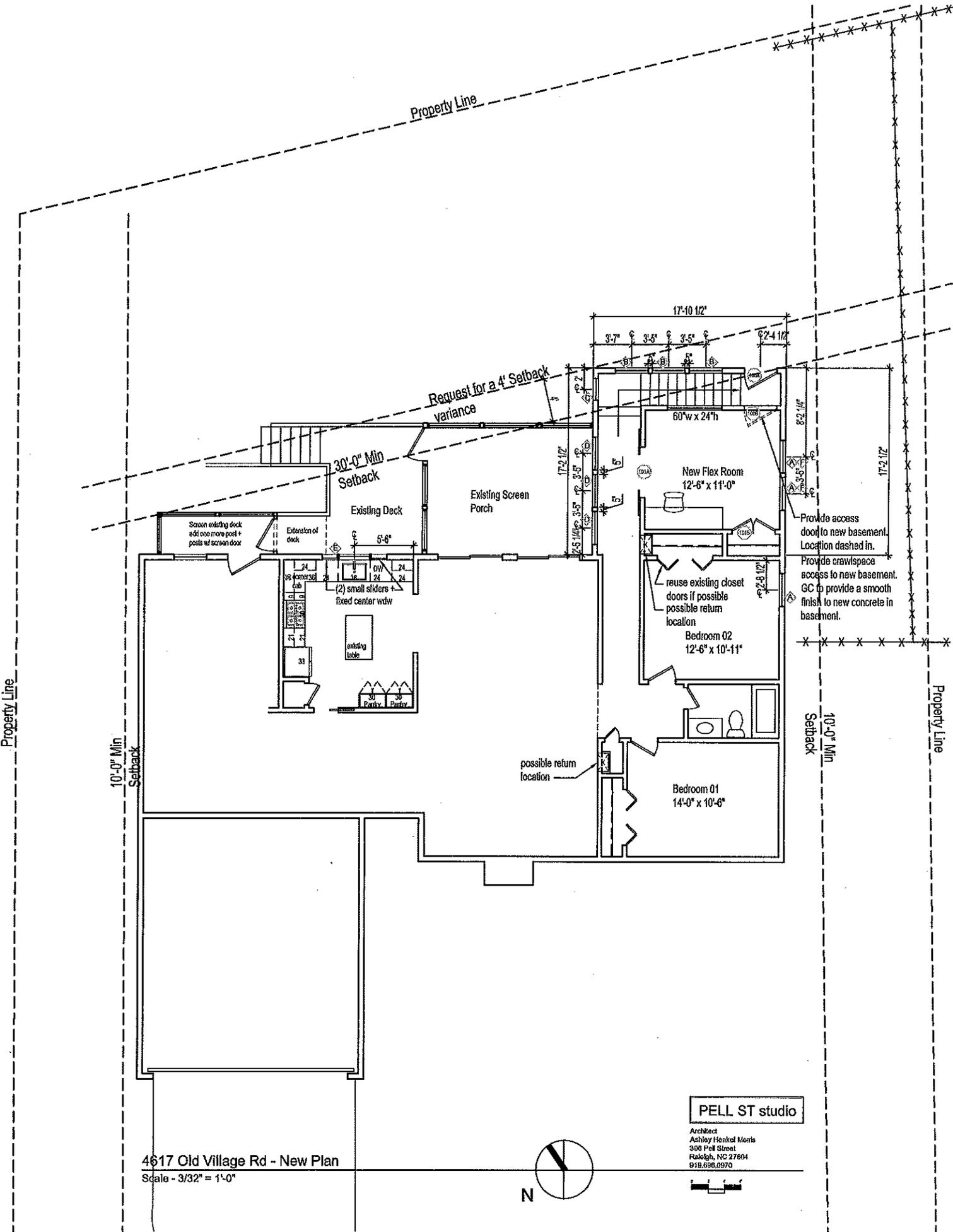
4617 Old Village Rd - New Side Elevation
Scale - 1/8" = 1'-0"



PELL ST studio

Architect
Arlene H. Pell
308 Pall Street
Raleigh, NC 27604
919.886.0371





4617 Old Village Rd - New Plan
 Scale - 3/32" = 1'-0"



PELL ST studio

Architect
 Ashley Hontel Morris
 300 Fell Street
 Raleigh, NC 27604
 919.696.0970



N/F
R. A. SMITH

B.O.M. 1979-203

S 89° 51' 41" E
85.58'

Fence ties encroach
from Lot 51

(50)
0.255 Ac.

(51)

(49)

N 13° 34' 28" E
125.87'

I - S - Frame

128.39'
S 12° 18' 35" W

Conc.
44.6'

311.19'

38.52'
R = 55.00'

R = 206.50'

21.79'
R = 25.00'

OLD VILLAGE ROAD

40' R/W

Reference: Lot 50
Sec. Pt. 2 Blk. Ph.
WOODBURY ESTATES
Map Bk. 1979 Pg. 203
Map Bk. Pg.
Deed Bk. Pg.

This property ~~is~~ (is not) in a SPECIAL FLOOD HAZARD AREA as determined by the Federal Emergency Management Agency.



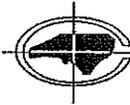
I, Lorry I. Chasok, certify that this map is correct and that the buildings lie wholly on the lot and there were no other visible encroachments or road widths to my knowledge, other than those shown.

Lorry I. Chasok
Registered Land Surveyor
LI369

Property Of
NORMAN H. "ROCKY" LANE
JANET F. LANE
JAMES DALY
LYNN DALY

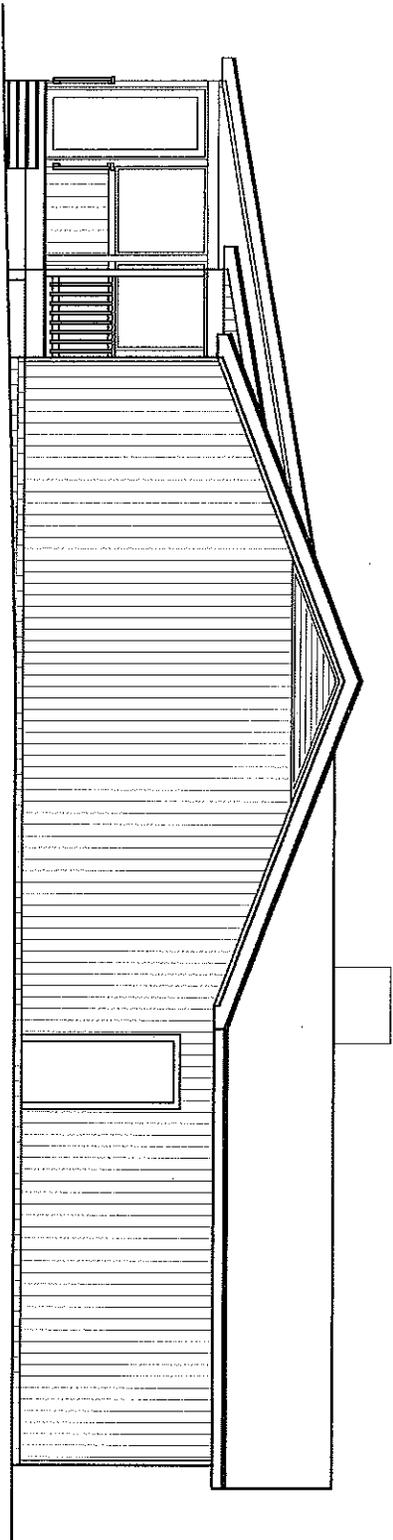
4617 OLD VILLAGE ROAD RALEIGH, N.C.

Date: 01-15-96
Scale: 1"=20'
File: 8603



Lorry I. Chasok, Registered Land Surveyor
705 West North Street
Raleigh, North Carolina, 27603
(919) 834-9855

Map Area of Study

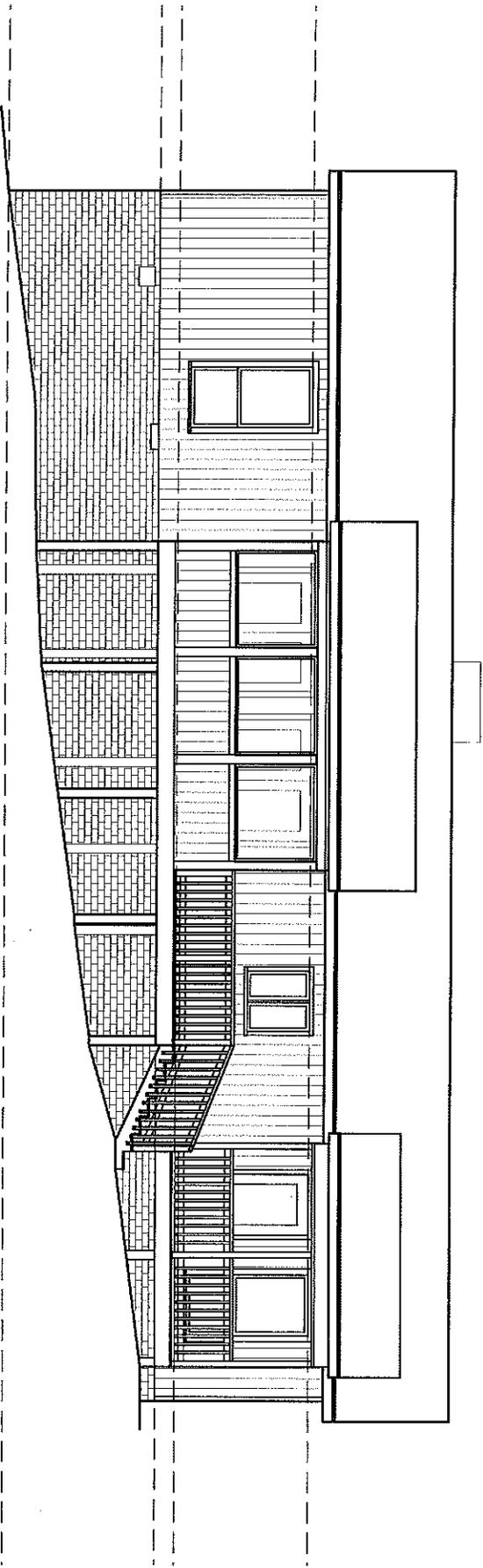


4617 Old Village Rd - Existing Driveway Side Elevation
Scale - 1/8" = 1'-0"



Architect
PELL ST studio
306 E. 4th Street
Raleigh, NC 27604
919.859.0870

PELL ST studio

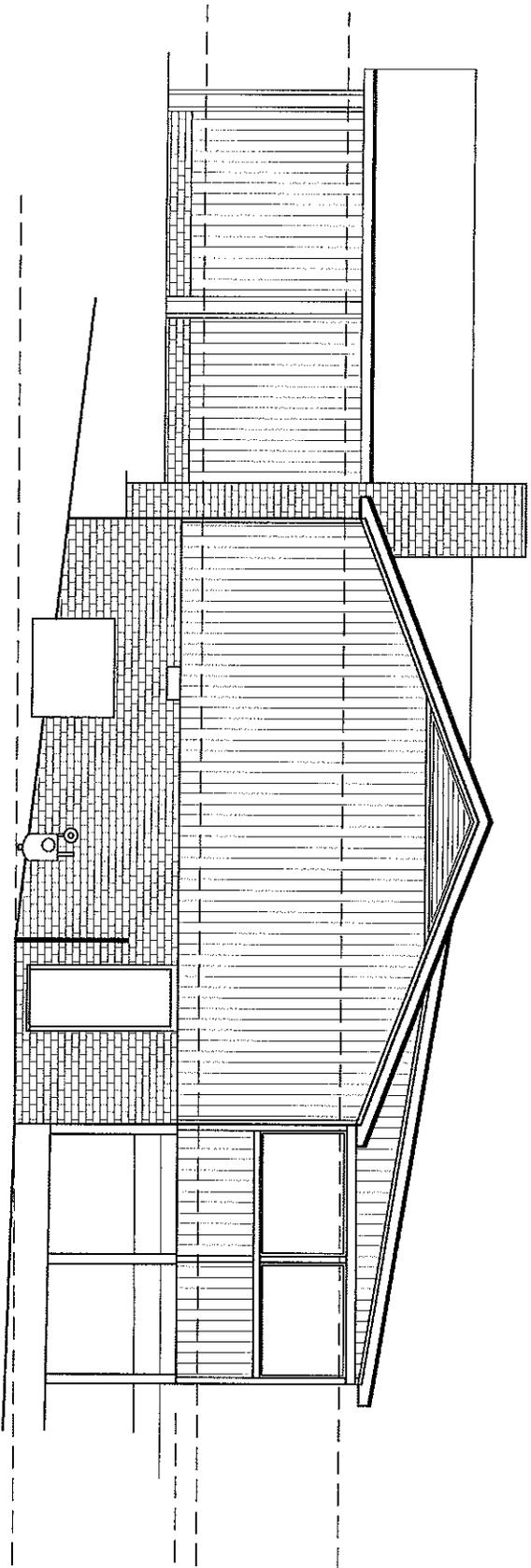


4617 Old Village Rd - Existing Rear Elevation
Scale - 1/8" = 1'-0"



Architect:
Aubrey Federal Works
3000 Park Road
Raleigh, NC 27704
919.688.0570

PELL ST studio



4617 Old Village Rd - Existing Side Elevation
Scale - 1/8" = 1'-0"



PELL ST studio

Architect
Ashley Hamed Morris
306 Fall Street
Raleigh, NC 27604
773.853.8770