



# Board of Adjustment Case Report

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

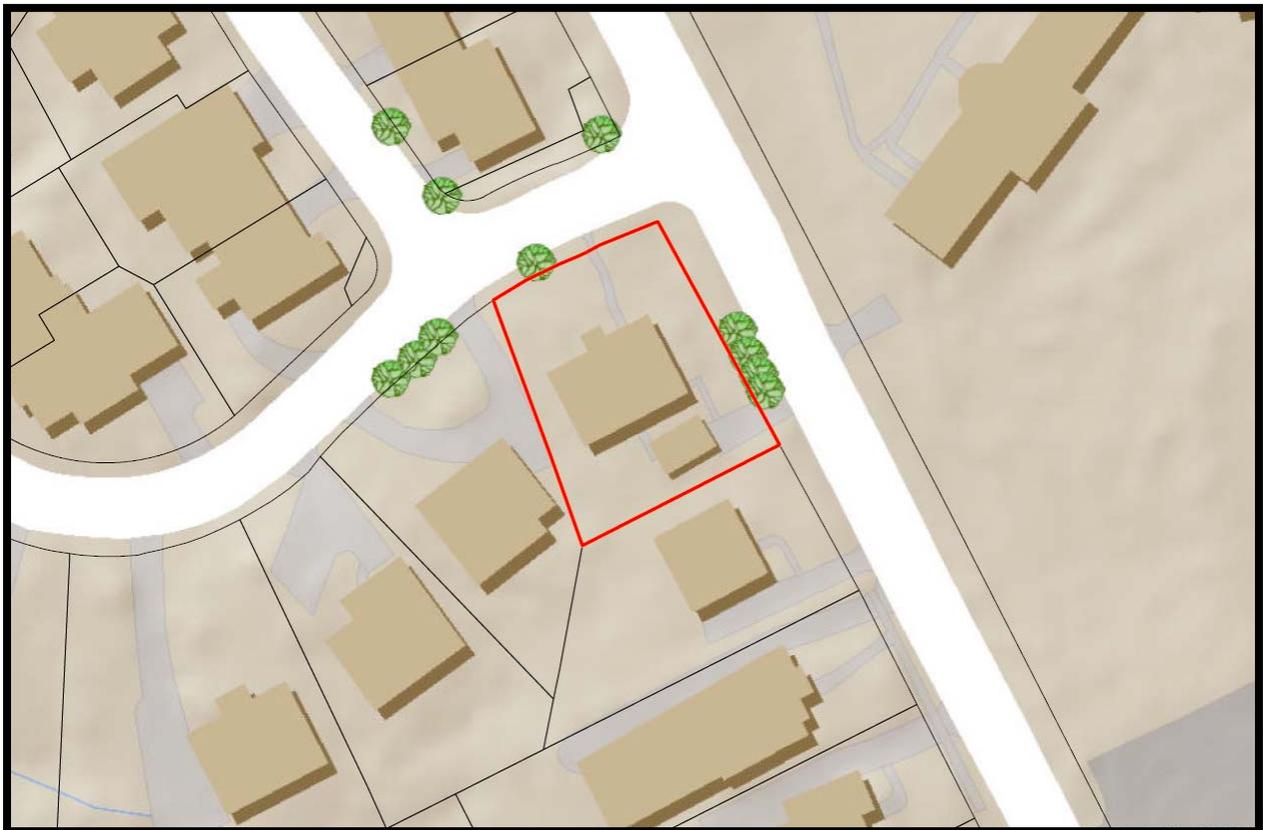
**Case File:** A-103-15

**Property Address:** 2201 Oxford Hills Drive

**Property Owner:** William and Kelly Valdespino

**Project Contact:** William Madison

**Nature of Case:** A request for an 8.8' rear yard setback variance pursuant to section 2.2.1 of the Unified Development Ordinance to allow for the connection of an existing detached accessory structure to the existing dwelling which results in an 11.2' rear yard setback for what becomes part of the primary structure on a .20 acre property zoned Residential-10.



**2201 Oxford Hills Drive – Location Map**

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To BOA: 12-14-15

Staff Coordinator: Eric S. Hodge, AICP

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ZONING  
DISTRICTS: Residential-10



### 2201 Oxford Hills Drive – 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-10

<b>Yard Type</b>	<b>Minimum Setback</b>
Front Yard	10'
Side Street	10'
Side	5'
Sum of Side Setbacks	10'
Rear	20'
Accessory Structure: Side	5'
Accessory Structure: Rear	5'
Accessory Structure: Primary Street:	50'
Accessory Structure: Side Street:	20'
Accessory Structure Setback from all other structures on the lot:	10'



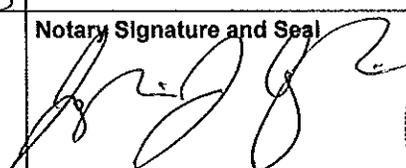


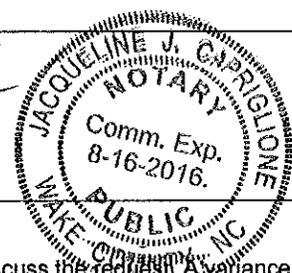
# Planning & Development

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.) ATTACH THE EXISTING GARAGE TO THE HOUSE WITH A NEW LAUNDRY & MUDROOM WHICH RESULTS IN A PRIMARY SETBACK OF 11.2'		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		Date	
2201 OXFORD HILLS DRIVE RALEIGH NC 27608		10/20/2015	
Property PIN	Current Zoning		
1704696205	R-10		
Nearest Intersection		Property size (In acres)	
OXFORD HILLS @ CARROLL DR		.20 ACRES	
Property Owner		Phone	Fax
WILLIAM & KELLY VALDESPINO		919.349.0203	
		Email	
		BVALDESPINO@GUIDEWIRE.COM	
Project Contact Person		Phone	Fax
WILLIAM MADISON		919 422 6039	919 321 1033
		Email	
		MADISONRENOVATIONSNC@GMAIL.COM	
Property Owner Signature		Email	
			
Notary		Notary Signature and Seal	
Sworn and subscribed before me this <u>5<sup>th</sup></u> day of <u>November</u> , 20 <u>15</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.



[Home](#)

# Wake County Real Estate Data Account Summary

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

Real Estate ID **0156852** PIN # **1704696205**

[Account Search](#)

Location Address: **2201 OXFORD HILLS**  
Property Description: **LO2 OXFORD PARK PHII BM1986-1452**

[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>VALDESPINO, WILLIAM E &amp; KELLY F</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>2201 OXFORD HILLS DR</b> <b>RALEIGH NC 27608-1672</b>		<b>Property Location Address</b> <b>2201 OXFORD HILLS DR</b> <b>RALEIGH NC 27608-1672</b>	
<b>Administrative Data</b> Old Map # <b>F024-F0077-0065</b> Map/Scale <b>1704 07</b> VCS <b>01RA212</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-10</b> History ID 1 History ID 2 Acreage <b>.20</b> Permit Date <b>5/7/2002</b> Permit # <b>0000018935</b>		<b>Transfer Information</b> Deed Date <b>8/29/2003</b> Book & Page <b>10412 0098</b> Revenue Stamps <b>820.00</b> Pkg Sale Date <b>8/29/2003</b> Pkg Sale Price <b>\$410,000</b> Land Sale Date <b>5/25/1990</b> Land Sale Price <b>\$35,000</b>		<b>Assessed Value</b> Land Value Assessed <b>\$264,000</b> Bldg. Value Assessed <b>\$285,481</b> Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value <b>\$549,481</b> Assessed*	
		<b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>2,644</b>			

\*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 0156852

PIN # 1704696205

Account Search

Location Address  
2201 OXFORD HILLS DR

Property Description  
LO2 OXFORD PARK PHII BM1986-1452

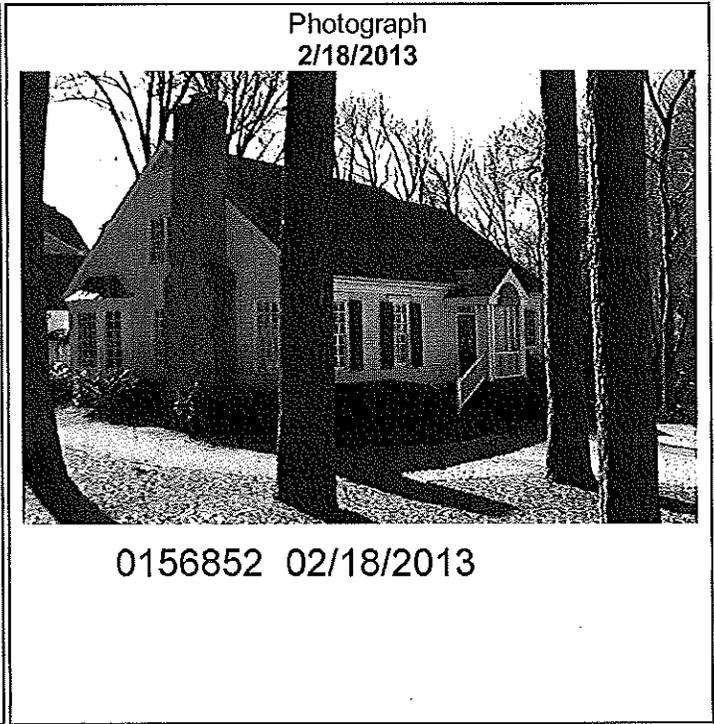
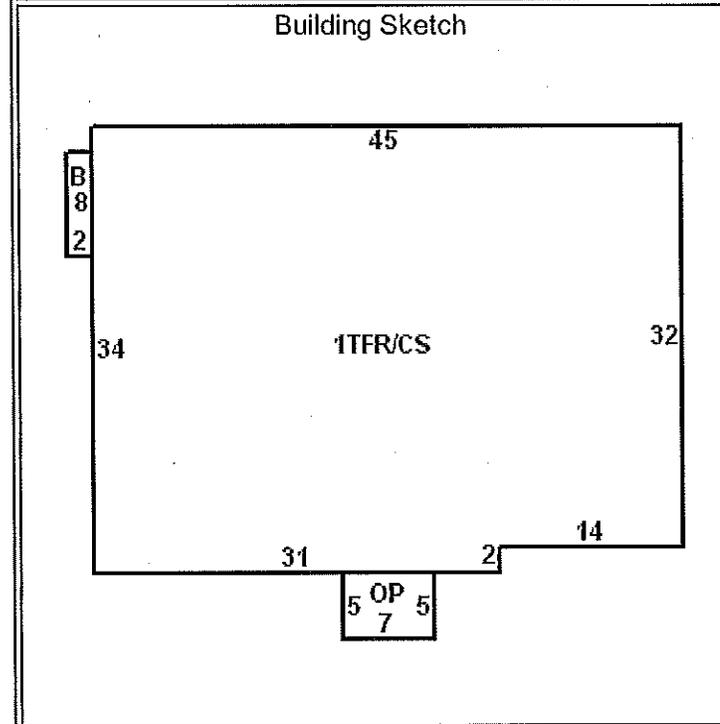
[Pin/Parcel History](#) [Search Results](#) [New Search](#)



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Building Location Address <b>2201 OXFORD HILLS DR</b>		Building Description <b>01RA212</b>	Card 01 Of 01
Bldg Type <b>01 Single Family</b>	Year Blt <b>1990</b>	Eff Year <b>1990</b>	Base Bldg Value <b>\$172,587</b>
Units <b>1</b>	Addns <b>2002</b>	Remod	Grade <b>A+10 158%</b>
Heated Area <b>2,644</b>	Int. Adjust.		Cond % <b>B 85%</b>
Story Height <b>1.75 Story</b>	Other Features <b>One Fireplace</b>		Market Adj. <b>F 120%</b>
Style <b>Conventional</b>			Accrued % <b>102%</b>
Basement <b>Crawl Space</b>			Incomplete Code
Exterior <b>Frame</b>			<b>Card 01 Value \$285,481</b>
Const Type			All Other Cards
Heating <b>Central</b>			Land Value Assessed <b>\$264,000</b>
Air Cond <b>Central</b>			Total Value Assessed <b>\$549,481</b>
Plumbing <b>Extra Fixtures</b>			

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1T	FR/CS	1502		22X15	SF GARFRMED	0278	1990 80		7340
A		OP	35							
B	1	SFR	16							
C										
D										
E										
F										
G										
H										

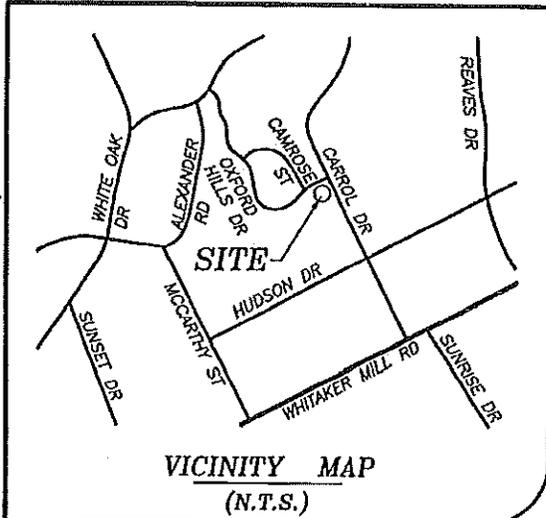


**FLOOD CERTIFICATION**

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY  
 ( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA  
 as determined by the Department of Housing and Urban  
 Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 0341 E  
 COMMUNITY # PANEL SUFFIX

*Jeffrey H. Davis, PLS*  
 PROFESSIONAL LAND SURVEYOR



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.40'	180.67'	13°45'53"
C2	21.92'	196.61'	6°23'18"

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	N69°36'46"E
L2	4.67'	N63°13'10"E

**LEGEND**

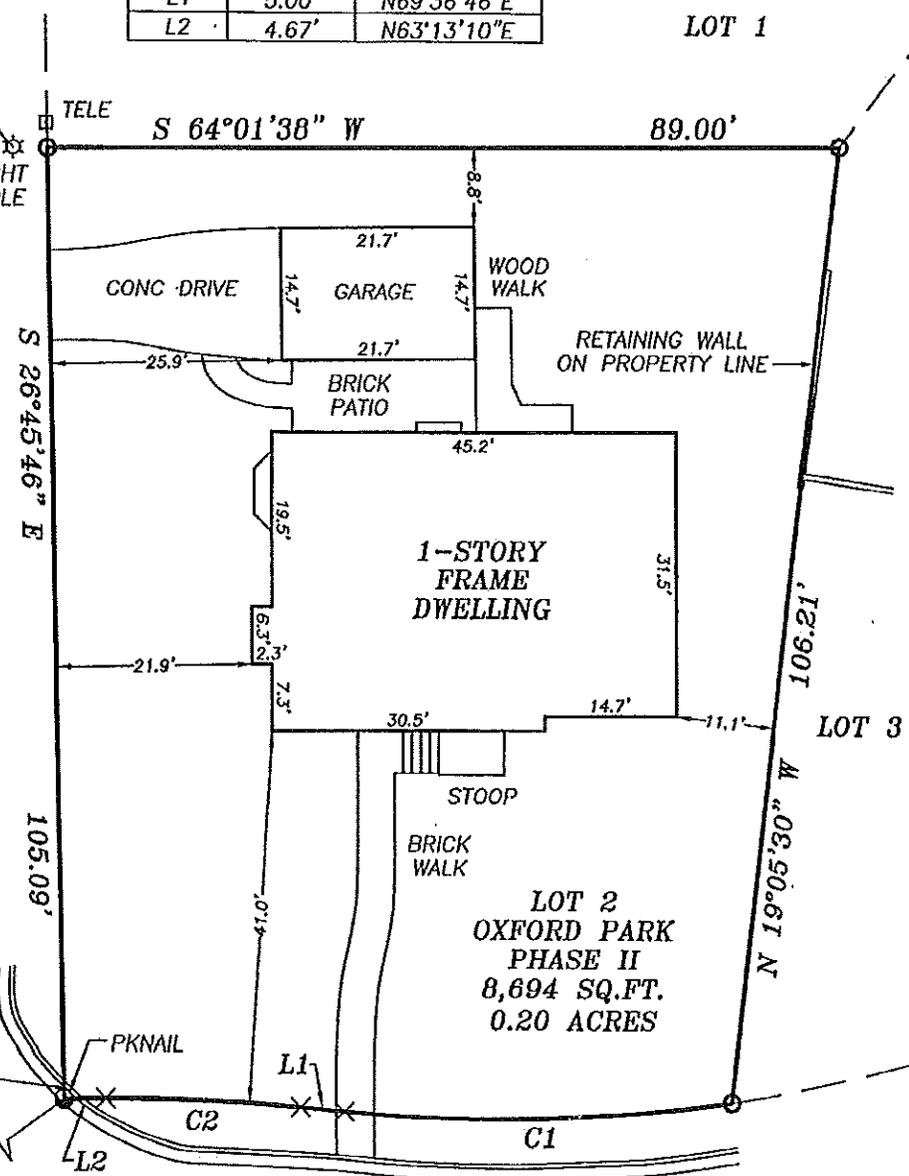
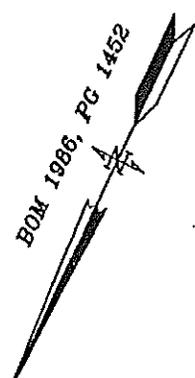
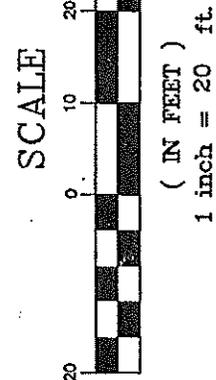
- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER
- OVERHEAD UTILITY

NOTE:  
 THIS PROPERTY DOES NOT LIE WITHIN  
 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL  
 OR PARCELS OF LAND.

ALL CREEKS, EASEMENTS, BUFFERS,  
 FLOOD LIMITS & SETBACKS TAKEN  
 FROM BOM 1986, PG 1452.

CARROL DRIVE  
 (50' R/W)



N 28°14'00" E 30.52'  
 TIE TO THE CENTERLINE  
 INTERSECTION OF CARROL  
 DRIVE & OXFORD HILLS DRIVE

**OXFORD HILLS DRIVE (35' R/W)**

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;  
 and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed  
 are shown as broken lines plotted from information found in Book           ; Page           ; that this map was prepared in  
 accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this

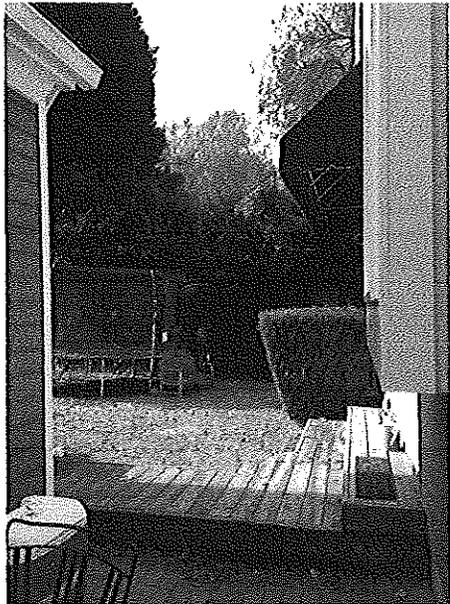
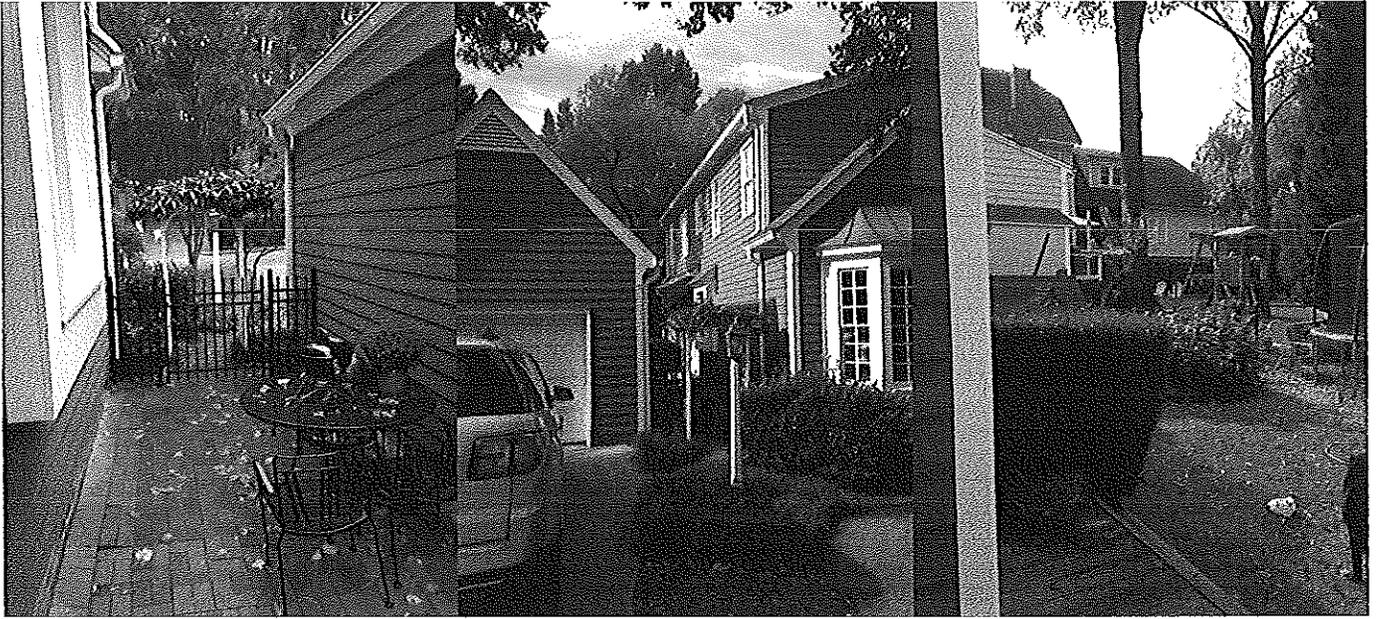


**Explanation/Justification for remodel**  
**2201 Oxford Hills Dr.**  
**Raleigh, NC 27608**

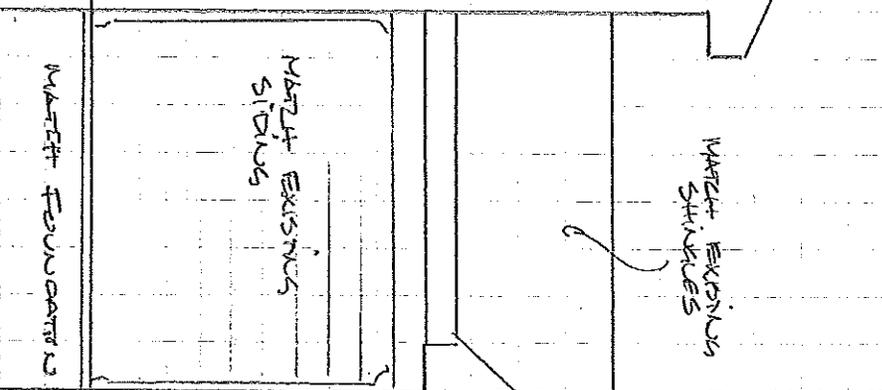
We have lived at 2201 Oxford Hills Dr. in Raleigh for 12 years. When we moved here in 2003, we had an infant and 4 year old child. Since then, we have had a third child. Today, all are in school with one in elementary, one in middle and our oldest in high school. Each is involved in school and community activities which results in an accumulation of not only books, backpacks and supplies, but also athletic gear, equipment and lots of dirty shoes and clothes. For these reasons, we would like to add on a small mudroom/laundry room by connecting the currently detached garage to the house, and remodel the kitchen to accommodate our larger family. Specific items to consider are:

- Additional storage necessity for school supplies, books, crafts, athletic equipment and clothing
- From a cleanliness aspect, dirty shoes and sweaty clothes are accumulating around back door and into kitchen and living areas
- Additional laundry needs means clothes, basket, detergent and racks spilling out of the laundry room into living area
- Door to laundry room cannot close due to accumulation of items and washer/dryer
- Pantry is too small for family of five and food/drinks spilling out into living area
- Dog kennel stored in dining room
- Expanded kitchen needed in order to cook for family of five and have place to eat together
- Access to mudroom/house from garage required which is currently detached. When severe weather occurs, it is wet, slippery and dangerous as family enters house from garage





EXISTING  
HOUSE



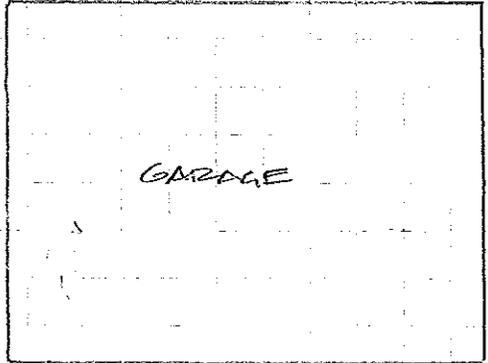
EXISTING  
STRUKES

EXISTING  
SIDING

EXISTING  
FOUNDATIONS

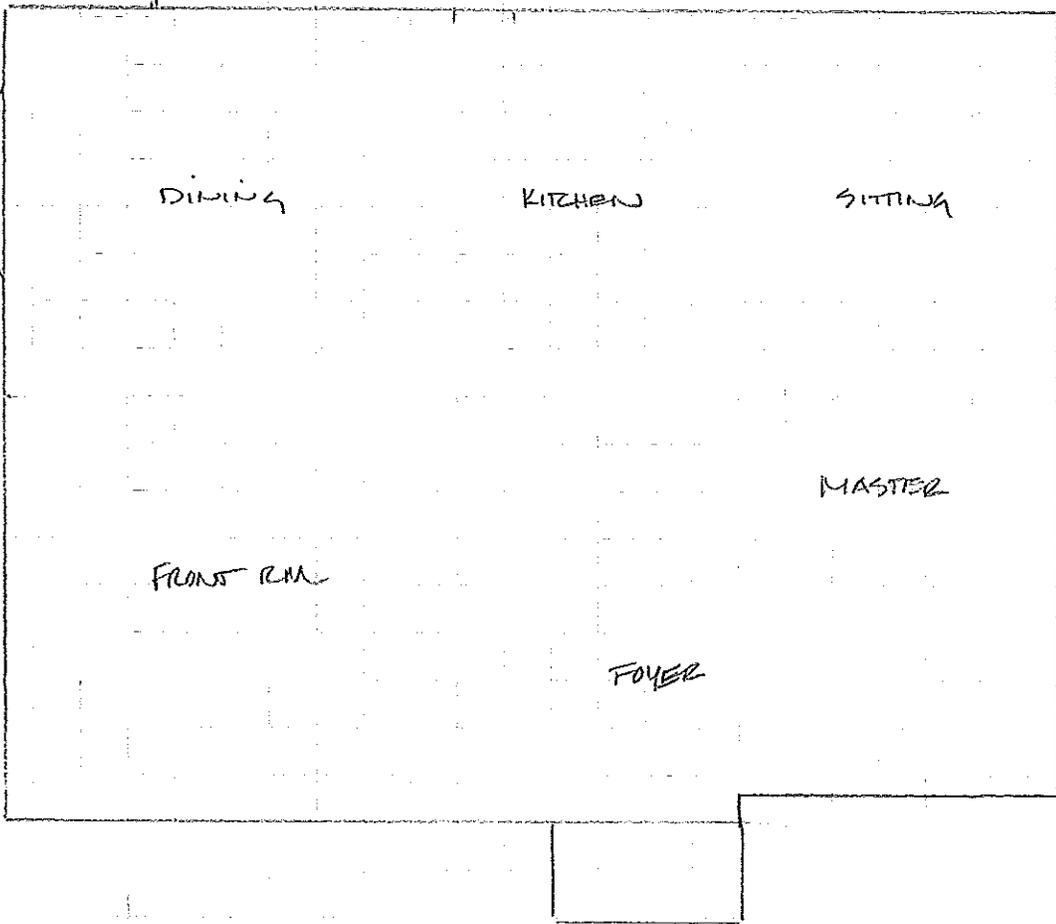
EXISTING  
GARAGE

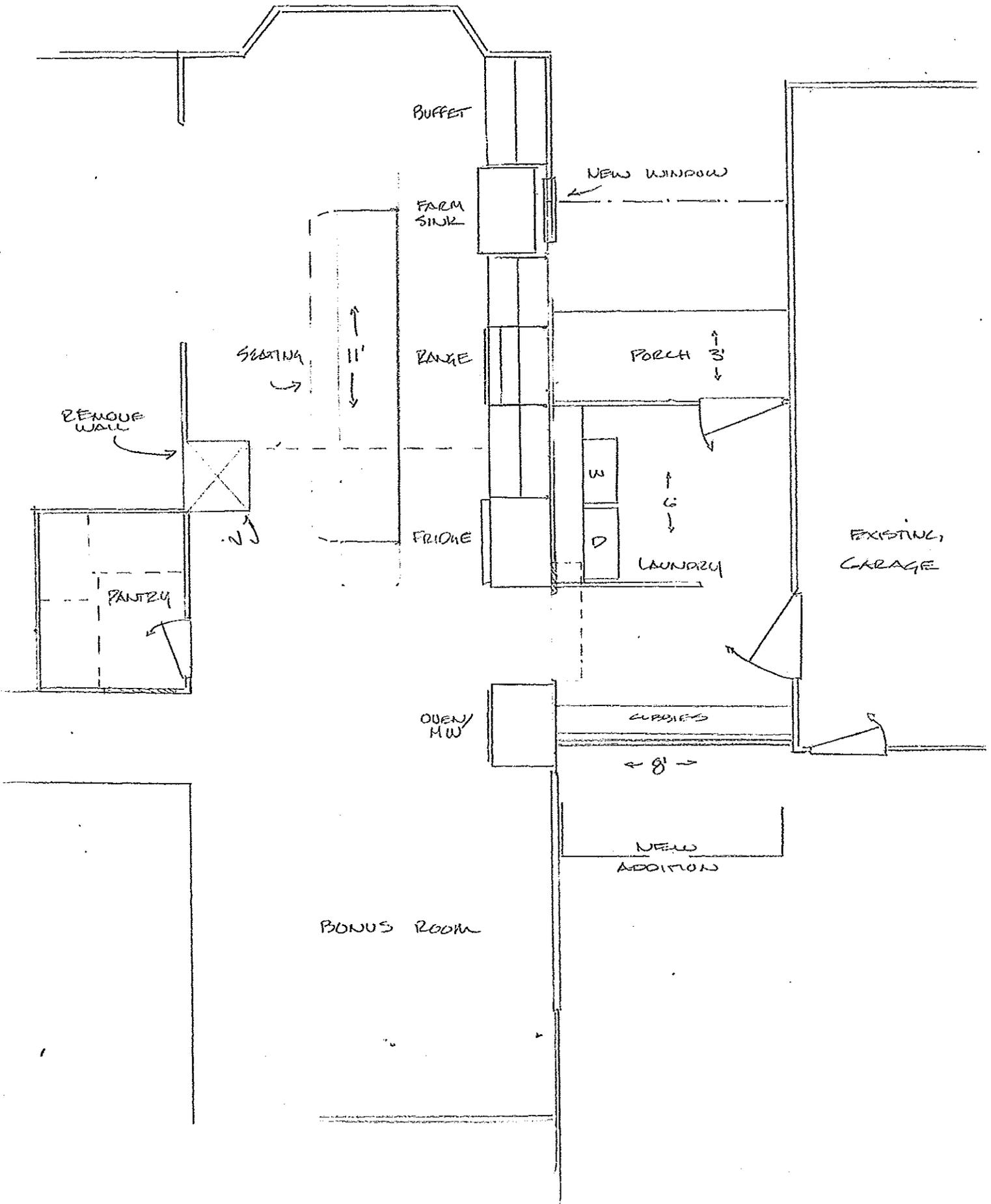
COURTYARD  
ELEVATION



YARD

FENCE





STREET  
VIEW

EXISTING GARAGE

REMOVE EXISTING  
SILLINGS

POUCH STEPS

SIDE TO WATER

EXISTING HOUSE

