



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-4-16

Property Address: 704 Florence Street

Property Owner: Michael Greenspan

Project Contact: Rick Miller-Haraway, Director of Catholic Charities, Raleigh Regional Office

Nature of Case: Special Use Permit for a Boardinghouse on a .15 acre property Zoned Residential-10 and Historic Overlay District-General pursuant to section 6.2.2.B of the Unified Development Ordinance.



704 Florence Street – Location Map

ADDITIONAL NOTES:

Case A-5-16, pending on this agenda, is a variance request seeking a reduction in required off street parking spaces. This 3 bedroom home, if approved for a Boardinghouse would require 5 off-street parking spaces. The variance request is for a 3 space reduction in the amount of off-street parking required for this use.

PREVIOUS VARIANCES:

None

To BOA: 11-9-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS:

Residential-10 and Historic Overlay District-General



704 Florence Street – Zoning Map

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

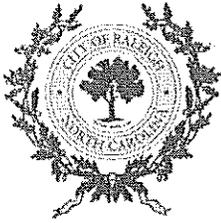
USE STANDARDS: Article 6.2.2.B. Boardinghouse

1. Defined

A facility that contains individual rooms without cooking facilities that are rented to the general public to more than 4 unrelated persons. Includes rooming house, lodging house and tourist home.

2. Use Standards

- a. The facility was constructed originally as a detached house.
- b. The total number of individuals occupying a boardinghouse is limited to 6.
- c. In a Residential District, there is no exterior advertising except 1 unlit announcement sign not to exceed 2 square feet in area.
- d. No boardinghouse can be located within 1,200 feet of another boardinghouse (determined by a straight line from property line to property line). **Staff note: There are no registered boardinghouses within 1,200 feet of this property.**



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

Special Use Permit Application

		OFFICE USE ONLY
Nature of request (Submit addendum on separate sheet, if more space is needed.) The owner of the house 704 Florence St. is requesting that the house be classified as a boarding house by the city of Raleigh. This status change is being requested in order to continue to provide housing and support to the Jesuit Volunteers who live in the house and who are contributing to Raleigh non-profits and the greater Raleigh community. Four Raleigh non-profits (Legal Aid, Catholic Charities, Triangle Family Services, and the Green Chair Project) have partnered with the volunteer organization of Jesuit Volunteer Corps (JVC). These agencies presently have 5 volunteers working in these agencies this year. Previously, volunteers have served in many other agencies including Urban Ministries, PLM Families Together, the Alliance of AIDS Services Carolina and more. Please see the attached document for a full explanation.		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 special use permit request, provide the case number.		

GENERAL INFORMATION		
Property Address	704 Florence St.; Raleigh, NC 27603-2108	Date 12/08/15
Property PIN	1703366048	Current Zoning Res 10 AC
Nearest Intersection	Florence St. & Dorothea Dr.	Property size (in acres) .15
Property Owner Michael Greenspan	Phone 919-624-1513	Fax
	Email napsneerg@aol.com	
Project Contact Person Rick Miller-Haraway Director of Catholic Charities Raleigh Regional Office	Phone 919-539-9024	Fax 919-790-8836
	Email rick.miller-haraway@raldioc.org	
Property Owner Signature	<i>Michael Greenspan</i>	Email napsneerg@aol.com
Notary	Sworn and subscribed before me this <u>10th</u> day of <u>December</u> , 20 <u>15</u>	Notary Signature and Seal <i>Alba Form</i>

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

Explanation of the Nature of the Request for a Special Use Permit and a Variance Application
related to 704 Florence St.

The owner of the house 704 Florence St. is requesting that the house be classified as a boarding house by the city of Raleigh. The owner is also requesting a Variance for the parking requirements for a boarding house.

This status change is being requested in order to continue to provide housing and support to the Jesuit Volunteers who live in the house and who are contributing to Raleigh non-profits and the greater Raleigh community. Four Raleigh non-profits (Legal Aid, Catholic Charities, Triangle Family Services, and the Green Chair Project) have partnered with the volunteer organization of Jesuit Volunteer Corps (JVC). These agencies presently have 5 volunteers working in these agencies this year. Previously, volunteers have served in many other agencies including Urban Ministries, PLM Families Together, the Alliance of AIDS Services Carolina and more.

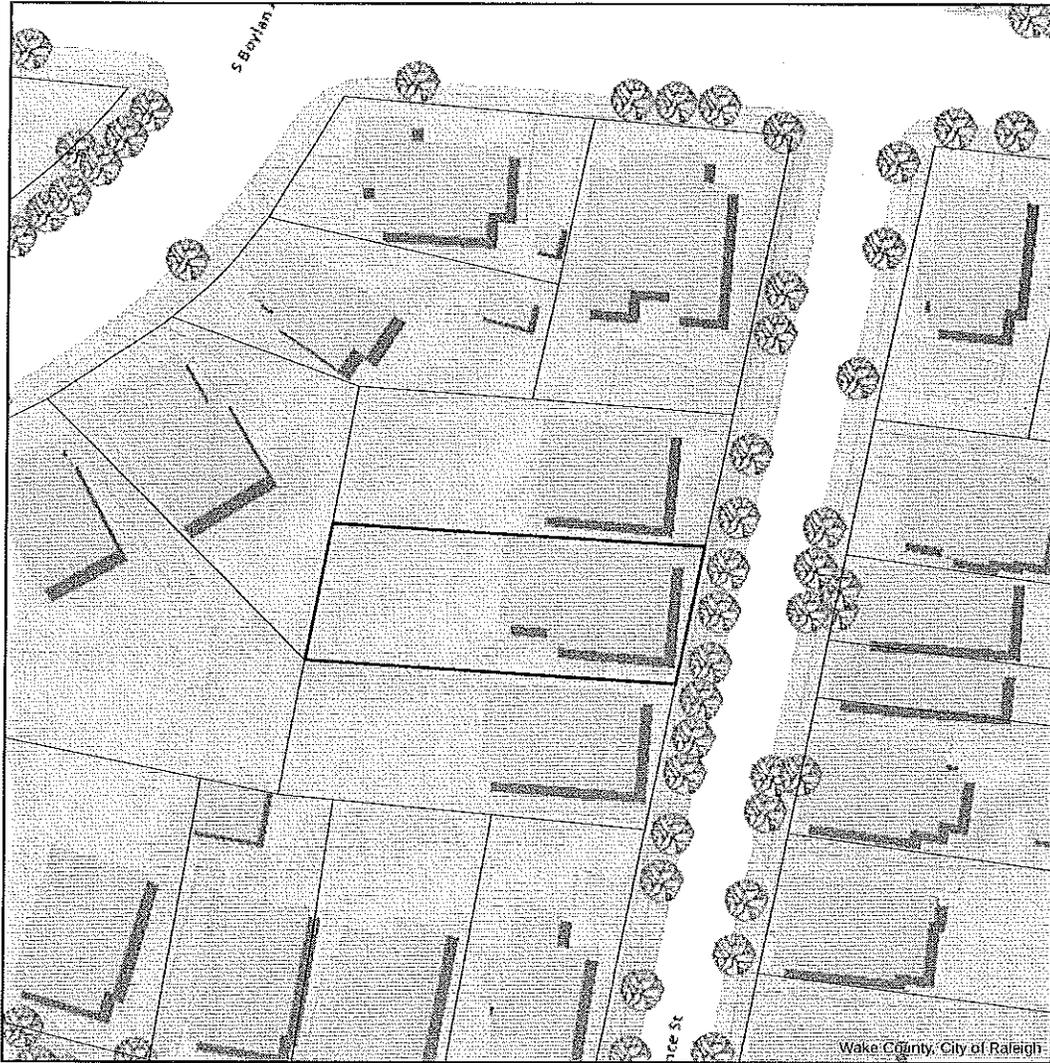
Similar to AmeriCorps, JVC places recent college graduates who are civically minded and passionate about non-profit work at various organizations in different cities throughout the United States. There are about 40 JVC communities throughout the United States. The Raleigh Jesuit Volunteers provide vital services to the clients served by the above agencies at a very low cost to these agencies.

A distinguishing factor of JVC is that these volunteers are required to live together in community to share their experiences, and limited material and monetary resources. JVC has had 4-6 volunteers in Raleigh each year for 15 years AT THIS LOCATION. With the recent change in zoning laws, boarding house status would allow these JVs, and future JVs, to live in community while continuing their work within each non-profit and the greater Raleigh community. The landlord, nor the Jesuit Volunteer Corp have any intention of using the house for anything other than WHAT IT HAS BEEN USED FOR IN THE PAST 15 YEARS, which is the residence of the 4 to 6 Jesuit Volunteers who come each year to work in non-profit agencies in our community. If granted boarding house status, the owner is willing to accept a stipulation that that the boarding house status is dependent upon the house continuing to house volunteers from the Jesuit Volunteer Corps.

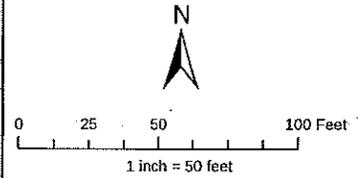
The Variance for the parking requirements is requested because the property only has two parking spaces on the property and the code requires 4.5 spaces (1.5 for each of the 3 bedrooms). Since the Jesuit Volunteers who live in the house very rarely have their own vehicle, there is generally no more than two vehicles used by the residents of the house and these vehicles are provided by the sponsoring agencies.

A handwritten signature in black ink, appearing to read "Mike S. Hev", with a long horizontal line extending to the right.

Site Plan 704 Florence St.



PIN: 1703366048
Real Estate ID: 0061358
Map Name: 1703 1D
Owner: GREENSPAN, MICHAEL L
Mailing Address 1: 704 FLORENCE ST
Mailing Address 2: RALEIGH NC 27603-2108
Deed Book: 009495
Deed Page: 00107
Deed Date: 07/15/2002
Deeded Acreage: 0.15
Assessed Building Value: \$147,518
Assessed Land Value: \$180,000
Total Assessed Value: \$327,518
Billing Class: Individual
Property Description: FLORENCE ST
Heated Area: 1453
Site Address: 704 FLORENCE ST
City: RALEIGH
Township: Raleigh
Year Built: 1930
Total Sale Price: \$149,500
Sale Date: 07/15/2002
Type and Use: SINGLFAM
Design Style: Conventional
Land Class: RES 10 AC
Old Parcel Number: C011-C0032-0011



Disclaimer
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Wake County, City of Raleigh


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Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0061358** PIN # **1703366048**
[Account Search](#)
Location Address
704 FLORENCE STProperty Description
FLORENCE ST
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner GREENSPAN, MICHAEL L (Use the Deeds link to view any additional owners)		Owner's Mailing Address 704 FLORENCE ST RALEIGH NC 27603-2108	Property Location Address 704 FLORENCE ST RALEIGH NC 27603-2108
Administrative Data		Transfer Information	Assessed Value
Old Map #	C011-C0032-0011	Deed Date	7/15/2002
Map/Scale	1703 10	Book & Page	09495 0107
VCS	01RA736	Revenue Stamps	299.00
City	RALEIGH	Pkg Sale Date	7/15/2002
Fire District		Pkg Sale Price	\$149,500
Township	RALEIGH	Land Sale Date	
Land Class	R-<10-HS	Land Sale Price	
ETJ	RA	Improvement Summary	
Spec Dist(s)		Total Units	1
Zoning	R-10	Recycle Units	1
History ID 1		Apt/SC Sqft	
History ID 2		Heated Area	1,453
Acreage	.15		
Permit Date			
Permit #			
			Land Value Assessed \$180,000
			Bldg. Value Assessed \$147,518
			Tax Relief
			Land Use Value
			Use Value Deferment
			Historic Deferment
			Total Deferred Value
			Use/Hist/Tax Relief
			Assessed
			Total Value \$327,518
			Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, 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, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 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 **0061358**

PIN # **1703366048**

Account Search

Location Address
704 FLORENCE ST

Property Description
FLORENCE ST

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



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

Building Location Address 704 FLORENCE ST		Building Description 01RA736		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1930	Eff Year	1980
Units	1	Addns		Remod	
Heated Area	1,453	Int. Adjust.			
Story Height	1 Story	Other Features			
Style	Conventional				
Basement	Crawl Space				
Exterior	Frame				
Const Type					
Heating	Central				
Air-Cond	Central				
Plumbing	1 BATH				
				Base Bldg Value	\$126,084
				Grade	B+10 130%
				Cond %	B 75%
				Market Adj.	F 120%
				Market Adj.	
				Accrued %	90%
				Incomplete Code	
				Card 01 Value	\$147,518
				All Other Cards	
				Land Value Assessed	\$180,000
				Total Value Assessed	\$327,518

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1	FR/CS	1453							
A		EP	72							
B		DK	118							
C		OP	224							
D										
E										
F										
G										
H										

