



# Board of Adjustment Case Report

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

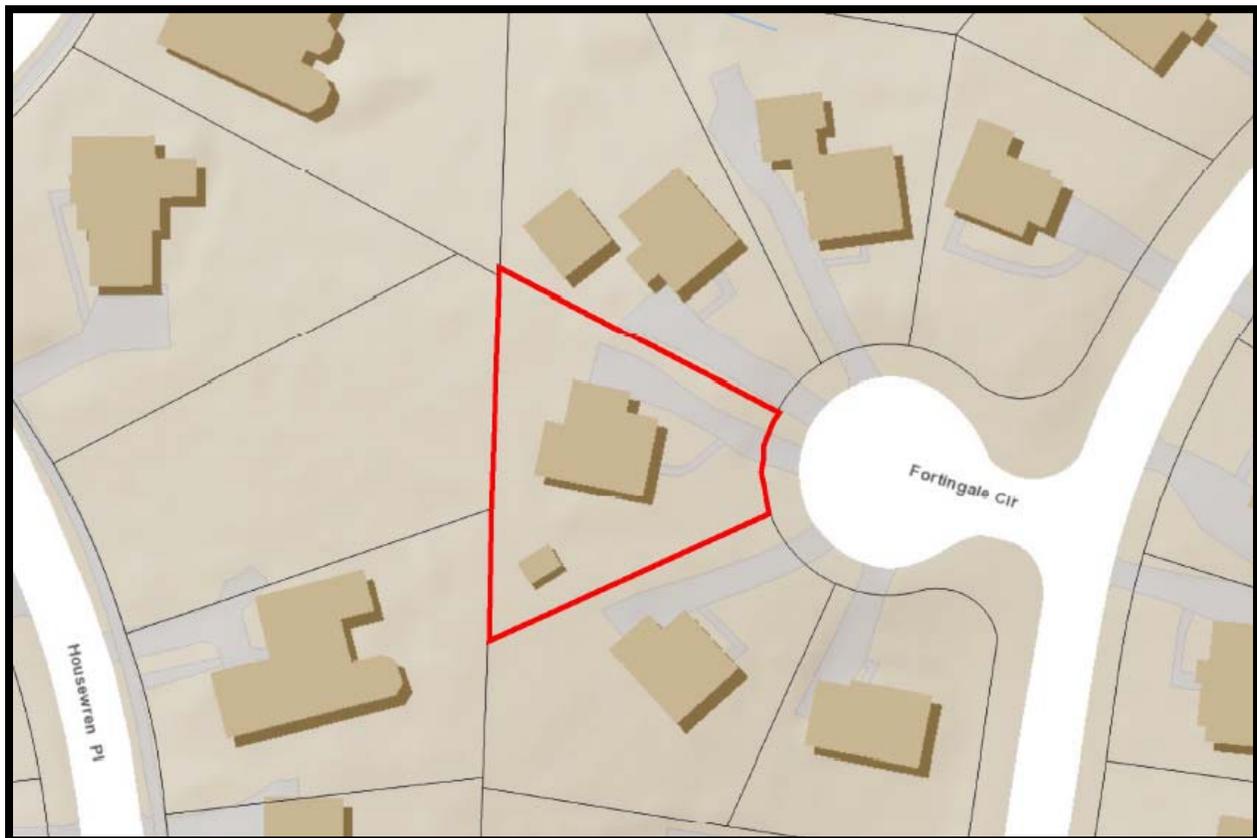
**Case File:** A-40-16

**Property Address:** 4509 Fortingale Circle

**Property Owner:** Sharon Brodie

**Project Contact:** Christopher Cooke

**Nature of Case:** A request for a 6.8' rear yard setback variance, pursuant to Section 2.2.1 of the Part 10A Unified Development Ordinance to allow for the enclosure of an existing porch that results in a 23.2' rear yard setback on a .25 acre property zoned R-4 and located at 4509 Fortingale Circle.



**4509 Fortingale Circle – Location Map**

To BOA: 4-11-16

Staff Coordinator: Eric S. Hodge, AICP

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ZONING DISTRICTS: Residential-4



### 4509 Fortingale Circle – 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 Standards:** The subject property is zoned Residential-4

<u>Lot Dimensions</u>	
Area (min)	10,000 SF
Width – interior lot (min)	65'
Width – corner lot (min)	80'
Depth (min)	100'
Density (max)	4 u/a
<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'





# Planning & Development



Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400 *2nd floor*  
 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.) <i>Existing screen porch convert to glass</i>		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 <i>4509 Fortingale Circle</i>		Date <i>11-24-15</i>	
Property PIN	Current Zoning		
Nearest Intersection <i>Fortingale cir w/ Highlandview cir</i>		Property size (in acres) <i>0.25 acres</i>	
Property Owner  <i>Sharon A. Brodie</i>	Phone <i>919-571-9336</i>	Fax	
	Email <i>sa.brodie@aol.com</i>		
	Project Contact Person  <i>Christopher M. Cooke</i>	Phone <i>919-422-7996</i>	Fax <i>919-467-1316</i>
Property Owner Signature <i>Sharon A Brodie</i>		Email <i>info@carolinaenclosures.com</i>	
Notary  Sworn and subscribed before me this <u><i>25</i></u> day of <u><i>November</i></u> , 20 <u><i>15</i></u>		Notary Signature and Seal <i>Kathy J. Debram</i> <i>Kathy J. Debram</i>	

*My Commission expires 4/28/19*

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 **0152120** PIN # **0787358446**
[Account Search](#)

 Location Address      Property Description  
**4509 FORTINGALE CIR LO34 BRECKENRIDGE PHII BM1986-77**
[Pin/Parcel History](#)   [Search Results](#)   [New Search](#)
[NORTH CAROLINA](#)   [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


<b>Property Owner</b> <b>BRODIE, SHARON A</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>4509 FORTINGALE CIR</b> <b>RALEIGH NC 27613-4102</b>		<b>Property Location Address</b> <b>4509 FORTINGALE CIR</b> <b>RALEIGH NC 27613-4102</b>	
<b>Administrative Data</b> Old Map # <b>321-00000-0313</b> Map/Scale <b>0787 10</b> VCS <b>08RA048</b> City <b>RALEIGH</b> Fire District Township <b>LEESVILLE</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-4</b> History ID 1 History ID 2 Acreage <b>.25</b> Permit Date Permit #		<b>Transfer Information</b> Deed Date <b>10/1/1991</b> Book & Page <b>05003 0152</b> Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>2,004</b>		<b>Assessed Value</b> Land Value Assessed <b>\$100,000</b> Bldg. Value Assessed <b>\$163,254</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$263,254</b> 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](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID **0152120**

PIN # **0787358446**

Account Search

Location Address

**4509 FORTINGALE CIR**

Property Description

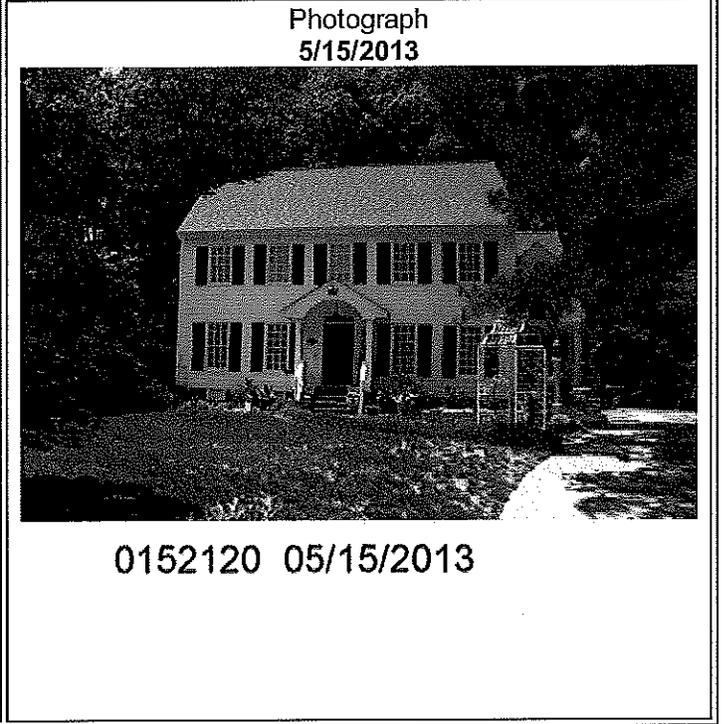
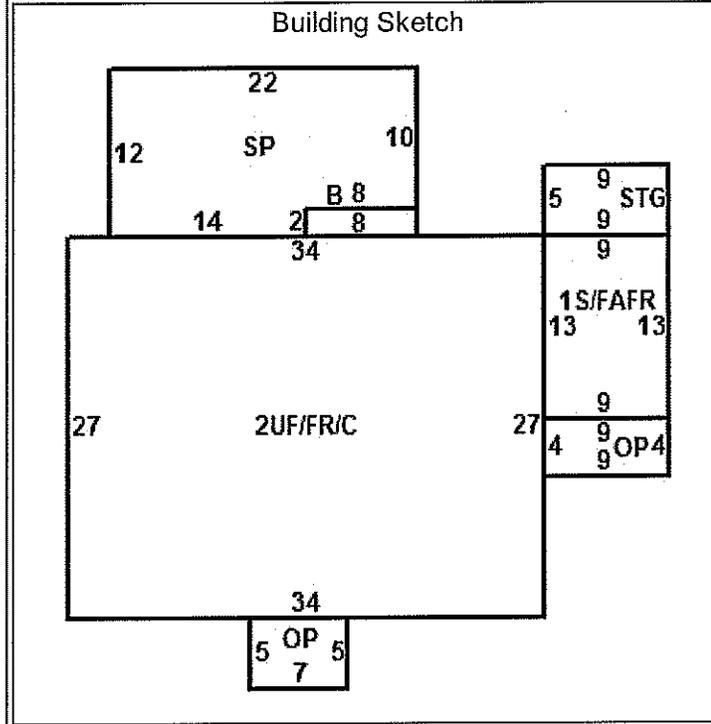
**LO34 BRECKENRIDGE PHII BM1986-77**

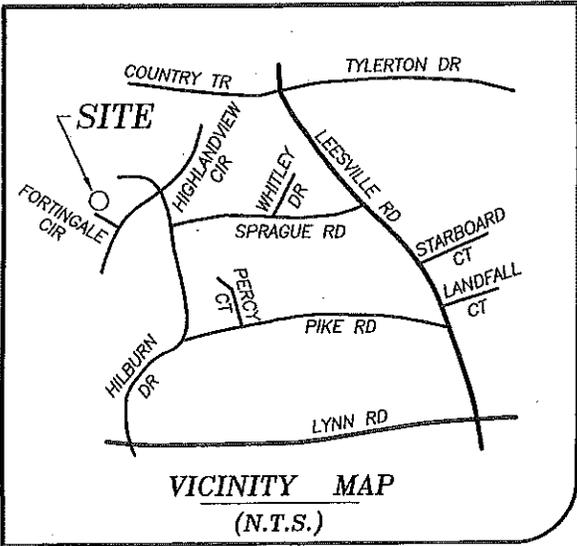
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[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

<b>Building Location Address</b> 4509 FORTINGALE CIR		<b>Building Description</b> 08RA048	Card 01 Of 01
<b>Bldg Type</b> 01 Single Family	<b>Year Blt</b> 1986 <b>Eff Year</b> 1986	<b>Base Bldg Value</b> \$161,000	<b>Grade</b> B+10 <b>130%</b>
<b>Units</b> 1	<b>Addns</b> Remod	<b>Cond %</b> B <b>78%</b>	
<b>Heated Area</b> 2,004	<b>Int. Adjust.</b> ATTIC-10% Partly Fin	<b>Market Adj.</b>	<b>Market Adj.</b>
<b>Story Height</b> 2 Story		<b>Accrued %</b> 78%	
<b>Style</b> Conventional	<b>Other Features</b> One Fireplace	<b>Incomplete Code</b>	
<b>Basement</b> Crawl Space		<b>Card 01 Value</b> \$163,254	
<b>Exterior</b> Frame		<b>All Other Cards</b>	
<b>Const Type</b>		<b>Land Value Assessed</b> \$100,000	
<b>Heating</b> Central		<b>Total Value Assessed</b> \$263,254	
<b>Air Cond</b> Central			
<b>Plumbing</b> 2.5 BATH			

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	2	UF/FR/C	918							
A		SP	248							
B	1	SFR	16							
C		STG	45							
D	1	S/FAFR	117							
E		OP	36							
F		OP	35							
G										
H										



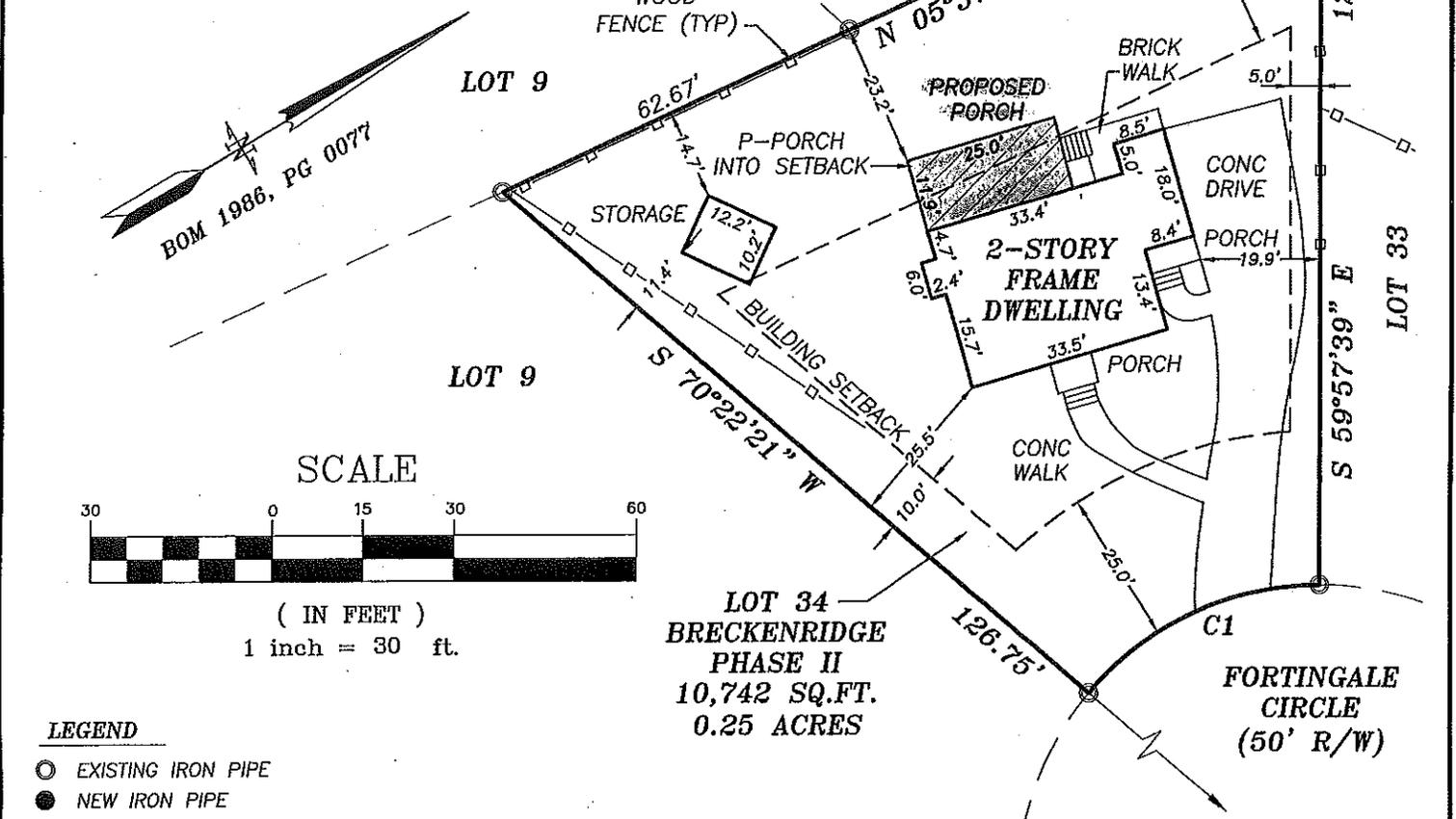


**FLOOD CERTIFICATION**  
 THIS WILL CERTIFY THAT THE SUBJECT PROPERTY  
 ( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA  
 as determined by the Department of Housing and Urban  
 Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 0787 J  
 COMMUNITY # PANEL SUFFIX  
 JEFFREY H. DAVIS, PLS  
 PROFESSIONAL LAND SURVEYOR

**BRECKENRIDGE III**  
 BOM 1994, PG 1447

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS



**IMPERVIOUS AREA**

HOUSE	1,055 SQ.FT.
PORCHES	100 SQ.FT.
STORAGE	125 SQ.FT.
DR/WALK	1,370 SQ.FT.
P-PORCH	320 SQ.FT.
<b>TOTAL</b>	<b>2,970 SQ.FT.</b>

27.6% IMPERVIOUS

N 70°22'26" E 50.00'  
 TIE TO THE CENTER OF THE CUL-DE-SAC

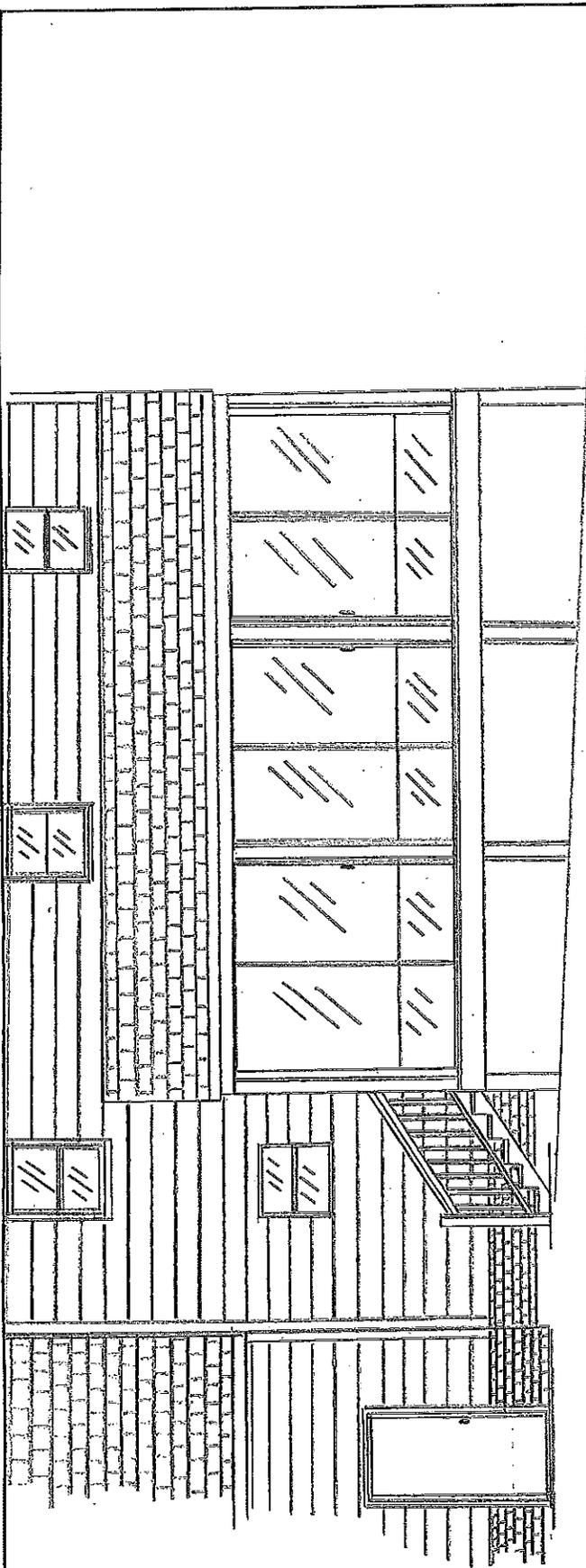
C1  
 R=50.00'  
 L=43.34'  
 Delta=49°40'05"

- LEGEND**
- EXISTING IRON PIPE
  - NEW IRON PIPE
  - × COMPUTED CORNER

**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.  
 UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION  
 ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1986, PG 077.



EXISTING



25'14"

FRONT ELEVATION

8" WALL

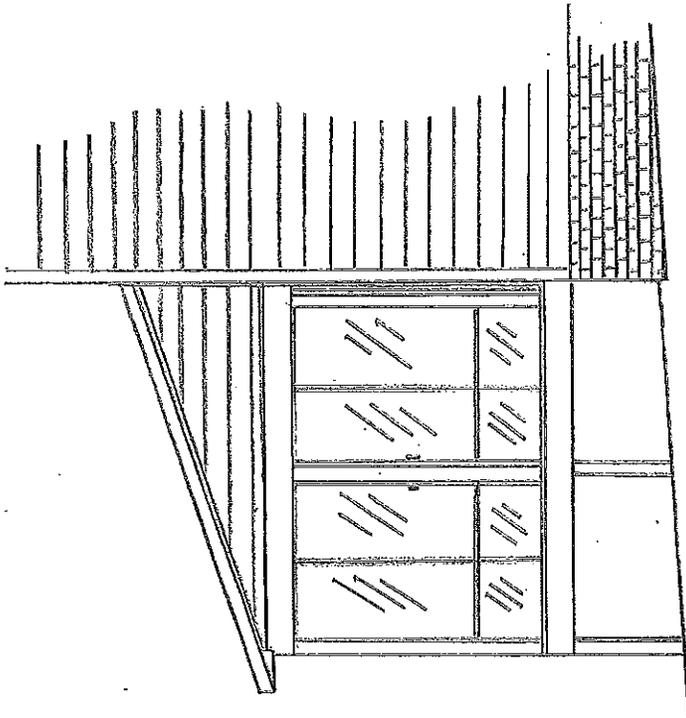
Robson Brick Enclosure  
ON REAR OF HOUSE

SHARON A. BRODIE  
4509 FORINGALE CIR  
RALEIGH, N.C. 27613  
919-571-9336  
GREENVIEW PAPER SUPPLY AND ARTS  
DWS. NO. 1.

**PATIO ENCLOSURES, INC.**  
A Division of Carolina Enclosures, Inc.  
1030 Morrisville Parkway, Morrisville, NC 27560  
(919) 571-9336  
www.carolainclosures.com

DRAWN bk  
DATE 10/2/15  
SCALE 1/4" = 1'  
AREA 299.25 SQ FT

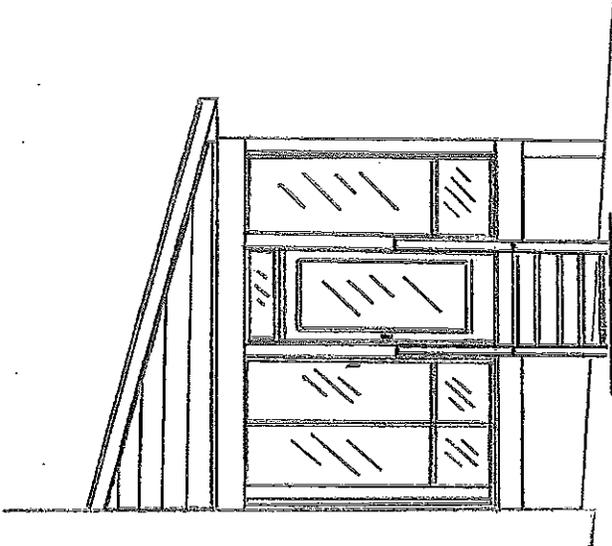
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11'11" →

RIGHT ELEVATION

"C" WALL



11'11" →

LEFT ELEVATION

"A" WALL

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DRAWN BY

AK

DATE 10/2/15

SCALE 1/4" = 1'

AREA

279.2 SQ FT

Sharon A. Bendie

1509 FORTINGALE CIR.

RAVENHURST, MD 21063

410-571-9336

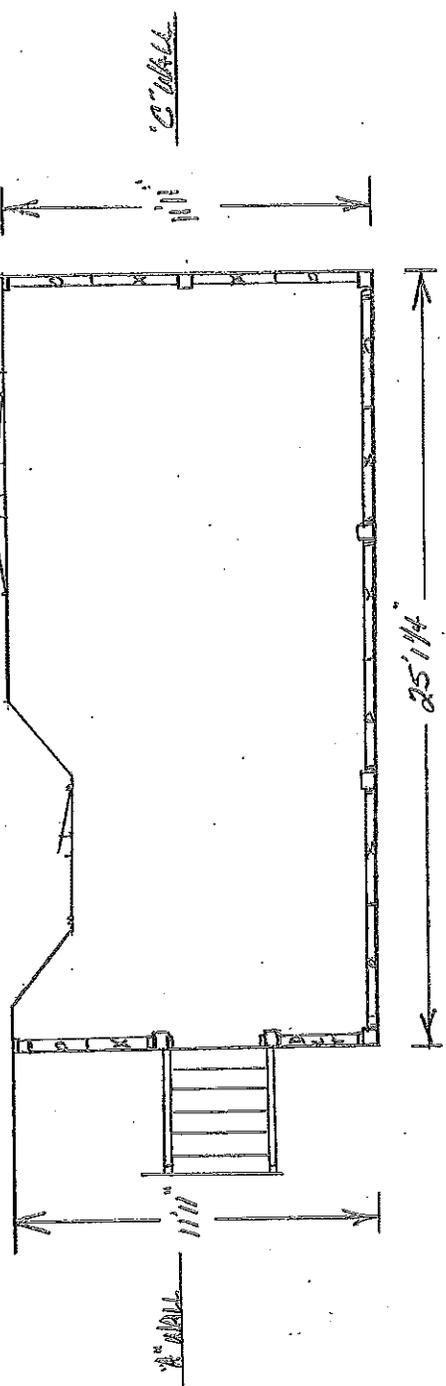
ENCLOSURES, INC. - SUB. 172-201-27

DWG. NO. 2



2030 Morrisville Parkway, Morrisville, NC 27560  
919/666-PATIO 3-803234-6316  
www.carolinenetenclosures.com

Existing House



FLOOR PLAN

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	<p>Sharon A. Brodie          9509 Festivalside Circle          Raleigh, N.C. 27613          919-591-9336          BROLLINGIMAGE@GMAIL.COM          DWG. NO. 3</p>			
 <p>1000 Morrisville Parkway, Morrisville, NC 27560          (919) 698-PATIO 3-60294-6615          www.carolinahandpainted.com</p>				

