



# 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-87-16

**Property Address:** 605 Juno Court

**Property Owner:** Jay Lamm

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

**Nature of Case:** Special Use Permit to allow a boardinghouse with up to 6 occupants pursuant to Section 6.2.2.B. of the Part 10A Unified Development Ordinance on a .29 acre property zoned Residential-10 and located at 605 Juno Court.



**605 Juno Court – Location Map**

**ADDITIONAL NOTES:**

Case A-88-16, pending on this agenda, is a variance request seeking a reduction in required off street parking spaces. This 5 bedroom home, if approved for a Boardinghouse would require 8 off-street parking spaces. The variance request is for a 6 space reduction in the amount of off-street parking required for this use.

**PREVIOUS VARIANCES:**

None

**To BOA:** 7-11-16

**Staff Coordinator:** Eric S. Hodge, AICP

**ZONING DISTRICTS:**

Residential-10



**605 Juno Court – 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

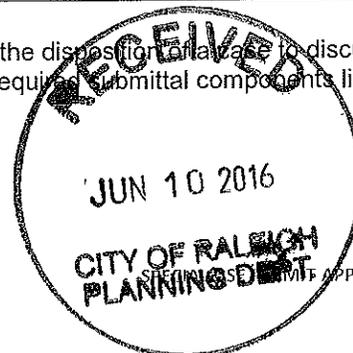
Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Special Use Permit Application

		OFFICE USE ONLY
<b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b> The owner of the house at 605 Juno Ct. is requesting that the house be classified as a boarding house by the city of Raleigh, contingent upon the home being occupied by members of the Jesuit Volunteer Corps. This status change is being requested in order to continue to provide housing and support to the Jesuit Volunteers who will 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.		<b>Transaction Number</b>  <i>A-87-16</i>
<b>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.</b>		

GENERAL INFORMATION			
Property Address 605 Juno Ct.; Raleigh, NC 27610-3419		Date 06/10/16	
Property PIN 1713640936		Current Zoning Res 10	
Nearest Intersection Juno Ct. and Sunview St.		Property size (in acres) 29	
Property Owner Jay Lamm		Phone 919-809-2827	Fax 919-569-7552
		Email jay@dartmouthassociates.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>Jay Lamm</i>		Email jay@dartmouthassociates.com	
Notary Sworn and subscribed before me this <u>10<sup>th</sup></u> day of <u>June</u> , 20 <u>16</u>		Notary Signature and Seal <i>John Smith</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 605 Juno Ct., Raleigh, NC

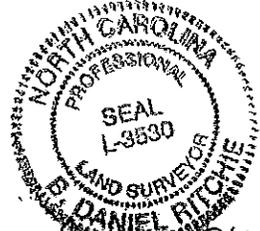
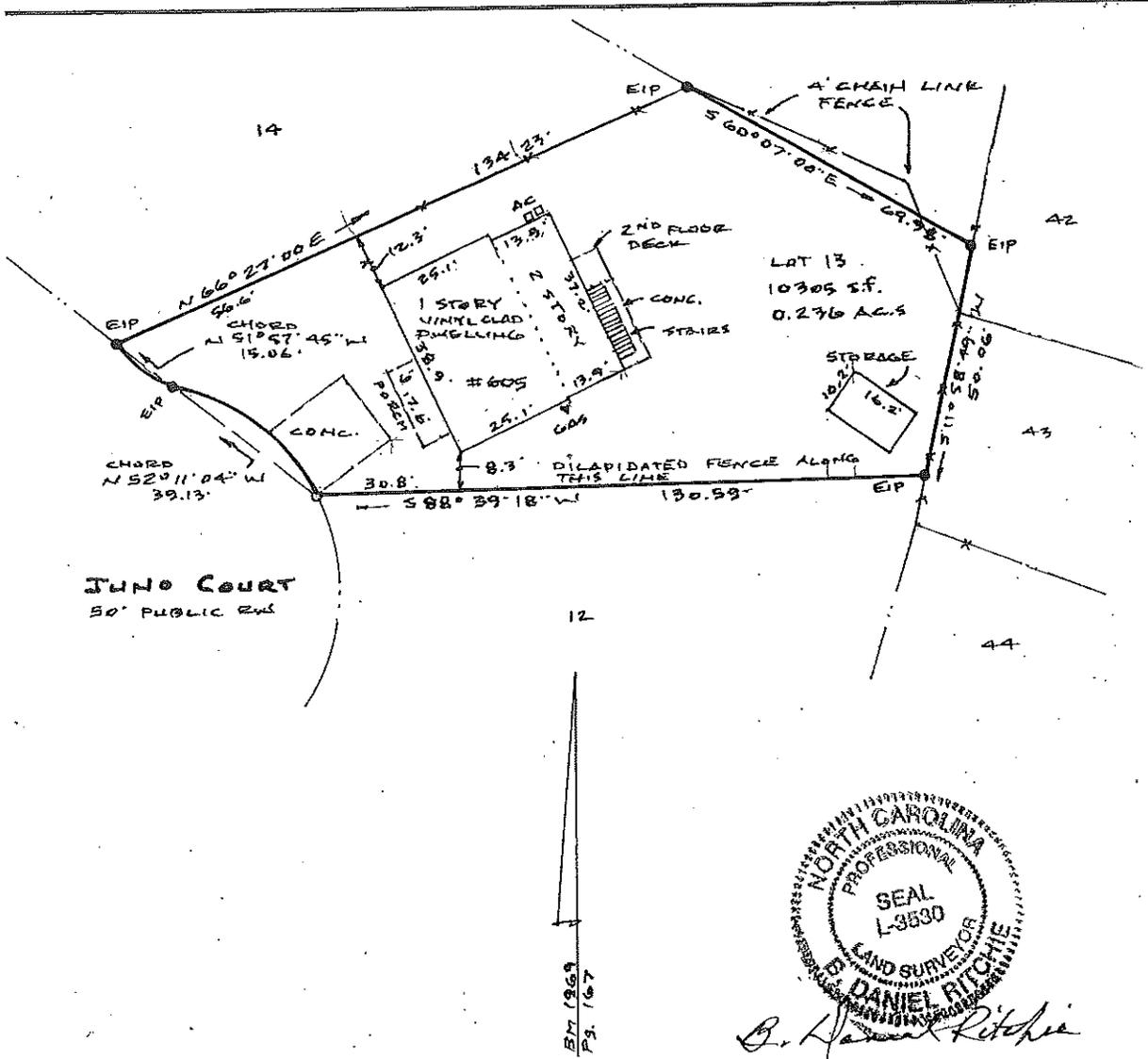
The owner of the house 605 Juno Ct. is requesting that the house be classified as a boarding house by the city of Raleigh, contingent upon the house being occupied by members of the Jesuit Volunteer Corp. The owner is also requesting a Variance for the parking requirements for a boarding house.

This status change is being requested because the house that the Jesuit Volunteers are presently occupying in Raleigh will no longer be large enough as there will be 6 Jesuit Volunteers working at local non-profit agencies beginning in August of this year. Presently, 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). The volunteers are integrally involved in providing services to people experiencing hunger and/or homelessness, as well as women who are victims of domestic violence. 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. These volunteers dedicate one year of their life to service of the poor and receive housing and a small stipend in return. 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 the past 15 years. They have been in residence at a house in the Boylan Heights neighborhood all these years and they have been very well received by the neighborhood. Given that the Jesuit Volunteers are required to live in the same house and there will be up to 6 unrelated individuals living at 605 Juno Ct., the house needs to be classified as a boarding house in order to abide by City ordinances regarding the number of unrelated individuals who can live in the same house. The owner/landlord of the house located at 605 Juno Ct., nor the Jesuit Volunteer Corp have any intention of using the house for anything other than for it to be 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. If at some time in the future, the Jesuit Volunteer Corp vacates the house, then the boarding house status would be rescinded.

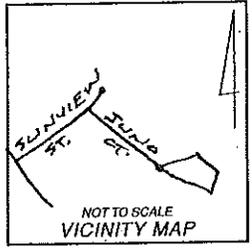
The Variance for the parking requirements is requested because the property only has two parking spaces on the property and the code requires 7.5 spaces (1.5 for each of the 5 bedrooms). Since the Jesuit Volunteers who live in the house very rarely have their own vehicle, there is generally no more than two vehicles used by the residents of the house and these vehicles are provided by the sponsoring agencies. The property has sufficient space for two cars at present and if the plot does not allow space for a driveway to the yard behind the house to create more parking spaces on the property.



*Daniel Ritchie*

LEGAL: LOT 13 "APOLLO HEIGHTS"  
 BLOCK 'E' DATED 01-08-69 BY  
 RAGSDALE ENGINEERS & RECORDED  
 IN BOOK OF MAPS 1969 PAGE 107  
 WAKE COUNTY REGISTRY.

NOTE: 10' DRAINAGE & UTILITY  
 EASEMENT ALONG REAR PROPERTY  
 LINES & 5' DRAINAGE & UTILITY  
 EASEMENT RESERVED ALONG  
 ALL SIDE PROPERTY LINES.  
 TOTAL IMPERVIOUS SURFACES = 2219.38' (EXISTING)



- LEGEND —
- Lot Boundary Line
  - - - Adjoining Lot Line  
(Lines not Surveyed)
  - EIP - Existing Iron Pipe
  - NIP - New Iron Pipe
  - EIS - Existing Iron Stake
  - PKN - P. K. Nail ( Existing )
  - MBL - Min. Bldg. Line
  - NI - No Iron ( Set or Found )
  - PC/PT - Point of Curve / Tangent



MAP OF PROPERTY OF  
**STAR BRITE HOUSING, LLC**

605 JUNO COURT, RALEIGH, RALEIGH TOWNSHIP, WAKE COUNTY, NC

**RITCHIE SURVEYING CO., 7704 LONGSTREET DR., RALEIGH, NC 27615**  
 F-0110

SCALE: 1" = THIRTY FEET

JUNE 21, 2016

RALEIGH, NC  
 919.801.4559



JOB # 160637 FB # 41P75

[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)
Real Estate ID **0101758**PIN # **1713640936**
[Account Search](#)

 Location Address  
**605 JUNO CT**

 Property Description  
**LO13 APPOLLO HEIGHTS BLE BM1969-167**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) | [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

<b>Property Owner</b> <b>STAR BRITE HOUSING, LLC</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>PO BOX 1137</b> <b>YOUNGVILLE NC 27596-1137</b>		<b>Property Location Address</b> <b>605 JUNO CT</b> <b>RALEIGH NC 27610-3419</b>	
<b>Administrative Data</b> Old Map # <b>580-00000-0098</b> Map/Scale <b>1713 15</b> VCS <b>01RA506</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>.29</b> Permit Date <b>7/9/1991</b> Permit # <b>0000005631</b>		<b>Transfer Information</b> Deed Date <b>1/12/2016</b> Book & Page <b>16264 2662</b> Revenue Stamps Pkg Sale Date <b>8/28/2002</b> Pkg Sale Price <b>\$77,000</b> 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>2,039</b>		<b>Assessed Value</b> Land Value Assessed <b>\$20,000</b> Bldg. Value Assessed <b>\$73,198</b> Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* <b>\$93,198</b>	

\*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 **0101758**

PIN # **1713640936**

Account Search

Location Address  
**605 JUNO CT**

Property Description  
**LO13 APPOLLO HEIGHTS BLE BM1969-167**

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

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

Building Location Address <b>605 JUNO CT</b>		Building Description <b>01RA506</b>		Card <b>01</b> Of <b>01</b>	
Bldg Type	<b>01 Single Family</b>	Year Blt	<b>1969</b>	Eff Year	<b>1969</b>
Units	<b>1</b>	Addns	<b>1991</b>	Remod	
Heated Area	<b>2,039</b>	Int. Adjust.			
Story Height	<b>1 Story</b>	Other Features			
Style	<b>Conventional</b>				
Basement	<b>Crawl Space</b>				
Exterior	<b>Aluminum Vinyl</b>				
Const Type					
Heating	<b>Central</b>				
Air Cond	<b>Central</b>				
Plumbing	<b>2.5 BATH</b>				
		Base Bldg Value			<b>\$140,324</b>
		Grade		<b>D</b>	<b>84%</b>
		Cond %		<b>B</b>	<b>69%</b>
		Market Adj.		<b>G</b>	<b>90%</b>
		Market Adj.			
		Accrued %			<b>62%</b>
		Incomplete Code			
		<b>Card 01 Value</b>			<b>\$73,198</b>
		All Other Cards			
		Land Value Assessed			<b>\$20,000</b>
		Total Value Assessed			<b>\$93,198</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1	ALVY/CS	975							
A		OP	153							
B	2	SFR	532							
C		DK	48							
D										
E										
F										
G										
H										

