Board of Adjustment
Case Report

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

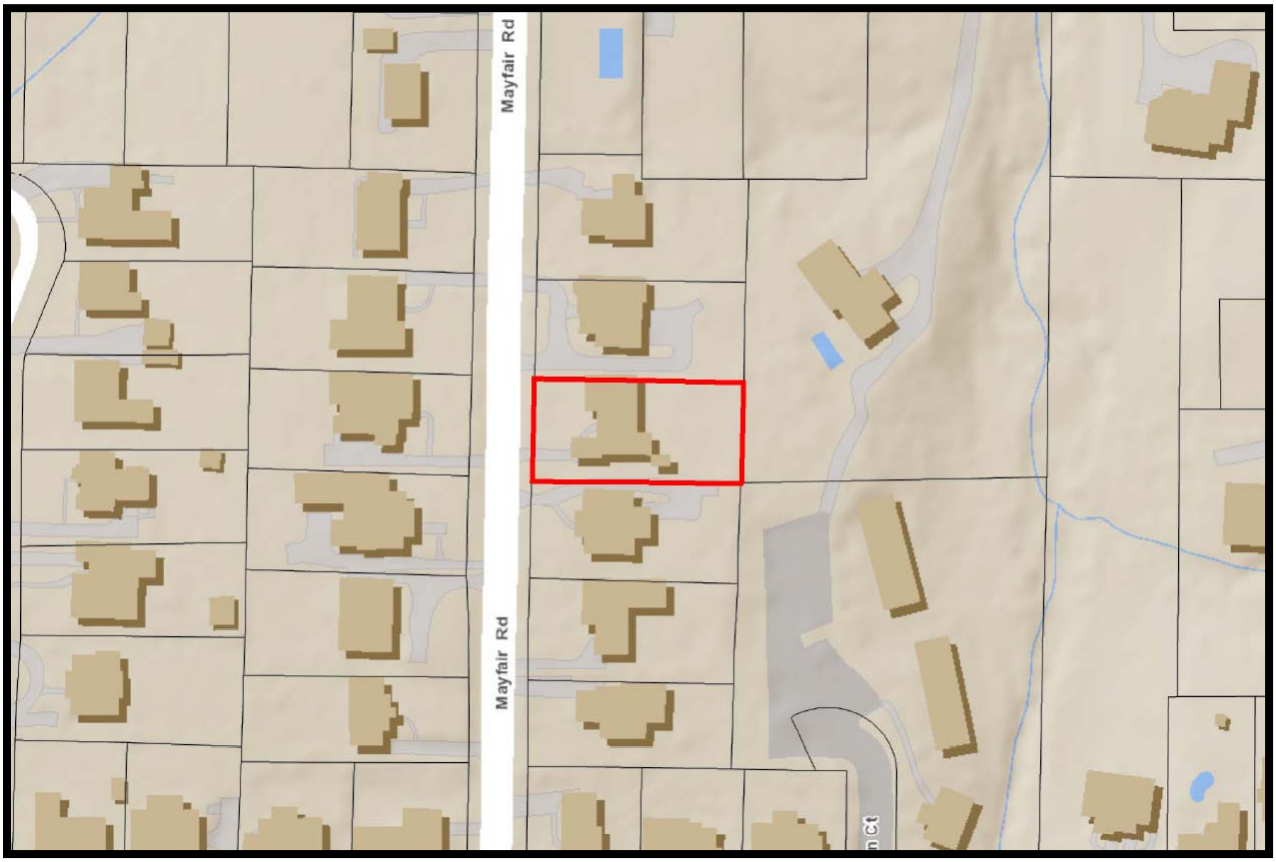
Case File: **A-111-16**

Property Address: 1318 Mayfair Road

Property Owner: Brad Dinkel

Project Contact: Brad Dinkel

Nature of Case: A request for both a 4' side yard setback variance and a 4.1 sum of side setbacks variance from the standards set forth in Section 2.2.1. of the Unified Development Ordinance as well as a 2.3' street setback variance from the Residential infill Compatibility street setback standards set forth in Section 2.2.7.C.2. of the Unified Development Ordinance to replace an existing attached carport with an attached two story garage/bonus room above resulting in a 6' side yard setback, a 15.9 sum of side setbacks and a 36.1' street setback on a .33 acre parcel zoned Residential-4 and located at 1318 Mayfair Road.

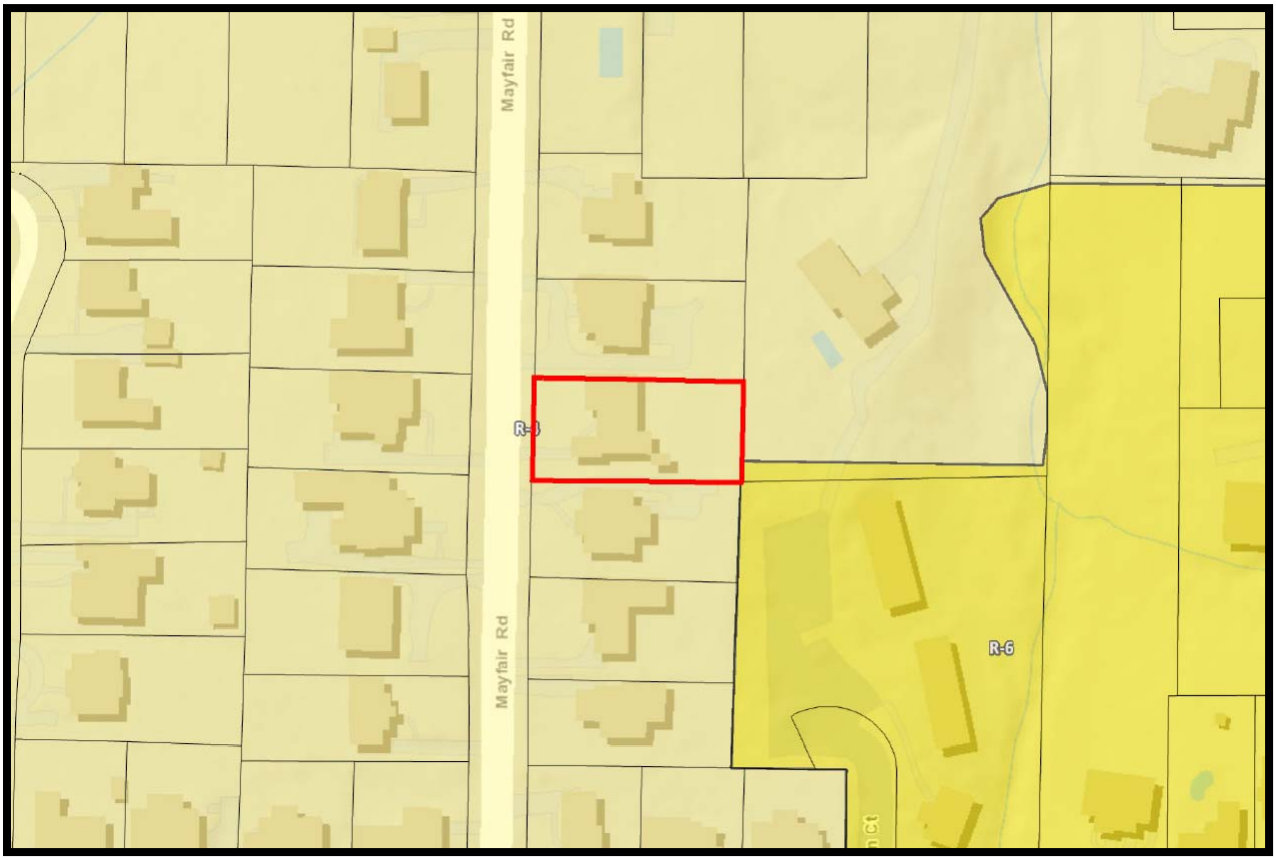


1318 Mayfair Road – Location Map

To BOA: 10-10-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-4



1318 Mayfair 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.

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-4

Yard Type	Minimum Setback
Front Yard	20’
Side Street	15’
Side	10’
Sum of Side Setbacks	20’
Rear	30’

Application for Variance

RCP RALEIGH DEPARTMENT OF CITY PLANNING

Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): New garage in place of the existing. Current car port is 7 ft from property line. Requesting the same for the garage.	**Transaction Number** A-111-16
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

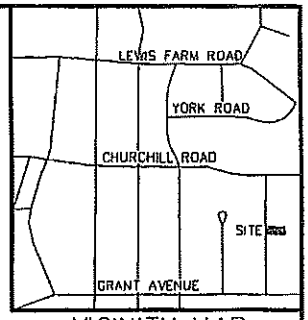
Property Address 1318 Mayfair Rd		**Date** 09/08/16
Property PIN	**Current Zoning** R4	
Nearest Intersection Mayfair/Churchill		**Property size (in acres)** .33
Property Owner Brad Dinkel	**Phone** 9194133252	**Fax**
Owner's Mailing Address 1318 Mayfair Rd	**Email** dinkel.market@gmail.com	
Project Contact Person Brad Dinkel	**Phone** 9194133252	**Fax**
Contact Person's Mailing Address 1318 Mayfair Rd	**Email** dinkel.market@gmail.com	
Property Owner Signature	**Email**	
Notary Sworn and subscribed before me this 8th day of September, 2016 Commission: 11-7-20	**Notary Signature and Seal** LYSA A. BLAND NOTARY PUBLIC WAKE COUNTY, N.C. Lysa A Bland	

SURVEY FOR

BRAD DINKEL

LOT 18 & 19, FOUR ACRES
A PART OF SUNSET HILLS
1318 MAYFAIR ROAD
PIN# 0794.08-87-9616
D.B. 15379, PAGE 1913
B.M. 1945, PAGE 28
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
FEBRUARY 29, 2016
REVISED APRIL 25, 2016

ADOPTED FROM B.M. 2003, PAGE 376



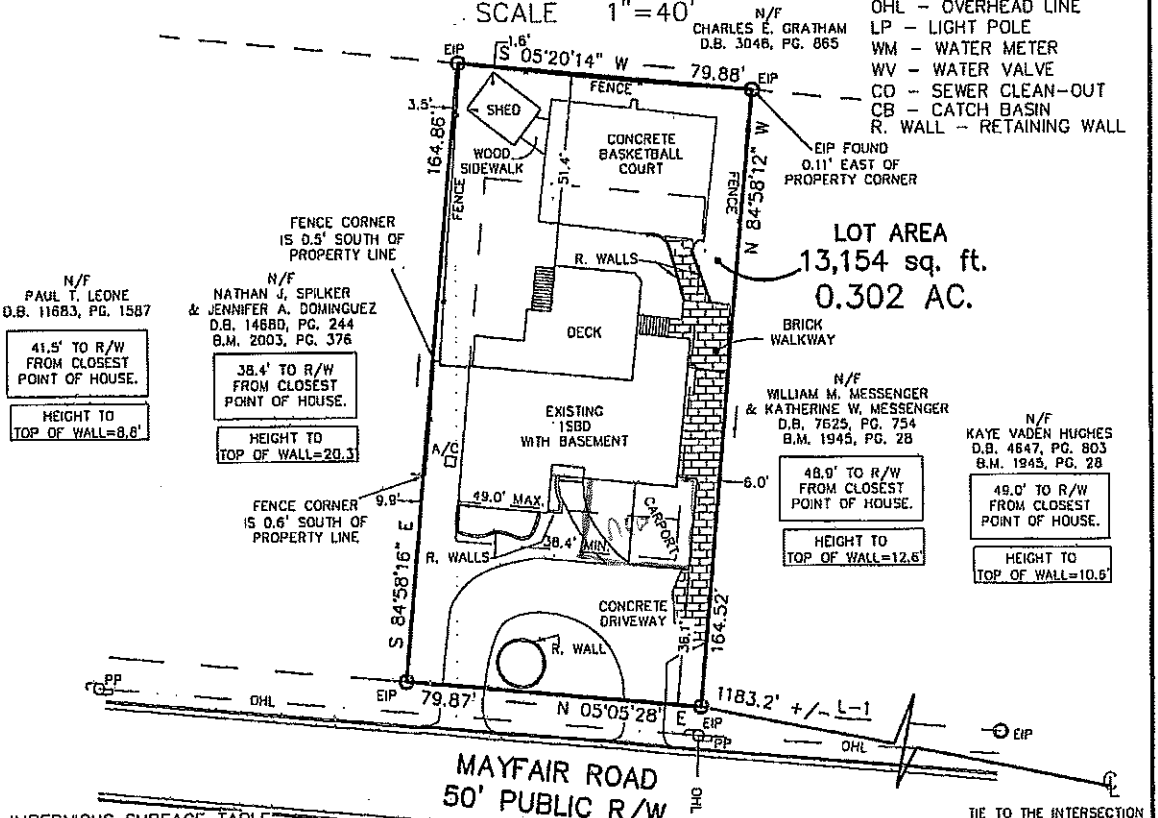
VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
EPK – EXISTING PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CB – CATCH BASIN
R. WALL – RETAINING WALL

40 20 0 40 80

SCALE 1"=40'



IMPERVIOUS SURFACE TABLE

HOUSE	2,033 S.F.
DECK (975 S.F.)	488 S.F.
DRIVEWAY/SIDEWALK	1,542 S.F.

OWNER / CONTRACTOR NOTES:

1. THE SEALING OF THIS PLAN AUTHORIZES THE CONSTRUCTION FROM THESE PLANS FOR ONE HOUSE ON ONE LOT. UNSEALED PLANS MUST NOT BE USED FOR CONSTRUCTION. CONSTRUCTION FROM THESE PLANS MUST BE FROM THE LATEST APPROVED DATE PLANS, INCLUDING REVISIONS AND ADDENDA.

2. CONSTRUCTION DEVIATING FROM THESE PLANS WILL INVALIDATE THEIR PLANS REVIEW PERMITTED USE. THE DESIGNER MUST BE NOTIFIED IMMEDIATELY OF CONSTRUCTION DEVIATING FROM DEPICTED OR IMPLIED INFORMATION HEREIN. LETTER FROM THE ARCHITECT/ENGINEER MAY BE OBTAINED FOR A FEE TO VERIFY THE READABILITY AND COMPLIABILITY OF ANY CHANGES. HOWEVER, THE OWNER/CONTRACTOR ASSUMES ALL RISK FROM DEVIATING FROM THESE PLANS.

3. DO NOT SCALE DRAWINGS, BUT RATHER INQUIRE OF DESIGNER. REPRODUCTION OF THESE DRAWINGS ARE PROHIBITED UNLESS GRANTED WRITTEN CONSENT FROM DESIGNER.

4. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE FOLLOWING INFORMATION (NON-EXHAUSTIVE): BUILDING PERMITS, SITE ENGINEERING INCLUDING SURVEYING, TOPOGRAPHIC STUDIES, GEOTECHNICAL REPORTS, AND SEPTIC PERMITS. INTERIOR CASEWORK, DESIGN, PLUMBING, MECHANICAL, AND ELECTRICAL DESIGN.

BUILDING CODE NOTES

THIS PLAN HAS BEEN DESIGNED UNDER THE 2012 NORTH CAROLINA RESIDENTIAL CODE.

APPLICABLE CODES:
N.C. FIRE CODE, 2012
N.C. MECHANICAL CODE, 2012
N.C. PLUMBING CODE, 2012
N.C. ENERGY CODE, 2012
NATIONAL ELECT. CODE, 2011
N.C. GAS CODE 2012

CONSTRUCTION NOTES:

THE FOLLOWING IS A NON-EXHAUSTIVE LIST OF MORE COMMONLY MISSED CODE REQUIREMENTS AND ARE ENFORCEABLE IN THE CONSTRUCTION FROM THESE PLANS. SEE THE N.C. RESIDENTIAL CODE BOOK FOR MORE INFO.

1. (R308.4) ALL GLAZING WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION AND ON THE SAME WALL PLANE SHALL BE TEMPERED. ALL WINDOWS THAT MEET ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED: a) INDIVIDUAL PANES OF MIN. 9 SF, b) BOTTOM EDGE IS WITHIN 18" OF FLOOR, c) TOP EDGE IS AT LEAST 36" ABOVE FLOOR, AND d) GLAZING IS WITHIN 36" HORIZ OF WALKING SURFACE. TEMPERED GLAZING IS ALSO REQUIRED WITHIN 60" OF HOT TUBS OR STAIR LEADING AND PANEL EDGES. TEMPERED WINDOWS ALSO REQUIRED PER REMAINDER OF THIS CODE SECTION.

2. (R310.1) ALL SLEEPING ROOMS AND BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE EGRESS WINDOW CONFORMING TO THE FOLLOWING: a) MIN. 5.0 SF. CLEAR OPENING b) MIN. TOTAL CLASS AREA OF 9.0 SQ FOOT@ND FLOOR WINDOW AND 5.7 SF. UPPER STORY WINDOW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE PROPER CONFORMING WINDOW AND HAVE EGRESS WINDOWS PROPERLY DISTRIBUTED AND INSTALLED AS REQUIRED.

3. (R311.4) ALL INTERIOR EGRESS DOORS AND A MINIMUM OF ONE EXTERIOR EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.

4. (R311.5) MAXIMUM STAIR RISER HEIGHT SHALL BE 8-1/4", AND MINIMUM TREAD SHALL BE 9".

5. (R313) SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED, WITH BATTERY BACK-UP, IN THE FOLLOWING AREAS: EACH SLEEPING ROOM, IN THE AREA (HALLWAY) RIGHT OUTSIDE THE SLEEPING ROOMS AND EACH STORY. THE ONE OUTSIDE THE SLEEPING ROOMS WILL BATHEY THAT STORY.

6. (R402.1.2) ALL TREATED LUMBER SHALL BEAR THE DESIGNATION AWPA U1.

7. (R406.1) BITUMINOUS DAMPPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC.) SPACES.

8. (R408.1) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT ONE EACH SIDE OF EACH CORNER).

9. (R905.2) FLASH ALL VALLEYS AND WALL/ROOF INTERSECTIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELD ON ALL ROOFS LESS THAN 4/12 SLOPE. FLASHING TO BE NON-CORROSIVE.

10. (R807) BUILDER TO LOCATE 22"x30" ATTIC ACCESS IN ALL ATTICS WITHOUT STAIR ACCESS. LOCATE ACCESS TO PROVIDE A 30" CLEAR SPACE ABOVE ACCESS DOOR TYP.

11. (R602.3) MASONRY PARTY WALLS TO BE MIN. 8" THICK AND MIN. 2" TO FRAMING. INSURED HEARTHS TO HAVE MIN 16"x20" SIZE EACH WAY. HEARTHS TO BE MIN. 20" FROM FIREBOX AND HAVE MIN. 4" UNDER THAN FIREBOX ON EACH SIDE.

12. (TABLE N1102.1) MINIMUM INSULATION VALUES. SEE CODE BOOK FOR MORE COMPLETE INFORMATION.

CLIMATIC ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL WALL R-VALUE
3	0.35	0.60	30	13	19	10/13	0	5/13
4	0.35	0.60	38 OR 30+CONT	13, 0+5	19	10/13	10	10/13
5	0.35	NR	38 OR 30+CONT	13 OR 0+10	30	10/13	10	10/13

CLIMATIC AND GEOGRAPHIC NOTES:

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

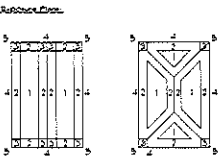
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
20	90 MPH ULTIMATE 70 MPH NOMINAL	A	MODERATE	12"	SLIGHT TO MODERATE	SLIGHT TO MODERATE	NO	—

Wind Loads:

Basic Wind Speed: 115 mph (3-second Gust) / 90mph (Fastest Mile) *(Nominal)*

Exposure Category: B

Wind Zone Subdivision Plans:



Components and Cladding (wind):

Worst Case - 10 sf. (typ.)

Component Zone	Design Pressure	Wind Force
Zone 1:	18.2 psf	-20.2 psf
Zone 2:	18.2 psf	-20.2 psf
Zone 3:	18.2 psf	-20.2 psf
Wall, Zone 4:	18.2 psf	-22.8 psf
Wall, Zone 5:	18.2 psf	-25.1 psf
Interior Door, Zone 4 Floor 1:	18.2 psf	-22.8 psf
Interior Door, Zone 5 Floor 1:	18.2 psf	-25.1 psf
Window/Door, Zone 4 Floor 1:	18.2 psf	-22.8 psf
Window/Door, Zone 5 Floor 1:	18.2 psf	-25.1 psf
Window/Door, Zone 4 Floor 2:	18.8 psf	-23.6 psf
Window/Door, Zone 5 Floor 2:	18.8 psf	-26.0 psf
Roof, Zone 1 (Less than 100 sf.):	18.2 psf	-34.8 psf

Windows:

Wall windows shall be labeled to conform with AAMA/WDMA 101/I.S.2 and the rating for the DP50 classification for all exterior walls at all coastal areas (and DP30 elsewhere).

REV: 10/30/13

PROJECT DATA:

LEAD DESIGN PROFESSIONAL

	FIRM	NAME	License #	Telephone #
DESIGNER				
Architectural				
Structural				
Landscape				
Interiors				
Owner				

DESIGN DATA:

PROJECT SQUARE FOOTAGES

SQUARE FOOTAGE

SECOND FLOOR HTD. ADDED =	665
TOTAL HTD. SQ. FT. ADDED=	665
RENOVATED AREA =	153
FRONT PORCH/STORAGE ADDED =	121
GARAGE UNHTD. ADDED=	546
TOTAL UNHEATED ADDED	673

BUILDING DATA:

Construction Type: VB

Use Group: R-3

Building Height: New 37'-1 3/4" Number of Stories: 2

Main Roof Height: New 31'-3 3/4"

ROOFING:

Basic Structural System: Bearing Wall

General Design Criteria: Exhaustive ☐ and ☒

Soil Bearing Capacity: 2000 psf (Presumptive)

INDEX OF DRAWINGS:

CS	ARCHITECTURAL SHEET NAME
CS	Cover Sheet
A-1	Elevations
A-2	Sections & Details
A-3	Floor Plans
S-1	Foundation Plan
S-2	First Floor Structural
S-3	Second Floor Structural /Roof Plan

GABRIEL DESIGN
CONSTRUCTION PLANS & DESIGN

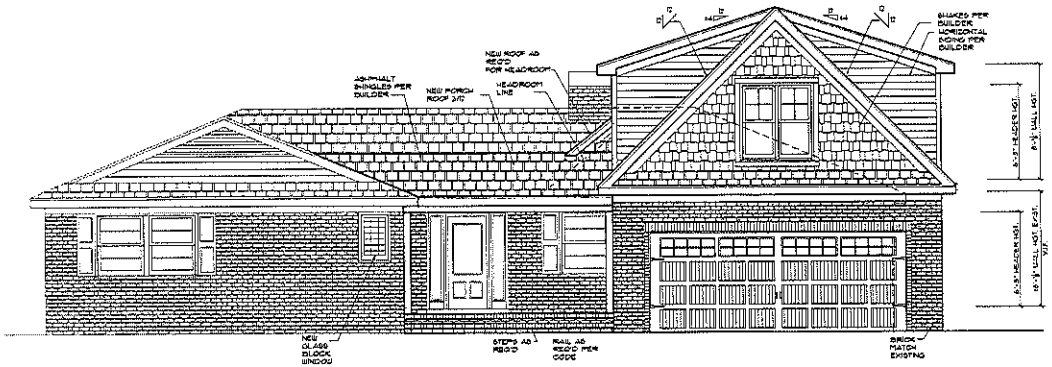
Dinkel Residence
Garage-Bonus Addition/Renovation
1318 Mayfair Rd. Raleigh, NC
Wake County, Permit Set

DRAWN BY:	
CHKD BY:	
ISSUED BY:	CG
ISSUED ON:	11/1/13
REVISIONS:	
DATE	BY

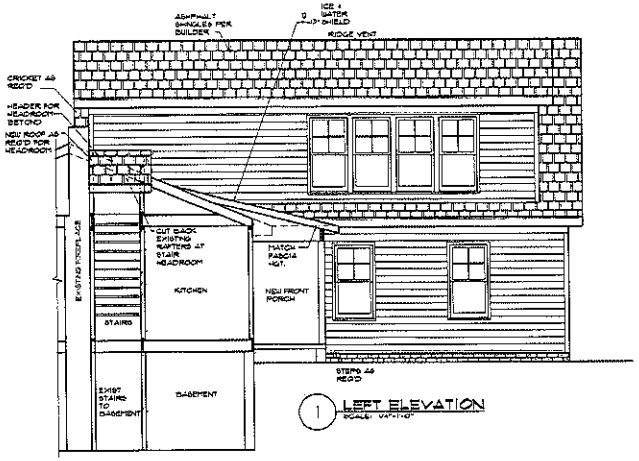
Cover Sheet

SHEET NO.
CS

PLAN NO.
P-001416



FRONT ELEVATION
1/4"=1'-0"



1 LEFT ELEVATION
SCALE: 1/4"=1'-0"

RIGHT ELEVATION
1/4"=1'-0"

GENERAL NOTES

ROOFS

IF USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.

SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.

ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.

ADDITION / RENOVATION NOTES

1. CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS BEFORE CONSTRUCTION COMMENCEMENT.
2. PATCH ALL DISTURBED AREAS TO MATCH EXIST.
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   - F. CONTRACT APPROPRIATE LICENSED INDIVIDUALS.
   - G. MAINTAIN A DAILY CLEAN-UP ROUTINE.
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7. VERIFY STAIR LOCATION TO BONUS FOR MIN. 6'-8" HEADROOM.
8. VERIFY NEW LOADS DOWN TO BASEMENT.

GABRIEL DESIGN
CONSTRUCTION PLANS & DESIGN

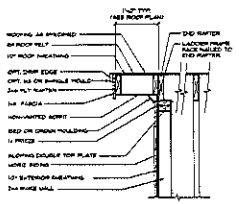
Dinkel Residence
Garage-Bonus Addition/Renovation
1318 Mayfair Rd. Raleigh, NC
Wake County, Permit Set

PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
REVISIONS	
DATE	DESCRIPT

Elevations

SHEET NO. A-1

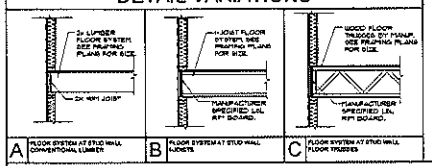
PLAN NO. P-001416



RAKE OVERHANG - STICK

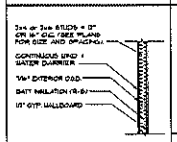
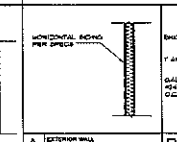
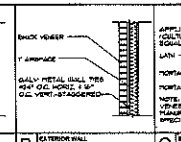
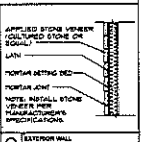
FLOOR SECTION DETAILS

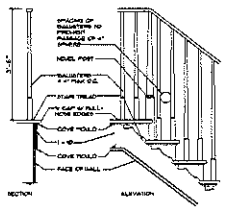
DETAIL VARIATIONS



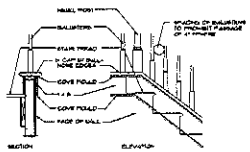
A	B	C
FLOOR SYSTEM AT STUD WALL CONVENTIONAL LUMBER	FLOOR SYSTEM AT STUD WALL I-JOISTS	FLOOR SYSTEM AT STUD WALL FLOOR TRUSSES

WALL SECTION DETAILS

MASTER DETAIL	DETAIL VARIATIONS		
			
A EXTERIOR WALL SIDING	B EXTERIOR WALL BRICK VENEER	C EXTERIOR WALL STONE VENEER (APPLIED)	



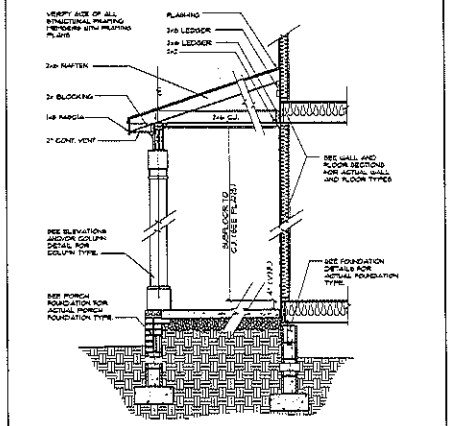
STAIR TRIM - OPEN RISERS



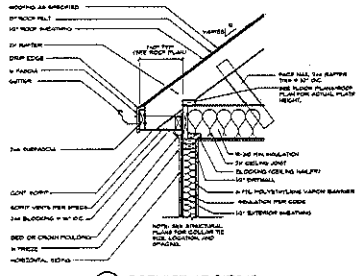
STAIR TRIM - CLOSED RISERS

PORCH DETAILS

MASTER DETAIL



PORCHES - MASTER



CORNICE AT SIDING

GENERAL NOTES

ROOFS

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7. VERIFY STAIR LOCATION TO ENSURE FOR MIN. 6'-8" HEADROOM.
8. VERIFY NEW LOADS DOWN TO BASEMENT

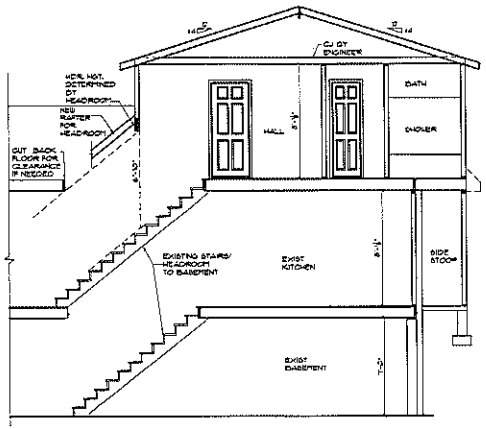
New Roof Ventilation

A	Ceiling area requiring ventilation	879
B	Sqft. of ventilation required	5.9

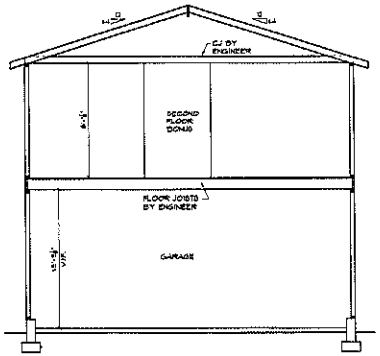
Formulas: B = A / 150

Notes:

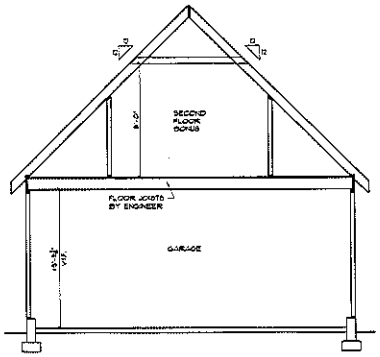
Builder to calculate quantities and types of vents to make up the minimum requirement. Attic ventilation shall be approximately 50% soffit, and 50% high (gable end or ridge vents).



1 SECTION AT NEW BATH



2 SECTION AT GARAGE/BONUS



3 SECTION AT GARAGE/BONUS

*NOTE: DETAILS PROVIDED ARE FOR PLATE DETAILS ONLY. REFER TO STRUCTURAL SHEETS TO CONFIRM FLOOR MEMBER SIZE + DIRECTIONS, RAFTER SIZE + DIRECTIONS, AND ROOF OVERHANGS.

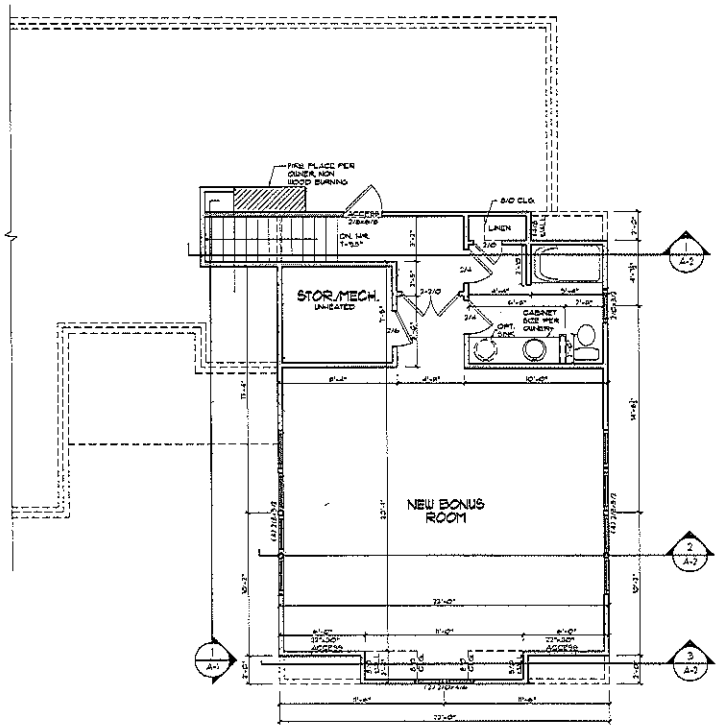
GABRIEL DESIGN
CONSTRUCTION PLANS & DESIGN

Dinkel Residence
Garage-Bonus Addition/Renovation
1318 Mayfair Rd. Raleigh, NC
Wake County, Permit Set

Sections & Details

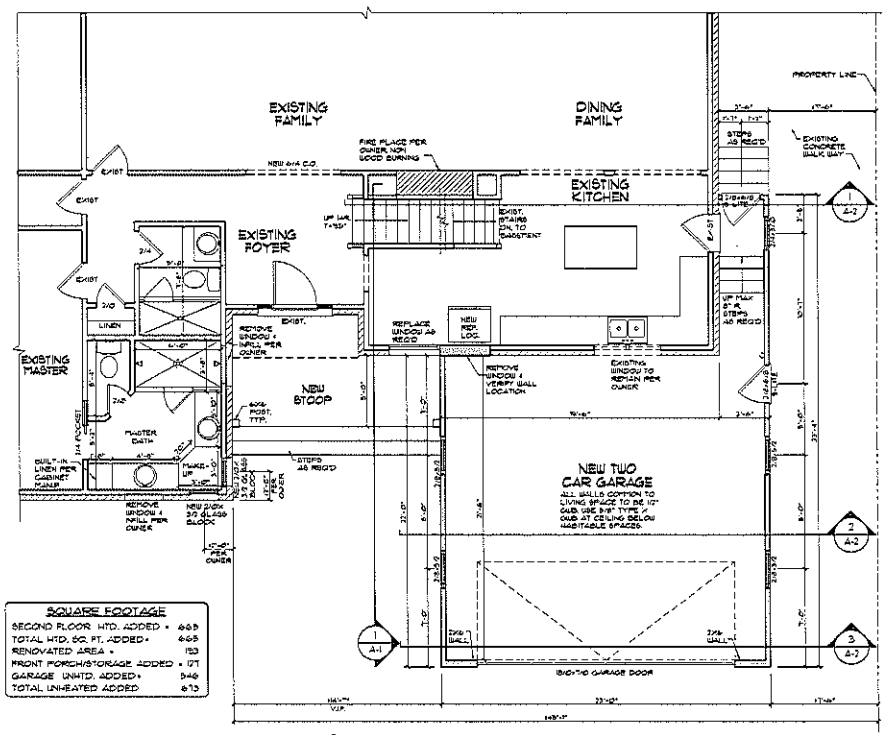
SHEET NO.
A-2

PLAN NO.
P-001416



PARTIAL 2ND FLOOR PLAN

1/4"=1'-0"



PARTIAL 1ST FLOOR PLAN

1/4"=1'-0"

ARCHITECTURAL PLANS WALL LEGEND

- NEW STANDARD STUD WALL PAT ON EXT ELEVATIONS FOR SIDING STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- HALF WALL WITH 1/2 CAP 7'-0" HEIGHT UNLESS NOTED OTHERWISE ON PLANS)

WALL KEY

- EXISTING WALLS
- NEW WALLS
- WALL TO BE FILLED IN
- EXISTING WALLS TO BE REMOVED

RENOVATION KEY

1. REMOVE EXISTING DOOR /WINDOW
2. FILL IN OPENING
3. PARTIAL FILL-IN
4. REMOVE WALL
5. REMOVE BATH FIXTURE

GENERAL NOTES

WALL THICKNESS / ANGLES

ALL EXTERIOR STUD WALLS ARE DRAWN 4" THICK UNO. ALL INTERIOR STUD WALLS ARE DRAWN 4" THICK UNO. ANGLED WALLS ARE DRAWN @ 45° UNO.

EGRESS

ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EMERGENCY REQUIREMENTS FOR CLEAR OPENING HEIGHT AND WIDTH (SEE NORC 2012). IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EGRESS SIZING BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

WALL/CEILING HEIGHTS

WALL AND CEILING HEIGHTS NOTED ARE BASED ON NOMINAL WALL SIZE (I.E. A 9'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 9'-0 ON THE PLANS)

ALL VAULTED OR SLOPED CEILINGS ARE TO BE FURRED DOWN TO ACCOMMODATE REQUIRED R-30 INSULATION AND 1" AIRSPACE. THE WALL HEIGHT REFERS TO THE HEIGHT FROM THE ROUGH FLOOR TO THE BOTTOM OF THE FURRING (NOT THE BOTTOM OF THE RAFTER).

STAIRS

STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (N/N)

WINDOW FALL PREVENTION EXCEPTION

1ST AND PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 12" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.

EXCEPTIONS:
1. THE WINDOW IS A FIXED UNIT
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4" INCH DIAMETER SPHERE.
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.
4. THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.

NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.

ADDITION / RENOVATION NOTES

1. CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS BEFORE CONSTRUCTION COMMENCEMENT.
2. PATCH ALL DISTURBED AREAS TO MATCH EXIST.
3. EXTEND EXIST. UTILITIES AS REQUIRED.
4. UNLESS SPECIFIED ON THE DRAWINGS, ALL MILLWORK, APPLIANCES, FIXTURES, FITTINGS, LIGHTS, ACCESSORIES, AND FINISHES ARE TO BE SELECTED BY THE OWNER.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
   - A. SECURE ALL NECESSARY PERMITS.
   - B. CONFORM TO ALL GOVERNING REGULATIONS.
   - C. MAN AND SCHEDULE THE PROJECT.
   - D. CARRY APPROPRIATE LIABILITY INSURANCE.
   - E. MAINTAIN SAFETY MEASURES PER OSHA.
   - F. CONTRACT APPROPRIATE LICENSED INDIVIDUALS.
   - G. MAINTAIN A DAILY CLEAN-UP ROUTINE.
   - H. USE A DUMPSTER IN AN APPROVED LOCATION.
   - I. USE OWNER'S UTILITIES AS APPROVED.
   - J. CONSTRUCT/ENGINEER ALL TEMPORARY SUPPORTS.
   - K. MAINTAIN SOIL EROSION MEASURES AS NECESSARY, AND
   - L. REPAIR ALL DAMAGED AREAS TO OWNER'S APPROVAL.
6. ALIGN ALL NEW FINISHED FLOORS, CEILINGS, WALLS, SOFFITS, AND ROOFS WITH EXISTING AS NECESSARY.
7. VERIFY STAIR LOCATION TO DOWEL FOR MIN. 6'-6" HEADROOM.
8. VERIFY NEW LOADS DOWN TO BASEMENT

SQUARE FOOTAGE

SECOND FLOOR HTD. ADDED =	665
TOTAL HTD. SQ. FT. ADDED=	665
RENOVATED AREA =	153
FRONT PORCH/STORAGE ADDED =	171
GARAGE UNHTD. ADDED=	946
TOTAL UNHEATED ADDED	673

GABRIEL DESIGN
CONSTRUCTION PLANS & DESIGN

Dinkel Residence
Garage-Bonus Addition/Renovation
1318 Mayfair Rd. Raleigh, NC
Wake County, Permit Set

REVISIONS		
DATE	NO.	DESCRIPTION

Floor Plans & Notes

SHEET NO. A-3

PLAN NO. P-001416

Online Development Center
RALEIGH, NORTH CAROLINA

Plan Review

Home Plan Review Permits Inspections Administration

Plan Review Comments | Plan Review Comments Search

Plan Review Results:

This is an incomplete listing of your review for this project. Do not bring any revisions pertaining to this review. If revisions will be required, a complete listing of review comments will be faxed or emailed to the project contact person upon the completion of this review cycle.

NOTE:
Once all review trades are approved and there are no outstanding administrative issues such as map recordings, contractor licensing information, etc., it could take up to three (3) days before your project will be ready for permit pick-up. Your project contact person will be notified via fax, email or phone.

Transaction Number:	482110	**Contact Person:**	ROBCO FENCE & DECK LLC	
		Phone:	(919) 747-1160	
		Fax:		
Review Type Description:	construct Garage with finished bonus room above			
Plan Address:	1318 MAYFAIR RD			
Group Created:	08/01/2016	**Started Plans Routing:**	08/01/2016	**Review Approved:**
Final Review Approved:		**Permits Issued:**		

Review Cycle - 1 Started - 08/01/2016 Completed - 08/08/2016

Trade	Status	Reviewer	Date
STORMWATER	APPROVED	MCKENZIE GENTRY	08/08/2016
CSC PLAN INTAKE PROC	APPROVED	TRUDY MCBRIDE (919) 996-4203	08/01/2016
ZONING (SITE REVIEW)	UNRESOLVED	PATRICK ONEAL (919) 996-2479	08/02/2016

1 This lot is considered "infill" since it meets all 3 criteria listed in Section 2.2.7.(B)(1) of the UDO (zoning code).As required by Section 2.2.7.(D)(1) of the UDO, wall heights for infill lot must be no taller than either a) average height of 2 lots on each side(4 total) or b) 22 feet..

2 List the wall heights of a) the 2 adjacent lots(4 total) on each side and b) the wall height of the garage.This will determine what the wall height threshold is..

3 Also note that the bonus room above the garage is not to be used for a living facility..

4 The zoning classification of this lot is R-4.The required ide yard setback for R-4 is 10 feet.The proposed garage only shows 6 feeet between the edge of the garage and the property line.Either revise plan to provide the required minimum of 10 feet or a variance is needed..

City of Raleigh | Disclaimer

0794879616
DINKEL, BRADLEY D
1318 MAYFAIR RD
RALEIGH NC 27608-1940

0794876592
FELTON, TIMOTHY WILSON FELTON, FARELLE M
1311 MAYFAIR RD
RALEIGH NC 27608-1939

0794876599
VANDERVAART, DONALD R VANDERVAART, SANDRA D
1315 MAYFAIR RD
RALEIGH NC 27608-1939

0794876696
GARRETT, WALTER I GARRETT, LISA F
1321 MAYFAIR RD
RALEIGH NC 27608-1939

0794876893
DICKSON, WILLIAM DICKSON, ANNA
1329 MAYFAIR RD
RALEIGH NC 27608-1939

0794877704
MCGARRY, NEIL O MCGARRY, JULIE L
1325 MAYFAIR RD
RALEIGH NC 27608-1939

0794879512
HUGHES, KAYE VADEN
1310 MAYFAIR RD
RALEIGH NC 27608-1940

0794879518
MESSENGER, WILLIAM M MESSENGER, KATHERINE W
1314 MAYFAIR RD
RALEIGH NC 27608-1940

0794879724
SPILKER, NATHAN J DOMINGUEZ, JENNIFER A
1322 MAYFAIR RD
RALEIGH NC 27608-1940

0794879822
LEONE, PAUL T
1324 MAYFAIR RD
RALEIGH NC 27608-1940

0794971451
GRATHAM, CHARLES E
5849 LEASE LN
RALEIGH NC 27617-4844

0794971970
BUSCH, CHRISTOPHER K BUSCH, LORA C
2601 CHURCHILL RD
RALEIGH NC 27608-1905

Home

Wake County Real Estate Data
Account Summary

iMaps
Tax Bills

Account Search

Real Estate ID **0055366** PIN # **0794879616**

Location Address
1318 MAYFAIR RD

Property Description
LOTS 18 & 19 FOUR ACRES

Pin/Parcel History | Search Results | New Search

NORTH CAROLINA Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Property Owner	Owner's Mailing Address	Property Location Address
DINKEL, BRADLEY D (Use the Deeds link to view any additional owners)	**1318 MAYFAIR RD** **RALEIGH NC 27608-1940**	**1318 MAYFAIR RD** **RALEIGH NC 27608-1940**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**E005-E0017-0027**				
Map/Scale	**0794 08**	Deed Date	**7/26/2013**	Land Value Assessed	**$350,000**
VCS	**01RA275**	Book & Page	**15379 1913**	Bldg. Value Assessed	**$209,170**
City	**RALEIGH**	Revenue Stamps	**994.00**		
Fire District		Pkg Sale Date	**7/26/2013**		
Township	**RALEIGH**	Pkg Sale Price	**$497,000**	Tax Relief	
Land Class	**R-<10-HS**	Land Sale Date			
ETJ	**RA**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**R-4**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**1**		
Acreage	**.31**	Recycle Units	**1**		
Permit Date	**6/10/2016**	Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #	**0000131564**	Heated Area	**2,197**	Assessed	
				Total Value Assessed*	**$559,170**

*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 **0055366** PIN # **0794879616**

Account Search

Location Address
1318 MAYFAIR RD

Property Description
LOTS 18 & 19 FOUR ACRES

Pin/Parcel History Search Results New Search

Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Building Location Address	Building Description	Card 01 Of 01
1318 MAYFAIR RD	**01RA275**	

Bldg Type	**01 Single Family**	Year Blt	**1953**	Eff Year	**1980**	Base Bldg Value	**$193,676**
Units	**1**	Addns		Remod		Grade	**B 120%**
Heated Area	**2,197**					Cond %	**B 75%**
Story Height	**1 Story**	Int. Adjust.	**ATTIC-10% Partly Fin**			Market Adj.	**F 120%**
Style	**Conventional**					Market Adj.	
Basement	**70% Partial Bas**		**BSMT-20% Partly Rec**			Accrued %	**90%**
Exterior	**Brick**	Other Features	**One Fireplace**			Incomplete Code	
Const Type						**Card 01 Value**	**$209,170**
Heating	**Central**					All Other Cards	
Air Cond	**Central**					Land Value Assessed	**$350,000**
Plumbing	**2 BATH**					Total Value Assessed	**$559,170**

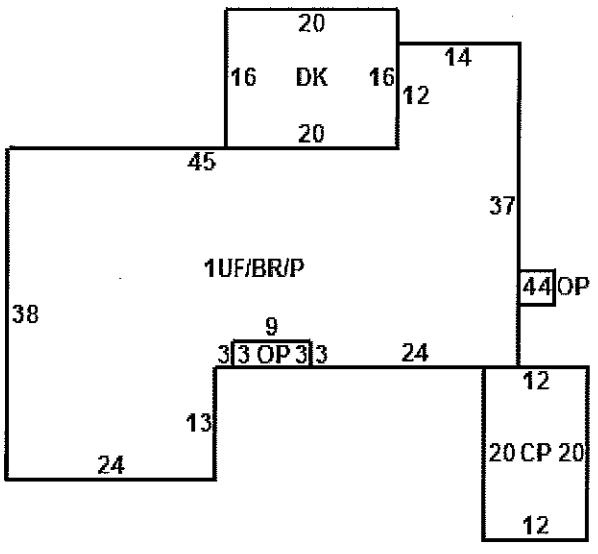
Main and Addition Summary

	Story	Type	Code	Area	Inc
M	1	UF/BR/P		1928	
A		OP	R	16	
B		CP	W	240	
C		OP	R	27	
D		DK	@	320	
E					
F					
G					
H					

Other Improvements

Units	DesItem	Code	Year	%ADJ	Inc	Value

Building Sketch



Photograph
5/11/2013

0055366 05/11/2013