



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

Case File: A-122-16

Property Address: 422 S. Bloodworth Street

Property Owner: Craig Bethel

Project Contact: Craig Bethel

Nature of Case: A request for complete relief from the off-street parking requirements for detached houses set forth in Section 7.1.2.C. of the Unified Development Ordinance that results in a detached house being permitted with no off-street parking provisions on a .06 acre site zoned Planned Development and Historic Overlay District-General and located at 422 S. Bloodworth Street.



422 S. Bloodworth Street – Location Map

To BOA: 11-14-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Planned Development and Historic Overlay District-General (Prince Hall)



422 S. Bloodworth Street – 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.**

Planned Development (Carlton Place)

Parking Standards: 25% of the planned development is allowed to utilize on-street parking to satisfy its parking requirements.

Standard UDO Parking Requirement: Detached House: 2 spaces:

Application for Variance



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
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet): Per Section 7.1.2 (Required Parking) of the UDO, I am required to provide (2) off-street parking spaces for my new residence to be located at 422 S. Bloodworth Street. I am requesting a variance in order to alleviate myself of this parking requirement and allow for on-street parking. See attached addendum for project description.</p>	<p>Transaction Number <i>A-122-16</i></p>
<p>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. COA Application - #462457</p>	

GENERAL INFORMATION				
Property Address	422 South Bloodworth Street, Raleigh, NC		Date	10/14/16
Property PIN	1703876040	Current Zoning	PD (Block A-21)	
Nearest Intersection	E. Cabarrus Street & S. Bloodworth Street		Property size (in acres)	0.06 acres
Property Owner	Craig Bethel		Phone	919.810.7390
Owner's Mailing Address	217 Gardner Street, Raleigh, NC		Email	bethel.craig@gmail.com
Project Contact Person	Craig Bethel		Phone	919.810.7390
Contact Person's Mailing Address	217 Gardner Street, Raleigh, NC		Email	bethel.craig@gmail.com
Property Owner Signature	<i>Craig Bethel</i>		Email	bethel.craig@gmail.com
Notary	Sworn and subscribed before me this <u>14</u> day of <u>October</u> , 20 <u>16</u> <u>October</u> , 20 <u>16</u>		Notary Signature and Seal <i>Lori Page</i> 	



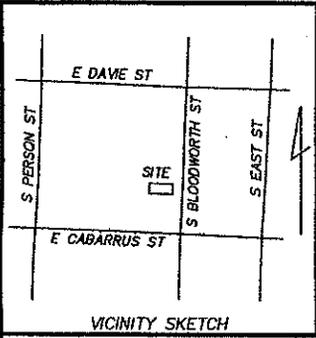
**422 S. Bloodworth Street
Prince Hall Historic District**

Project Description Addendum:

The residence to be located at 422 S. Bloodworth Street is part of an on-going historic preservation project to relocate an existing house currently located at 112 E. Lenoir Street. The E. Lenoir Street lot and two neighboring lots are part of a planned development for a boutique hotel. 112 and 114 E. Lenoir Street were initially part of the newly created Prince Hall Historic District, but were rezoned in order to be removed from the district and to allow for the hotel development. As part of the rezoning agreement, the Developer was required to preserve and relocate the houses in lieu of demolition.

In order to preserve the house at 112 E. Lenoir, the house will be relocated to 422 S. Bloodworth Street, a lot within the Prince Hall Historic District. The proposed move and renovation was required to obtain a Certificate of Appropriateness through RHDC and it was approved on March 7, 2016 (Trans. #462457).

The lot at 422 S. Bloodworth is roughly 33' wide x 77' long (see attached existing site plan). The proposed placement of the single-story, 1,000 sf house (see attached proposed site plan) is in keeping with other houses on the street and in the neighborhood and has been approved as part of the CoA application process. However, given the small lot width, once the house is placed on the lot there will not be the required yard area for off-street parking. Per Section 7.1.2 of the UDO, every single-family living unit must provide (2) spaces for designated off-street parking. Given the circumstances of the project, I am requesting a variance from this requirement in order to relocate and restore this historic residence.



I HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE NC STANDARDS OF PRACTICE FOR CLASS A AND B LAND SURVEYS (SECTION 1600); THAT THE RATIO OF PRECISION EXCEEDS 1:10,000; THAT THE RECORD DOCUMENTS USED ARE SHOWN ON THE FACE OF THIS PLAT.

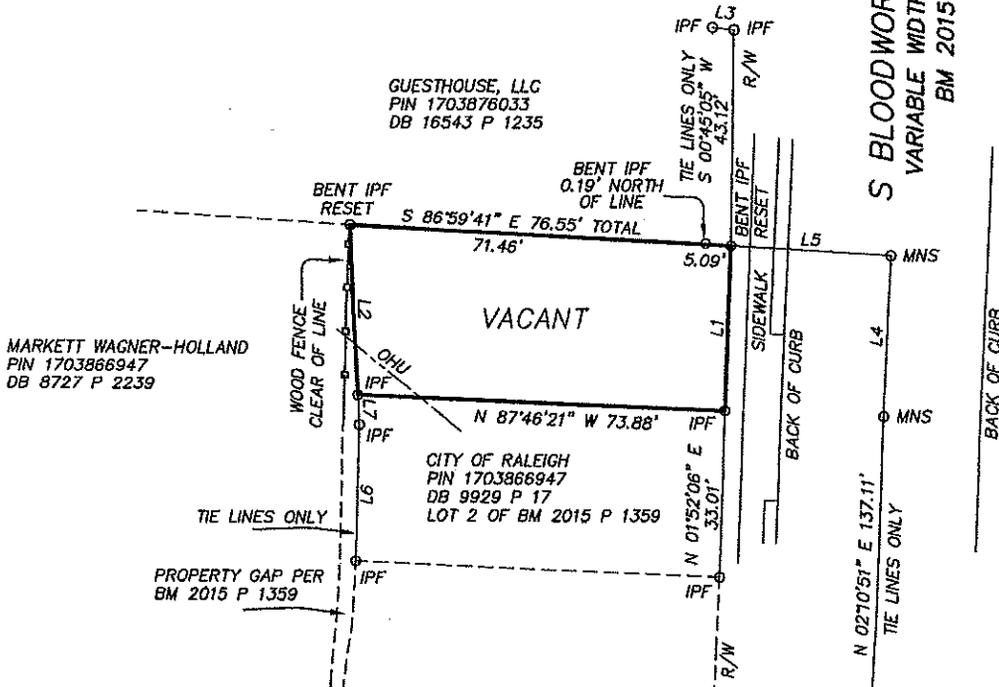


SUBJECT PROPERTY DATA
 RECORD OWNER: CRAIG LAWRENCE BETHAL
 PIN: 1703876040
 DEED BOOK 16543 PAGE 1210
 LOT 1 OF "E CABARRUS ST & S BLOODWORTH ST" RECOMBINATION PLAT. RECORDED IN BOOK OF MAPS 2015 PAGE 1359.
 ZONING: RB
 422 S BLOODWORTH STREET
 RALEIGH, NC 27601

2,520 SF
 0.058 ACRES
 BY COORDINATES

James L. Peacock
L-3435
10-12-16

- LEGEND
 IPF IRON PIPE FOUND
 IPS IRON PIPE SET
 MNF MAG NAIL FOUND
 MNS MAG NAIL SET
 R/W RIGHT OF WAY
 PIN PARCEL ID NUMBER
 DB DEED BOOK
 BM BOOK OF MAPS
 P PAGE
 OHU OVERHEAD UTILITIES
 AC AIR CONDITIONER



S BLOODWORTH STREET
 VARIABLE WIDTH PUBLIC R/W
 BM 2015 P 1359

PLAT NORTH TAKEN FROM
 BOOK OF MAPS 2015 PAGE 1359

MARKETT WAGNER-HOLLAND
 PIN 1703866947
 DB 8727 P 2239

GUESTHOUSE, LLC
 PIN 1703876033
 DB 16543 P 1235

CITY OF RALEIGH
 PIN 1703866947
 DB 9929 P 17
 LOT 2 OF BM 2015 P 1359

LINE	BEARING	DISTANCE
L1	S01°54'51"W	33.00'
L2	N02°32'45"W	34.16'
L3	N83°58'39"W	4.32'
L4	N02°19'43"E	32.20'
L5	N86°35'29"W	31.99'
L6	N02°03'52"E	27.03'
L7	N02°25'30"W	5.94'

SCALE
 BREAK
 MNF

CAROLINA LAND SURVEYING
 4006 BUTLER BOULEVARD
 RALEIGH, NC 27604
 FIRM LICENSE NUMBER F-0135
 919 832-1643
 919 255-5544 CELL
 carolinalands@mindspring.com

PHYSICAL SURVEY FOR
 CRAIG LAWRENCE BETHAL
 RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
 OCTOBER 03, 2016 SCALE 1" = 30'



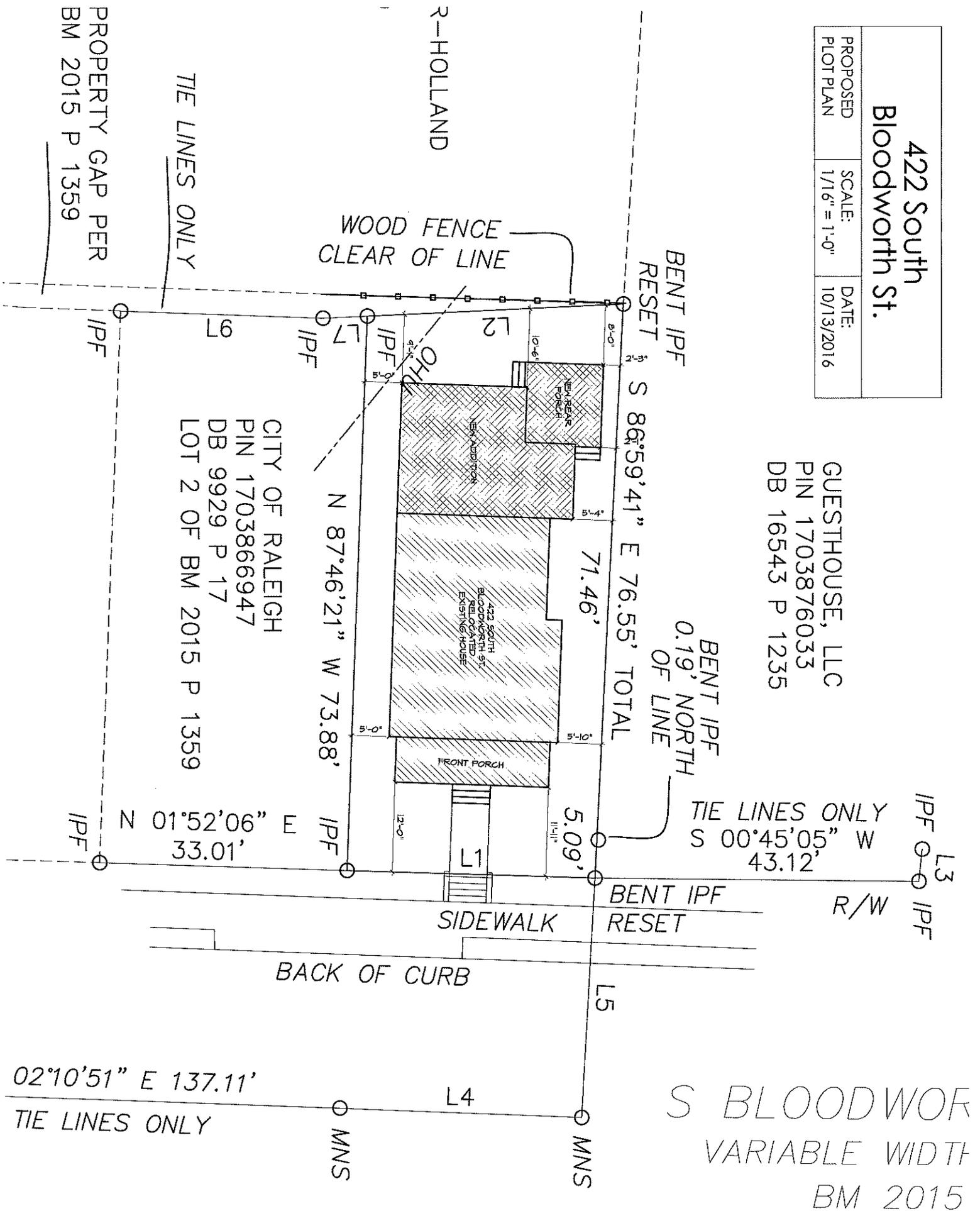
1" = 30'

Bethal.dwg

422 South
Bloodworth St.

PROPOSED PLOT PLAN	SCALE: 1/16" = 1'-0"	DATE: 10/13/2016
--------------------	----------------------	------------------

GUESTHOUSE, LLC
PIN 1703876033
DB 16543 P 1235



CITY OF RALEIGH
PIN 1703866947
DB 9929 P 17
LOT 2 OF BM 2015 P 1359

PROPERTY GAP PER
BM 2015 P 1359

TIE LINES ONLY

2-HOLLAND

WOOD FENCE
CLEAR OF LINE

BENT IPF
RESET

S 86°59'41" E 76.55' TOTAL

BENT IPF
0.19' NORTH
OF LINE

TIE LINES ONLY
S 00°45'05" W
43.12'

IPF L3
IPF

R/W

BENT IPF
RESET

SIDEWALK

BACK OF CURB

L5

L4

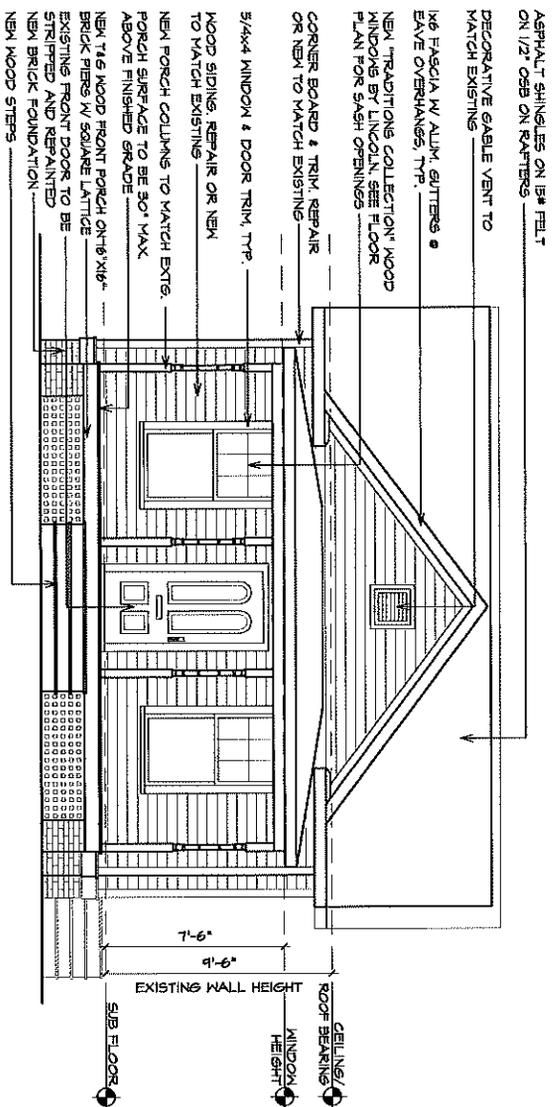
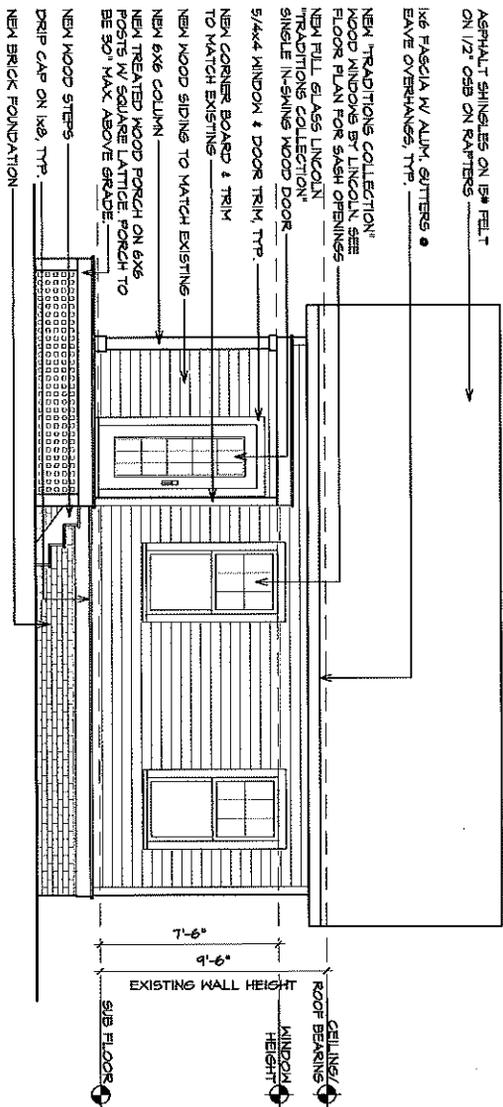
02°10'51" E 137.11'

TIE LINES ONLY

MNS

MNS

S BLOODWORTH
VARIABLE WIDTH
BM 2015



ASPHALT SHINGLES ON 1/2" FELT
ON 1/2" OSB ON RAFTERS

1x6 FASCIA W/ ALUM. GUTTERS & EAVE OVERHANGS, TYP.

NEW 'TRADITIONS COLLECTION' WOOD WINDOWS BY LINCOLN. SEE FLOOR PLAN FOR SASH OPENINGS.

NEW FILL GLASS LINCOLN 'TRADITIONS COLLECTION' SINGLE IN-SWING WOOD DOOR.

5/4x4 WINDOW & DOOR TRIM, TYP.

NEW CORNER BOARD & TRIM TO MATCH EXISTING

NEW WOOD SIDING TO MATCH EXISTING

NEW 6x6 COLUMN

NEW TREATED WOOD PORCH ON 6x6 POSTS W/ SQUARE LATTICE PORCH TO BE 30" MAX ABOVE GRADE

NEW WOOD STEPS

DRIP CAP ON 1x8, TYP.

NEW BRICK FOUNDATION

ASPHALT SHINGLES ON 1/2" FELT ON 1/2" OSB ON RAFTERS

DECORATIVE GABLE VENT TO MATCH EXISTING

1x6 FASCIA W/ ALUM. GUTTERS & EAVE OVERHANGS, TYP.

NEW 'TRADITIONS COLLECTION' WOOD WINDOWS BY LINCOLN. SEE FLOOR PLAN FOR SASH OPENINGS

CORNER BOARD & TRIM REPAIR OR NEW TO MATCH EXISTING

5/4x4 WINDOW & DOOR TRIM, TYP.

WOOD SIDING, REPAIR OR NEW TO MATCH EXISTING

NEW PORCH COLLING TO MATCH EXT. PORCH SURFACE TO BE 30" MAX ABOVE FINISHED GRADE

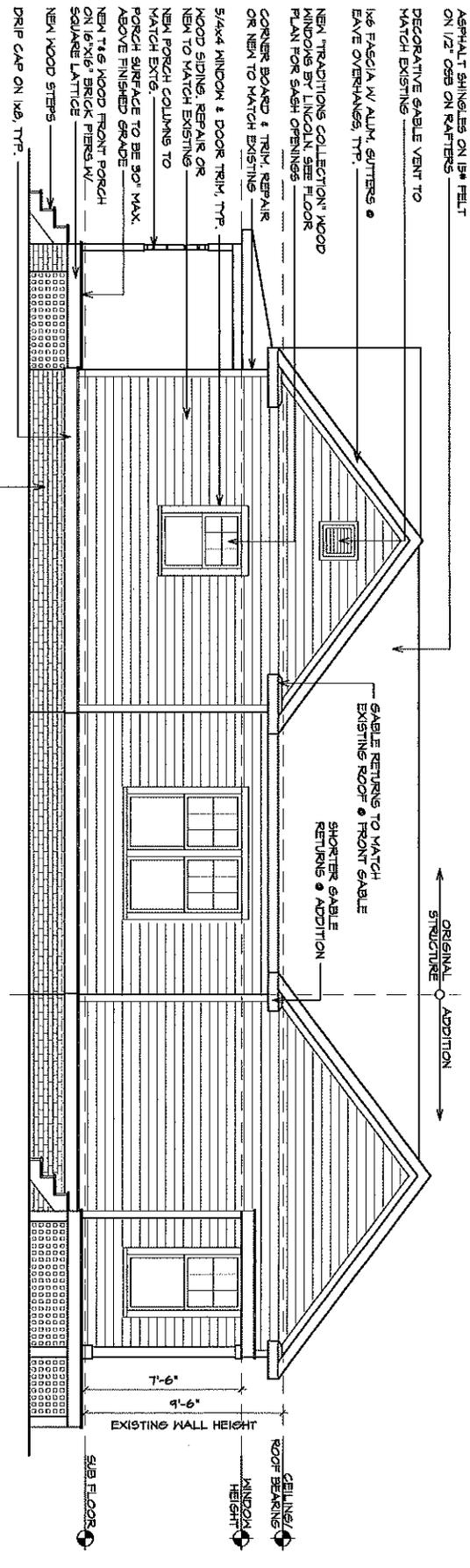
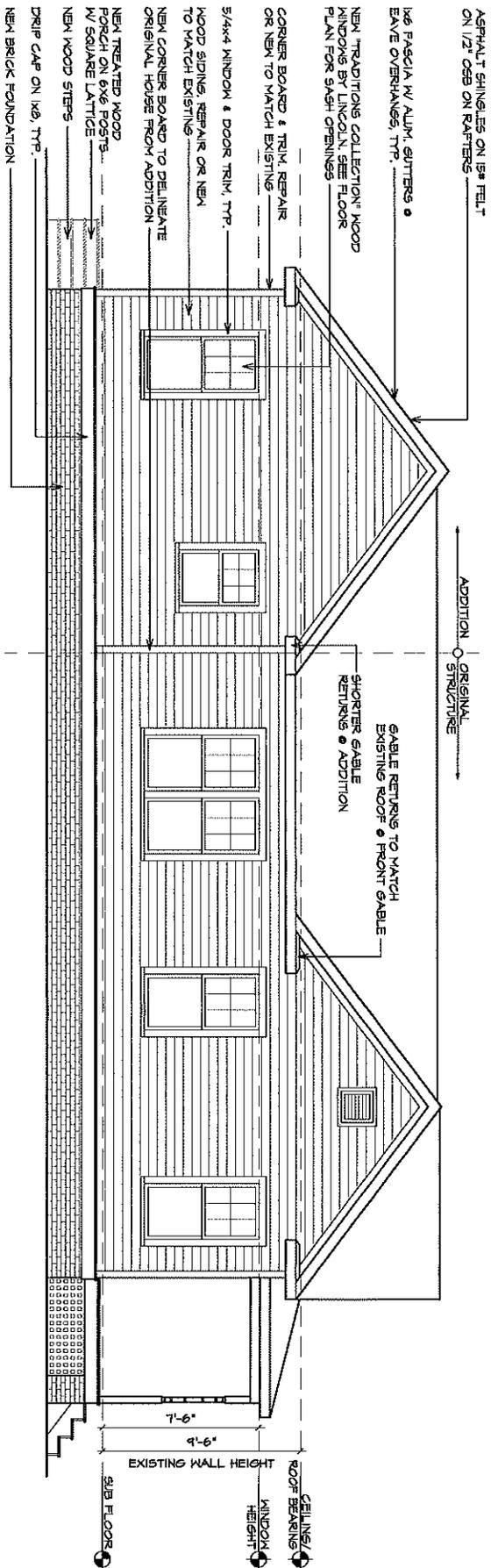
NEW 1x6 WOOD FRONT PORCH ON 1/8" x 1/8" BRICK PIERS W/ SQUARE LATTICE EXISTING FRONT DOOR TO BE STRIPPED AND REPAINTED

NEW BRICK FOUNDATION

NEW WOOD STEPS

PRICING SET FOR:
422 S. Bloodworth Street
1000 SF

PROPOSED ELEVATIONS SCALE: 1/8" = 1'-0" DATE: 10/14/2016



PRICING SET FOR:

422 S. Bloodworth Street
1000 SF

PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: 10/14/2016



[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0431691** PIN # **1703876040**

Location Address Property Description
422 S BLOODWORTH ST **LO1 E CABARRUS & S BLOODWORTH ST CTY OF**
RALEIGH BM2015-01359

Account
Search

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

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

Property Owner BETHEL, CRAIG LAWRENCE (Use the Deeds link to view any additional owners)		Owner's Mailing Address 217 GARDNER ST RALEIGH NC 27607-7107		Property Location Address 422 S BLOODWORTH ST RALEIGH NC 27601-1946	
Administrative Data		Transfer Information		Assessed Value	
Old Map #	A007--	Deed Date	9/23/2016	Land Value Assessed	\$80,000
Map/Scale	1703 43	Book & Page	16543 1210	Bldg. Value Assessed	
VCS	01RA550	Revenue Stamps	130.00	Tax Relief	
City	RALEIGH	Pkg Sale Date		Land Use Value	
Fire District		Pkg Sale Price		Use Value Deferment	
Township	RALEIGH	Land Sale Date	9/23/2016	Historic Deferment	
Land Class	VACANT	Land Sale Price	\$65,000	Total Deferred Value	
ETJ	RA	Improvement Summary		Use/Hist/Tax Relief	
Spec Dist(s)		Total Units	0	Assessed	
Zoning	RB	Recycle Units	0	Total Value Assessed*	\$80,000
History ID 1		Apt/SC Sqft			
History ID 2		Heated Area			
Acreage	.06				
Permit Date					
Permit #					

*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 **0431691**

PIN # **1703876040**

Account Search

Location Address
422 S BLOODWORTH ST

Property Description
**LO1 E CABARRUS & S BLOODWORTH ST CTY OF RALEIGH
BM2015-01359**

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



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

Building Location Address 422 S BLOODWORTH ST		Building Description 01RA550		Card 01 Of 01	
Bldg Type Units Heated Area Story Height Style Basement Exterior Const Type Heating Air Cond Plumbing		Year Blt Addns Int. Adjust. Other Features		Eff Year Remod Base Bldg Value Grade Cond % Market Adj. Market Adj. Accrued % Incomplete Code Card 01 Value All Other Cards Land Value Assessed \$80,000 Total Value Assessed \$80,000	
Main and Addition Summary Story Type Code Area Inc M A B C D E F G H			Other Improvements Units DesItem Code Year %ADJ Inc Value		
Building Sketch			Photograph		

1703876040
BETHEL, CRAIG LAWRENCE
217 GARDNER ST
RALEIGH NC 27607-7107

1703865919
313 EAST CABARRUS STREET LLC
ATTN: EMPIRE PROPERTIES
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

1703865943
WILLIAM, MARY ANN MONROE POWELL,
THOMAS EUGENE
321 E CABARRUS ST
RALEIGH NC 27601-1835

1703865984
WAGNER-HOLLAND, MARKETTE
321 E CABARRUS ST
RALEIGH NC 27601-1835

1703866940
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1703866943
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1703866947
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1703874096
WOOD PILE LLC THE
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

1703875250
320 EAST DAVIE STREET LLC
ATTN: EMPIRE PROPERTIES
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

1703876028
418 SOUTH BLOODWORTH STREET LLC
ATTN: EMPIRE PROPERTIES
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

1703876033
GUESTHOUSE, LLC
215 HAYWOOD ST
RALEIGH NC 27601-1525

1703876121
SMITH, BEVERLY B
3323 ALLEGHANY DR
RALEIGH NC 27609-6903

1703878068
CARLTON PLACE DEVELOPMENT LLC
MARVIN F POER & COMP
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512