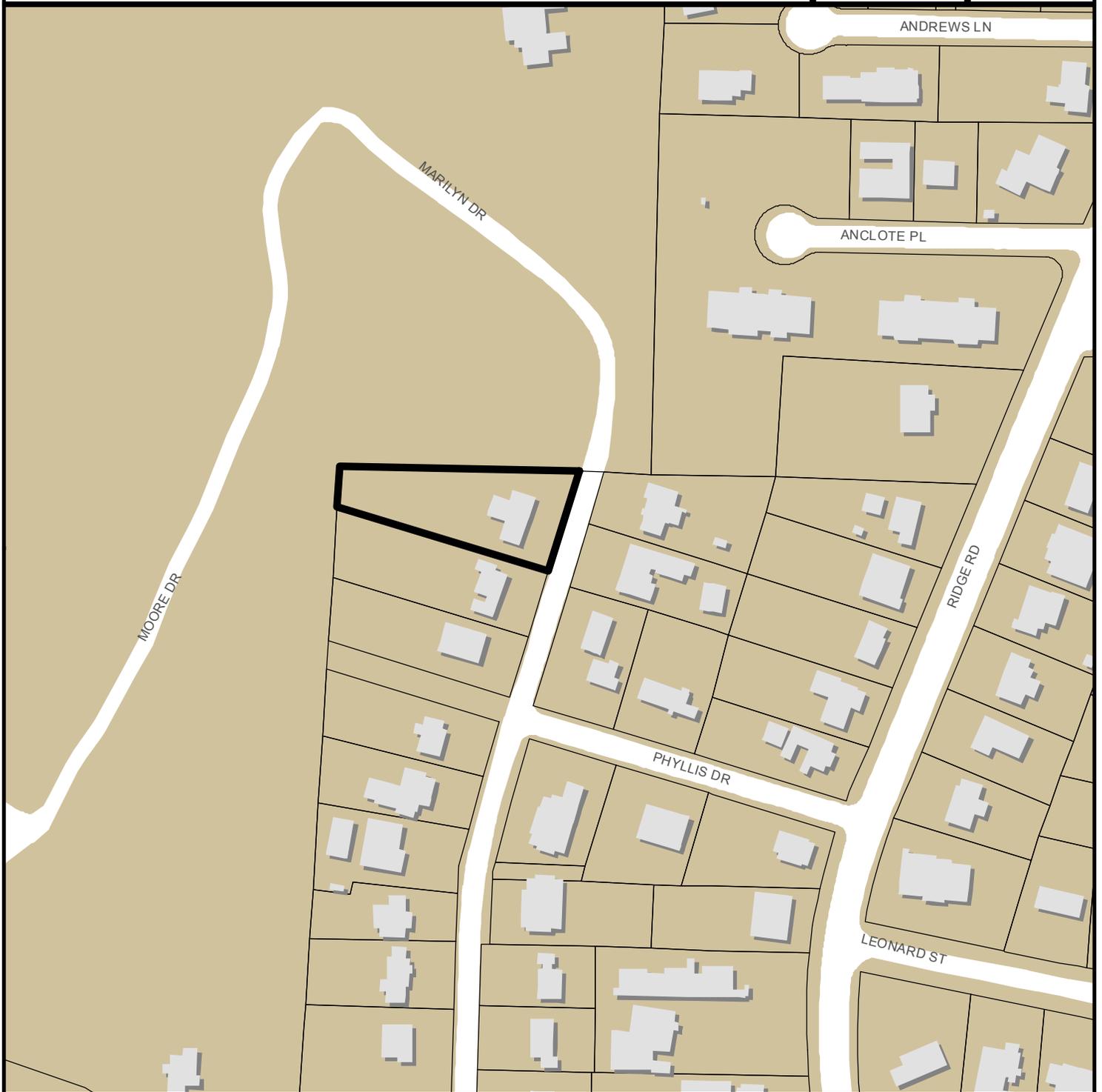


MARILYN DRIVE S-80-2015



0 245 490 Feet

Zoning: **R-6**
CAC: **Glenwood**

Drainage Basin: **House**
Acreage: **0.5**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **John Kerr**
Phone: **(919) 977-1108**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-80-15 / Marilyn Drive

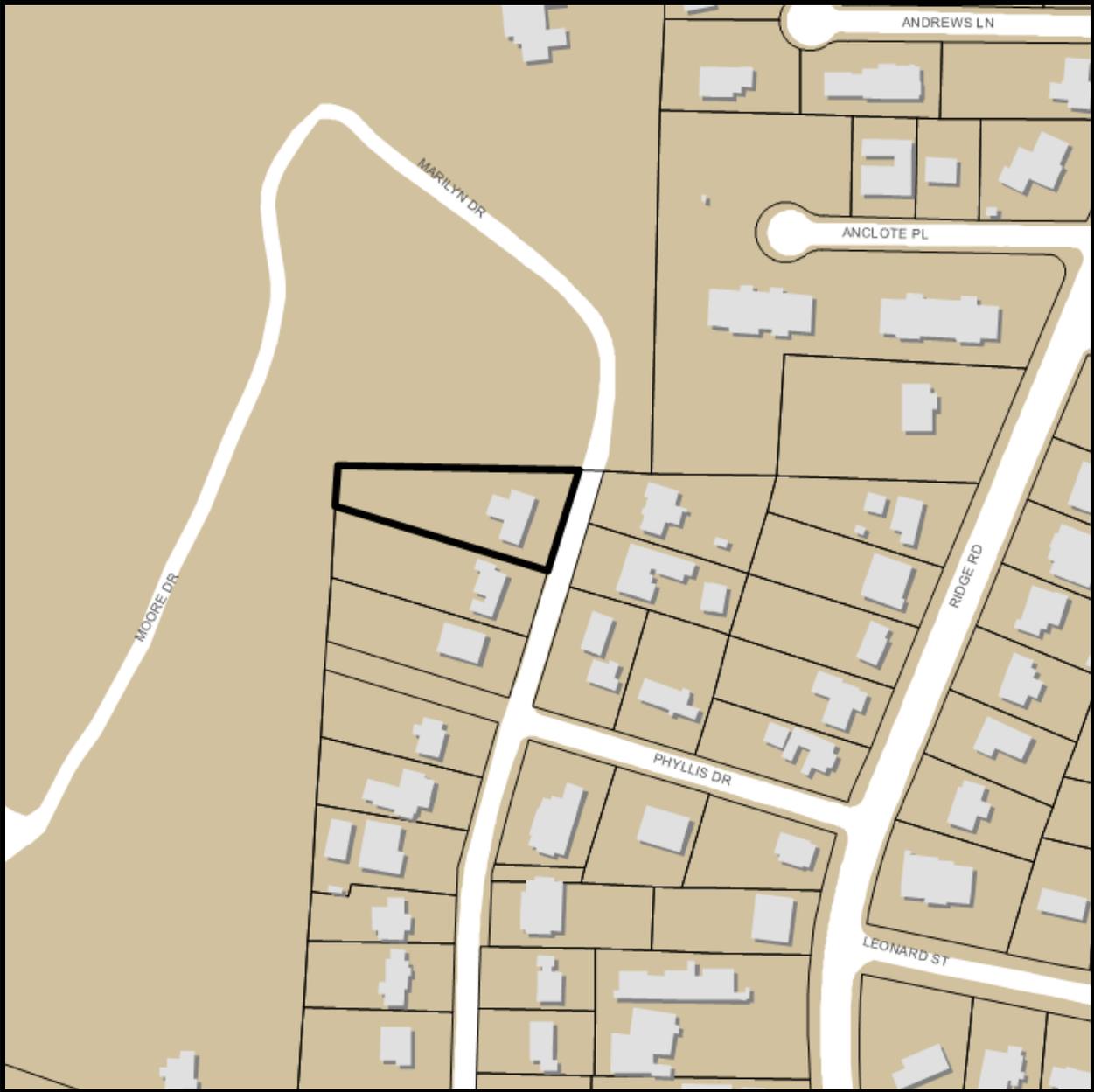
General Location: The site is located on the west side of Marilyn Drive, north of the intersection of Marilyn and Phyllis Drive(s), and inside the city limits.

CAC: Glenwood

Nature of Case: Subdivision of a .5 acre parcel into two lots, zoned Residential-6.
Contact:

Design Adjustment: NA.

Administrative Alternate: NA



Location Map – 1009 Marilyn Drive

**Raleigh Board of Adjustment
April 11, 2016
Decisions**

A-40-16 – 4/11/16

WHEREAS, Sharon Brodie, property owner, requests 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.

Decision: Approved as requested.

A-41-16 – 4/11/16

WHEREAS, Local Government Federal Credit Union, property owner, requests Special Use Permit for a second low profile ground sign for a double frontage lot pursuant to Sections 7.3.8.C.C2. of the Part 10 A Unified Development Ordinance to permit one additional ground sign on a 5.49 acre property zoned OX-4-PL and located at 3600 Wake Forest Road.

Decision: Approved as requested.

A-43-16 – 4/11/16

WHEREAS, Sayed Hassan Hosseini, property owner, requests a 6’ height variance, pursuant to section 5.4.3.F.15.g. of the Part 10A Unified Development Ordinance to allow for the construction of a 1.5 story detached house that results in a 30’ tall detached house on a .08 acre property zoned R-10 and Neighborhood Conservation Overlay District located at 910 S. Person Street.

Decision: Approved as requested.

A-44-16 – 4/11/16

WHEREAS, Sears Family, LLC, property owner, requests a 3.6’ and a 2.6’ minimum lot width variance pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for the subdivision of a lot into two lots that don’t meet the minimum width requirements for the minimum depth requirements as set forth in Section 1.5.2.C. of the Part 10A Unified Development Ordinance for a currently .4994 acre property zoned Residential-6 and located at 1009 Marilyn Drive.

Decision: Approved as requested.

A-45-16 – 4/11/16

WHEREAS, Katherine Cloninger, property owner, requests a 3.5’ rear yard setback variance, pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for a rear addition to a detached house that results in a 16.5’ rear yard setback on a .15 acre property zoned R-6 and Special Residential Parking Overlay District and located at 2725 Bedford Avenue.

Decision: Approved as requested.

A-46-16 – 4/11/16

WHEREAS, Lewis and Elizabeth Miller, property owners, request a 16’ primary street setback variance from the infill compatibility requirements set forth in Section 2.2.7.C. of the Part 10A Unified Development Ordinance to construct a detached house that results in a 60’ primary street setback on a .38 acre property zoned R-4 and located at 5019 Hollyridge Drive.

Decision: Approved as requested.

A-47-16 – 4/11/16

WHEREAS, J. Russell Allen and W. Craig Allen, TR, and Allen Ventures, LLC, property owners, requests relief from the façade articulation requirements of Section 3.4.4.F. for the Detached frontage in order to build a 5-unit townhouse development that does not comply with the 10’ front wall offset requirement for every 40’ of front wall length on a .3 acre site zoned OX-3-DE and Neighborhood Conservation Overlay District located at 531 and 539 New Bern Avenue.

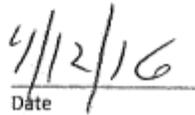
Decision: Approved as requested.

A-48-16 – 4/11/16

WHEREAS, Allen Ventures LLC, property owner, requests relief from the façade articulation requirements of Section 3.4.4.F. for the Detached frontage in order to build a 5-unit townhouse development that does not comply with the 10’ front wall offset requirement for every 40’ of front wall length on a .27 acre site zoned NX-3-DE and Neighborhood Conservation Overlay District located at 0 E. Edenton Street, 527 and 529 New Bern Avenue and part of 531 New Bern Avenue.

Decision: Approved as requested.


J. Carr McCamb, Chairman


Date

SUBJECT: S-80-15 Marilyn Drive

CROSS-REFERENCE: Transaction # 457323, A-44-16 (4/11/16)

LOCATION: The site is located on the west side of Marilyn Drive, north of the intersection of Marilyn and Phyllis Drive(s), and inside the city limits.

PIN: 0794282014

REQUEST: This request is to approve the subdivision of a .5 acre parcel into two lots, zoned Residential-6.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (3) That a fee-in-lieu for 6' sidewalk and street trees be paid for the frontage along Marilyn Dr.
- (4) That ½ of the required 55' right of way for the existing street is dedicated to the City of Raleigh and shown on all maps for recording.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Bowers (S. Barlow)* Date: 6-13-16

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 5/19/2016 owned by Sears Family LLC., submitted by Chris Poole, John A. Edwards and Company.

ZONING:

ZONING DISTRICTS: Residential 6 (R-6), Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of ½ of 55' right-of-way of existing street is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Marilyn Drive	Neighborhood Yield	31.6'	55'	27' b to b	0'	20'

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

Existing streets on the site are classified as Neighborhood Yield.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Glenwood Citizens Action Council, in a low density residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-6 zoning district is 6,000 square feet (2.2.1). The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 feet. A variance (A-44-16) was granted

waiving the minimum width at the minimum depth requirement (TC-4-15). Lots in this development otherwise conform to minimum code standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is Residential (8.5.2). A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

PEDESTRIAN: Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. The subdivision is claiming exemption 9.2.2.A.3, as amended by TC-6-15. This exemption states, "any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001."

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new streets are being proposed with this development.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 6-13-2019

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.