

From: [James Hurley](mailto:James.Hurley@hurleypaint.com)
To: [Angela Clegg](mailto:Angela.Clegg@cityofraleigh.com)
Subject: Re: Planning commission meeting
Date: Monday, September 18, 2023 10:22:37 AM
Attachments: [22ND ST. DUPLEX SITE PLAN 9-18-2023.pdf](#)
[22ND ST. DUPLEX SITE PLAN 9-14-2023.pdf](#)

On Mon, Sep 18, 2023 at 9:53 AM James Hurley <james@hurleypaint.com> wrote:

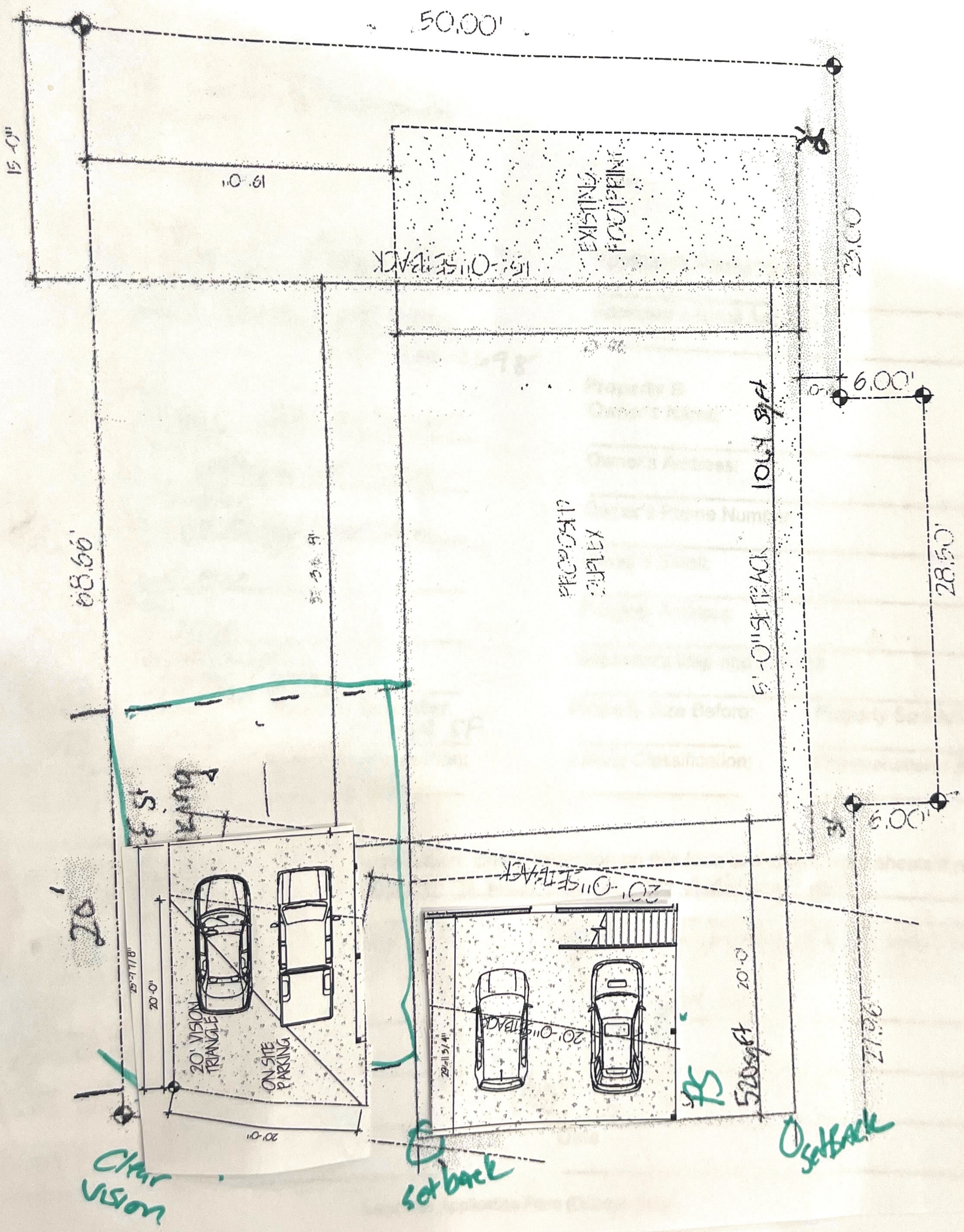
Dear Planning Commission,

I wanted to submit a statement before the next meeting. I have received some clarification on the building code from the planning department since we last spoke. After speaking with Angela, the variance request in question is concerning the 20 foot setback to the carport code. This is a unique lot size and is only 66 feet wide. Per code we have a 15 foot backyard included in our plans. On top of that per code we would need a 20 foot carport and a 20 foot front setback, which would only leave us with 11 feet of build able space. I have gone through what seems to be every option and with trying our best to conform with the building codes, our building plans seem to be the best option for the lot. In this unique situation, I believe the request for a variance is justified.

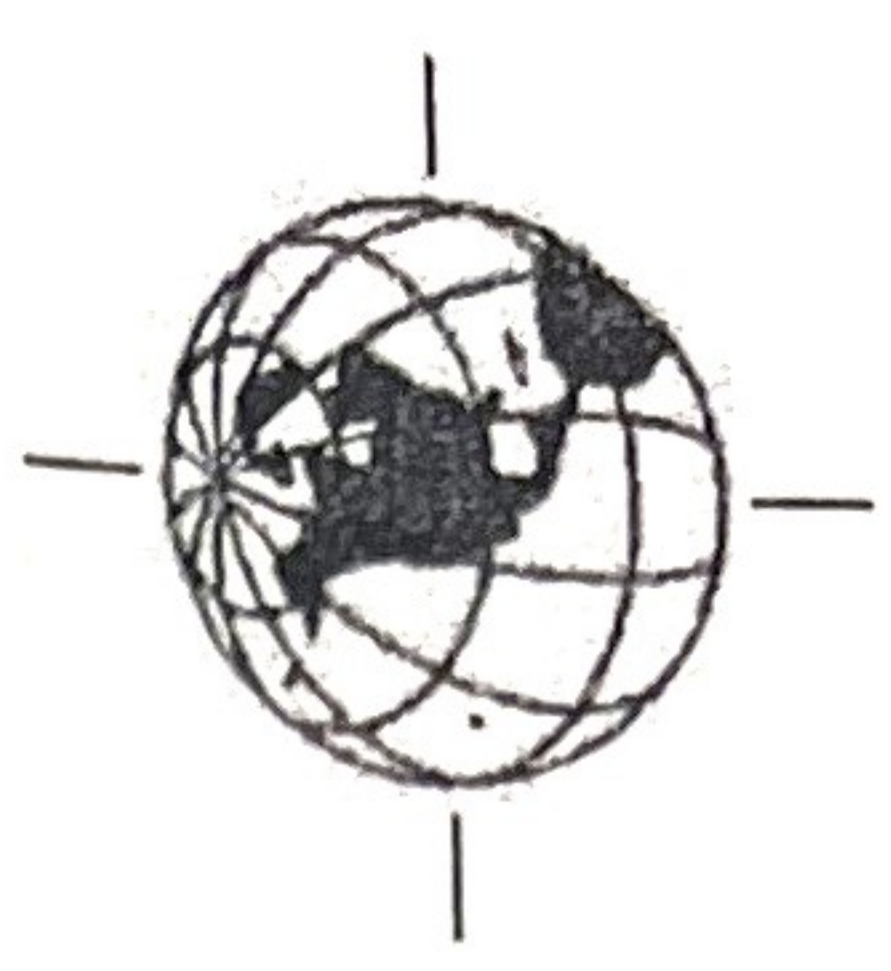
Again to reiterate this is a unique lot size of only 3949 square feet and is one of only four lots under 5000 square feet in the city. I believe this is the perfect example and opportunity to approve a variance. This variance is not self-imposed due to lot size. If it was the minimum lot size I would not need a variance. The request for a variance is allowed under building code, but if no variances are going to be allowed in the city, why is it an option?

Thank you greatly for your time and consideration. I am Looking forward to working with you on more endeavors.

Warmest Regards



Tax MAP 32 BC
 Tax Lot 2700



- GAS STUBOUT
- ⊗ WATER STUBOUT
- ⊕ WATER VALVE
- ⊠ PROPERTY CORNER
- ⊡ MONUMENT FOUND AS NOTED

- ⊠
- ⊡
- ⊕
- ⊗
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