RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

909 Oberlin Rd
Address

Oberlin Village
Historic District

Historic Property

COA-0117-2026
Certificate Number

8/24/2026
Date of Issue

8/24/2027
Expiration Date

Project Description:

Install fence; alter fence location

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, Colette K

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:		
Applicant name: Copper Builders LLC		
Mailing address: 1900 W Morehead St. STE 102		
City: Charlotte	State: NC	Zip code: 28208
Date: 8/5/2026	Daytime phone #: [redacted]	
Email address: [redacted]		
Applicant signature:		

Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval	**Office Use Only** Transaction #: _____ File #: **COA-0117-2026** Fee: _____ Amount paid: _____ Received date: _____ Received by: _____

Property street address: 909 Oberlin Rd.	
Historic district: Oberlin Village Historic Overlay District	
Historic property/Landmark name (if applicable):	
Owner name: Copper Builders LLC	
Owner mailing address: 1900 W Morehead St. STE 102 Charlotte NC 28208	

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes (No) Did you consult with staff prior to filing the application? Yes (No)	Office Use Only Type of work:_____

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.4	Fences	ZONE-036877-2026 - Installation of approx. 95LF of fencing to extend fence to rear property line.

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 08/24/2027.

Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) Collette K Date 08/24/2026

909 Oberlin Rd Fence Modification

We are proposing a slight modification to the existing fence located at 909 Oberlin Rd to provide additional rear yardage within the fenced area.

The proposed change includes:

- From Permit Notes (ZONE-036877-2026) - Installation of approx. 95LF of wood, board on board 6ft tall fencing - removal of existing 66lf along back line of fence - extending right and left side of fence towards rear of property then reinstall 66lf to close in fence - fence to be installed minimum 1-3 inches inside of property lines (1.4)

LEGEND

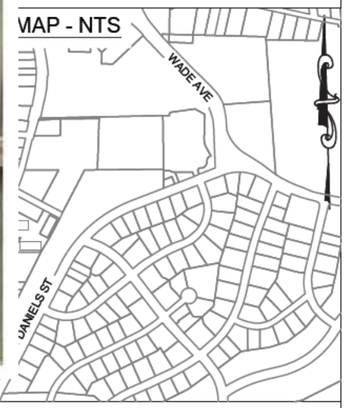
Existing Fence —

Proposed Fence —

Removing 66lf w/(1)4' single gate, back line of fence Extending the sides of the fence according to layout then reinstalling back line 6FT Board on Board wood fence installed - fence to be installed 1-3 inches minimum inside property lines







AC PAD: 18 SF

PERCENT IMPERVIOUS: 46.78%
PROPOSED IMPERVIOUS: 5,726 SF

REFERENCES: DB 19367 PG 1437-1438
BM 1968, PG 1

REVISED 4/27/26:
REVISE PER CLIENT,
MOVE REAR GATE

DRIVEWAY CALCULATIONS

UDO SECTION (1.5.5.D.1) CALCULATIONS

FRONT YARD AREA	*MAX ALLOWED AREA (40%)*
2,116 SF	*846 SF*

SRPOD CALCULATIONS
FRONT YARD LINEAR DEPTH = 63.8'

THEREFORE: 12 x 25.9' + 380 SF = 690 SF MAX

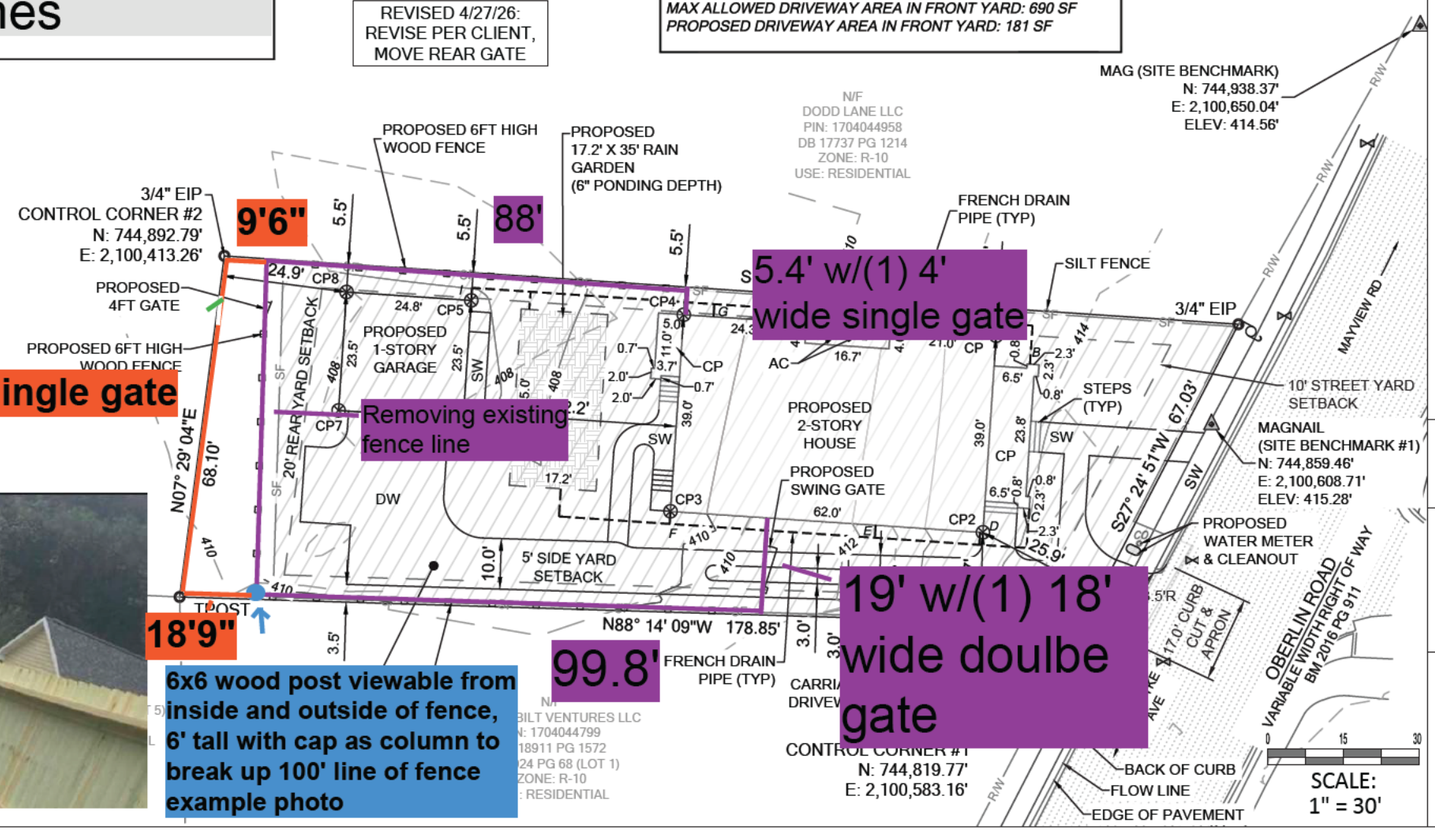
MAX ALLOWED DRIVEWAY AREA IN FRONT YARD: 690 SF
PROPOSED DRIVEWAY AREA IN FRONT YARD: 181 SF

LEGEND

- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- SITE BENCHMARK
- UTILITY MANHOLE
- UTILITY METER
- UTILITY POLE
- GUY WIRE
- GENERATOR
- AC A/C UNIT
- CATCH BASIN
- CO CLEAN OUT
- EIP EXISTING IRON PIPE
- DB DEED BOOK
- BM BOO
- PG PAG
- N/F NOW OR FORMERLY
- SSMH SANITARY SEWER MANHOLE
- PO COVERED PORCH
- DW CONCRETE DRIVEWAY



6x6 wood post viewable from inside and outside of fence, 6' tall with cap as column to break up 100' line of fence example photo



PLOT PLAN SURVEY

EXCLUSIVELY FOR

COPPER BUILDERS, LLC

909 OBERLIN ROAD, RALEIGH, NC
RALEIGH TOWNSHIP, WAKE COUNTY

DATE: 7/07/23 DRAWN BY: JKF CHECKED BY: SPC

REFERENCE: DB 19367, PG 1437 BCS# 230332 SCALE: 1" = 30'

P:\2023 Projects\230332 Oberlin Road\SURVEY\DWG\230332 - 909 Oberlin Road Plot Plan.dwg, 4/27/2026 8:12:50 AM, AutoCAD PDF (High Quality Print).pc3









NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY. UNDER THE SUPERVISION OF F. REX COOPER, PLS.

2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.

3. AREAS COMPUTED BY COORDINATE METHOD.

4. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720170400K, DATED 7/19/2022.

5. SITE ZONED "R-10" PER WAKE COUNTY GIS.

6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

7. THIS PLAN HAS BEEN PREPARED FOR PERMITTING PURPOSES ONLY.

8. NO TREES WERE OBSERVED IN THE RIGHT OF WAY.

9. BUILDING SETBACKS ARE PER UDO SEC. 2.2.1 FOR R-10
PRIMARY STREET: 10', SIDE STREET: 10'
SIDE LOT LINE: 5', REAR LOT LINE: 20'

10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL RALEIGH'S AND NCDOT STANDARDS AND SPECIFICATIONS.

11. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED STRUCTURES ON 909 OBERLIN RD.

12. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING BUT NOT LIMITED TO BM 1924 PG 68.

13. PROPOSED HOUSE STRUCTURE PLACEMENT WAS COMPLETED BY CLIENT. SURVEYOR DOES NOT CERTIFY TO COMPLIANCE WITH ANY APPLICABLE CODES OR REQUIREMENTS BY THE GOVERNING BODY.

14. ALL FRENCH DRAIN PIPES FLOW TO RAIN GARDEN.

15. RAIN GARDEN TO BE CONSTRUCTED PER CITY RAEIGH PER DETAIL SW-40.01.

LOT INFORMATION

OWNER: COPPER BUILDERS, LLC
OWNER ADDRESS: 1900 W MOREHEAD ST
STE 102
CHARLOTTE, NC 28208

PIN: 1704045825
DEED: DB 19367 PG 1437-1438
ADDRESS: 909 OBERLIN ROAD
ZONING: R-10
ETJ: RALEIGH
OVERLAYS: SRPOD, NCOD, HOD-G

LOT AREA: 12,241 SF / 0.281 AC (MEASURED)

L.O.D.: 11,268 SF
MAX. IMPERVIOUS: 65%
(PER UDO SEC. 9.2.2.A.4 FOR R-10)

HOUSE: 2,351 SF
GARAGE: 582 SF
DRIVEWAY: 1,816 SF
SIDEWALKS: 599 SF
LANDING: 16 SF
STEPS: 59 SF
COVERED PORCHES: 285 SF
AC PAD: 18 SF

PERCENT IMPERVIOUS: 46.78%
PROPOSED IMPERVIOUS: 5,726 SF

REFERENCES: DB 19367 PG 1437-1438
BM 1968, PG 1

REVISED 4/27/26:
REVISE PER CLIENT,
MOVE REAR GATE

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.06'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: JUNE 2023
DATUM/EPOCH: NAD83 / NAVD 88 / NSRS 2011 / SPC
COMBINED GRID FACTOR(S): 0.99988951
CGF SCALE POINT: CONTROL CORNER #1
UNITS: US SURVEY FEET

PRIMARY BUILDING GRADES

	PRE-DEV.	POST-DEV.
CP1:	412.9'	413.8'
CP2:	412.9'	413.8'
CP3:	408.9'	409.5'
CP4:	408.6'	409.0'

GARAGE BUILDING GRADES

	PRE-DEV.	POST-DEV.
CP5:	407.5'	408.9'
CP6:	408.1'	408.9'
CP7:	407.9'	408.9'
CP8:	408.0'	408.9'

CORNER OF HOUSE	DRAINAGE DIRECTION	DRAINAGE OPTION SELECTED
A	NORTHWEST	RAIN GARDEN
B	NORTHWEST	RAIN GARDEN
C	NORTHWEST	RAIN GARDEN
D	NORTHWEST	RAIN GARDEN
E	NORTHWEST	RAIN GARDEN
F	NORTHWEST	RAIN GARDEN
G	NORTHWEST	RAIN GARDEN
H	NORTHWEST	RAIN GARDEN
I	SOUTHEAST	RAIN GARDEN
J	SOUTHEAST	RAIN GARDEN

DRIVEWAY CALCULATIONS

UDO SECTION (1.5.5.D.1) CALCULATIONS

FRONT YARD AREA	*MAX ALLOWED AREA (40%)*
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THEREFORE: 12 x 25.9' + 380 SF = 690 SF MAX

MAX ALLOWED DRIVEWAY AREA IN FRONT YARD: 690 SF
PROPOSED DRIVEWAY AREA IN FRONT YARD: 181 SF



I, F. REX COOPER, CERTIFY
SUPERVISION AND THE PR
PLATS AS REFERENCED HE
LAYOUT AND PERMITTING
THAT THIS MAP MEETS TH
FOR LAND SURVEYING IN N

[redacted]

THIS MAP IS CONSID
CONVEYANCE, OR SALES
SURVEYOR

THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

PLOT PLAN SURVEY

EXCLUSIVELY FOR

COPPER BUILDERS, LLC

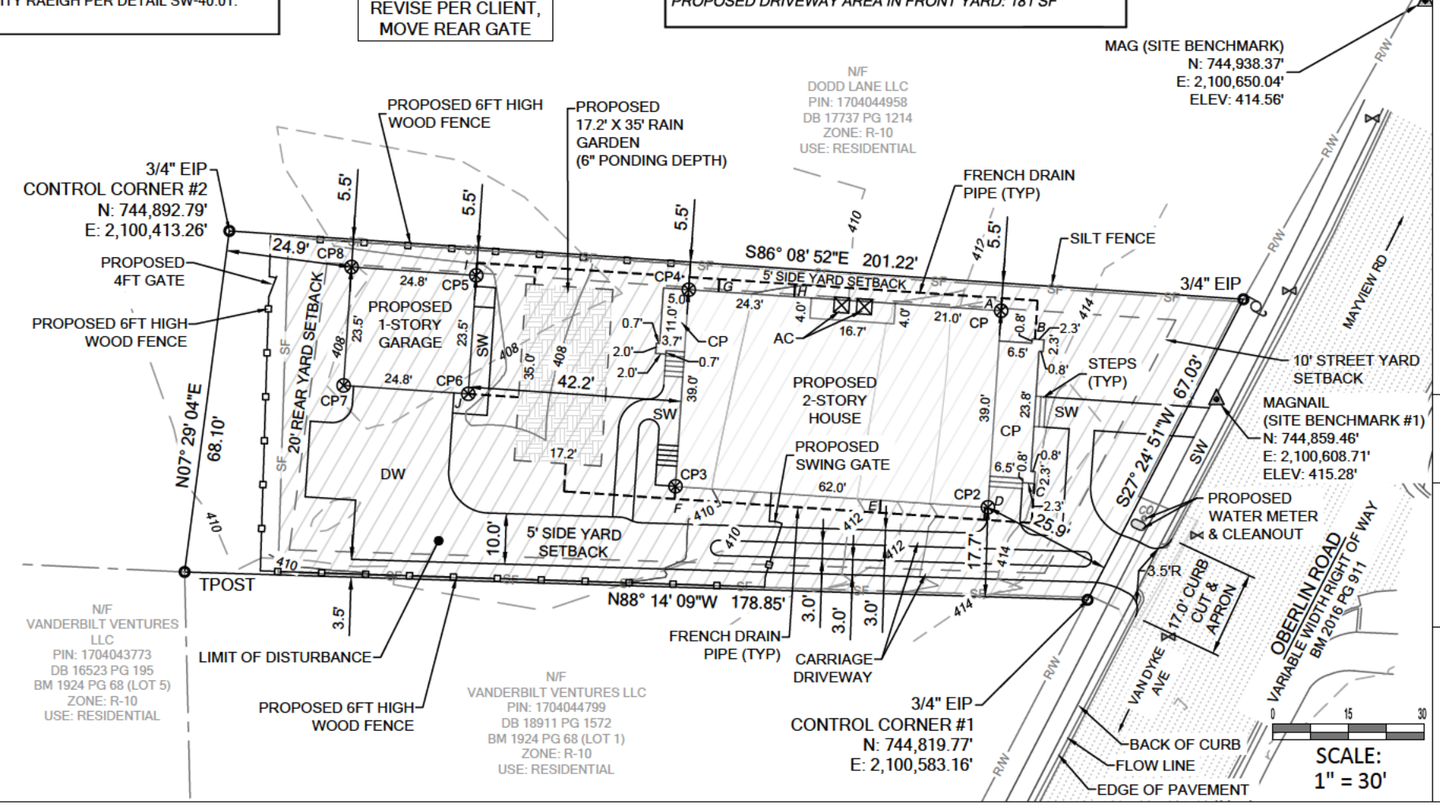
909 OB
RALEIGH

DATE: 7/07/23

REFERENCE: DB 19367, I

LEGEND

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- PO COVERED PORCH
- DW CONCRETE DRIVEWAY
- SW CONCRETE SIDEWALK
- CP COMPUTED POINT
- BOUNDARY LINE
- ADJOINER LINE
- R/W RIGHT OF WAY
- SETBACKS
- EASEMENTS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FENCE
- SF SILT FENCE
- OHE OVERHEAD UTILITY LINE
- PAVEMENT
- LIMITS OF DISTURBANCE (LOD)



P:\2023 Projects\230332 Oberlin Road\SURVEY\DWG\230332 - 909 Oberlin Road Plot Plan.dwg, 4/27/2026 8:12:50 AM, AutoCAD PDF (High Quality Print).pc3