



# Administrative Approval Action

Case File / Name: SUB-0025-2024  
DSLCL - 2113 Shenandoah Rd. Flag Lot

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** This 0.34-acre parcel is located at 2113 Shenandoah Road and specifically identified as Lot 30 in Pleasant Ridge Estates. The property is located north of Sierra Drive, south of Lawrence Drive, east of Mary Belle Pate Park on Sierra Drive, and west of Lake Wheeler Road. It is zoned R-4 and located in the Special Residential Parking Overlay District (SRPOD).
- REQUEST:** The plan proposes dividing the existing 0.34-acre parcel into two lots, for a flag lot subdivision. The existing lot is developed with a detached house, driveway and accessory structures. New Lot 1 is 10,060 square feet (0.23 acres) and New Lot 2, the flag lot, is 4,191 square feet (0.096 acres) in area. All structures on the existing lot or New Lot 1 will remain. There is a shed located on what will be New Lot 2 which will be removed. The flag lot shall be developed with a Tiny House.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** FIL-0425-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated September 18, 2024 by Bost Custom Homes.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

### **General**



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1. A shared access easement between the 2 lots in the subdivision must be shown on the recorded plat and submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. Revise label for Lots on Sheet 2 for "structures to remain". The label says all structures will remain on Tract 2, but it should be Tract 1 or New Lot 1 (for the existing, residual lot).
3. Update Summary Information to show correct acreage for both lots, especially New Lot 2 (0.096 Ac).

## Engineering

4. A fee-in-lieu for a 6' sidewalk on Shenandoah Road is paid to the City of Raleigh (UDO 8.1.10).
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry



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8. A public infrastructure surety for (1) street tree shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (1) street tree along Shenandoah Rd.

***The following are required prior to issuance of building occupancy permit:***

## General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.

## Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**EXPIRATION 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: November 13, 2027**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: November 13, 2029**



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**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Keegan McDonald Date: 11/13/2024  
Development Services Dir/Designee  
Staff Coordinator: Jessica Gladwin Revised 12/10/24

2113 SHENANDOAH RD.  
CASE #SUB-0025-2024  
COVER SHEET



VICINITY MAP: 1" = 800'

COVER SHEET AND APPLICATION  
PREPARED BY DEEDED OWNER:  
EVAN BOST  
PURSUANT TO  
N.C. Gen. Stat. § 160D-403(a)

PROJECT INFO

LOCATION: 2113 SHENANDOAH RD.  
RALEIGH, NC 27603  
PIN:0792792272  
DEEDED OWNERS: EVAN Bost  
KELSEY BOST  
ZONING: R4 SRPOD  
TOTAL EXISTING LOTS: 1  
TOTAL PROPOSED LOTS: 2

OWNER CONTACT INFO:  
EVAN BOST  
EVAN@BOSTHOMES.COM  
(919) 522-3476  
SURVEYOR:

PROPOSED BY:  
CANOY SURVEYING  
P-1938  
1154 SHONELE LANE  
STEM, NC 27581  
PHONE (984) 377-2626

REVISIONS:

1st submittal: 5/15/24  
Revised: 8/2/24  
2nd submittal: 8/5/24  
Revised: 9/18/24

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit #

The City of Raleigh consents to the connection to its Public Sewer System and extension of the private sewer collection system as shown on this plan. The material and constructions methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit #

NOTES:

1. Residential driveway locations and widths will be subject to approval at the time of site permitting review. If the subdivision does not require site permitting review, the review will take place at the time of the building permit. Design should comply with the City of Raleigh residential driveway standard details and regulations in the Raleigh Street Design Manual Article 9.5 and Section 4.6.1.

2. This site is exempt from block perimeter requirements due to site area in UDO sec 8.3.2.A.2.b.

3. Applicant has reviewed and are in compliance with the requirements set forth in in the Solid Waste Design Manual.



Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)

☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Development  
☐ Cottage Court ☒ Flag lot ☐ Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s):  
Development name (subject to approval): 2113 Shenandoah Rd. Flag Lot  
Property Address(es): 2113 Shenandoah Rd. Raleigh 27603

Recorded Deed PIN(s): 0792792272

**Building type(s):** ☒ Detached House ☐ Attached House ☐ Townhouse ☐ Apartment  
☐ General Building ☐ Mixed Use Building ☐ Civic Building ☐ Open Lot ☒ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

**Current Property Owner(s) Names:** Evan Bost, Kelsey Bost

Company: N/A Title: N/A

Address: 2113 Shenandoah Rd., Raleigh, NC 27603

Phone #: (919) 522-3476 Email: evan@bosthomes.com

**Applicant Name (if different from owner. See "who can apply" in instructions):**

Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder

Company: Address:

Phone #: Email:

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

Developer Contact Names:

Company: Title:

Address:

Phone #: Email:

4

Revision 05.07.24  
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.327

Zoning districts (if more than one, provide acreage of each):

R4

Overlay district(s): N/A Inside City Limits? ☒ Yes ☐ No Historic District/Landmark: N/A ☒  
Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #  
Case # Z- N/A BOA- N/A DA- N/A

STORMWATER INFORMATION

Imperious Area on Parcel(s): Imperious Area for Compliance (includes right-of-way):  
Existing (sf) 2964 Proposed total (sf) 2758 Existing (sf) N/A Proposed total (sf) N/A

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 1 # of Attached House Lots: # of Townhouse Lots:  
# of Tiny House Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):  
1  
Total # of Lots: 2 Total # Dwelling Units: 2  
# of bedroom units (if known): 1br 2br X 3br 4br  
Proposed density for each zoning district (UDO 1.5.2.F): 6.11 Units/Acre (2 units per .327 acres)

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: Evan Bost Date: 5.8.24

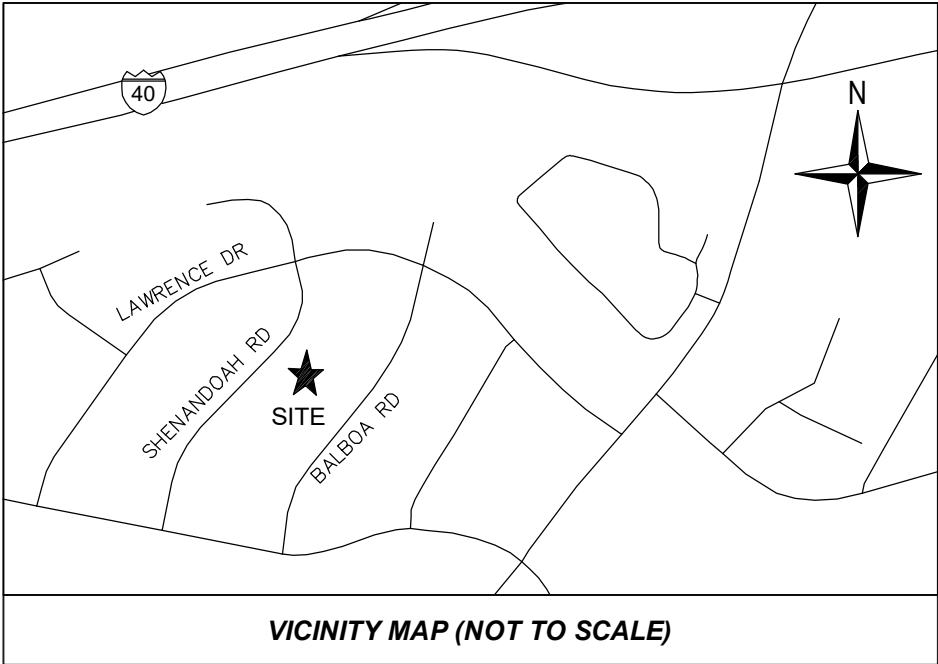
Printed Name: Evan Bost

Signature:

Printed Name:

Date:





GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- REFERENCES: DB 17835 PG 2301; BM 1967 PG 109; OF THE WAKE COUNTY REGISTRY. PIN: 0792792272
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720079200J DATED 5/2/2006.
- IMPERVIOUS SURFACES RESTRICTED TO 38% OF TOTAL LOT AREA. REF RALEIGH UDO, CONTACT RALEIGH PLANNING FOR FURTHER RESTRICTIONS.
- NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
- NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.
- STREET TREES PER UDO SEC. 8.4.1.D; 1 LARGE MATURING SHADE TREE REQUIRED PER 40' OF FRONTAGE, 72' / 40' = 1.8 = 1 TREE REQUIRED
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- ALL DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- NO STORMWATER INFRASTRUCTURE OBSERVED WITHIN 20' DRAINAGE EASEMENT AT TIME OF FIELD SURVEY.

EXISTING CONDITIONS

IMPERVIOUS SURFACES Lot 1  
BUILDING = 1,176 SF  
DECK = 82 SF  
OUTBUILDINGS = 193 SF  
STONE = 171 SF  
CONCRETE = 389 SF  
HVAC = 9 SF  
TOTAL IMPERVIOUS = 2,520 SF  
TOTAL LOT AREA = 10,060 SF  
PERCENT IMPERVIOUS = 25.0%

IMPERVIOUS SURFACES Lot 2  
EX. OUTBUILDINGS = 206 SF  
DRIVEWAY = 233 SF  
TOTAL IMPERVIOUS = 439 SF  
TOTAL LOT AREA = 4191 SF  
PERCENT IMPERVIOUS = 10.5%

FOR DEDICATION:  
TOTAL AREA = 14,252 SF  
MISA = 5,415 SF (38%)  
MISA REDUCED = 4,983 (sidewalk)  
Lot 1 = 2,983 SF  
Lot 2 = 2,000 SF

SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY TO ONE OF THE FOLLOWING: THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

ADAM R. CANOY, P.L.S. N.C. REG. No.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 17835, PAGE 2301; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK OF MAPS 1967, PAGE 109; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 06 1600)

THIS DAY OF 2

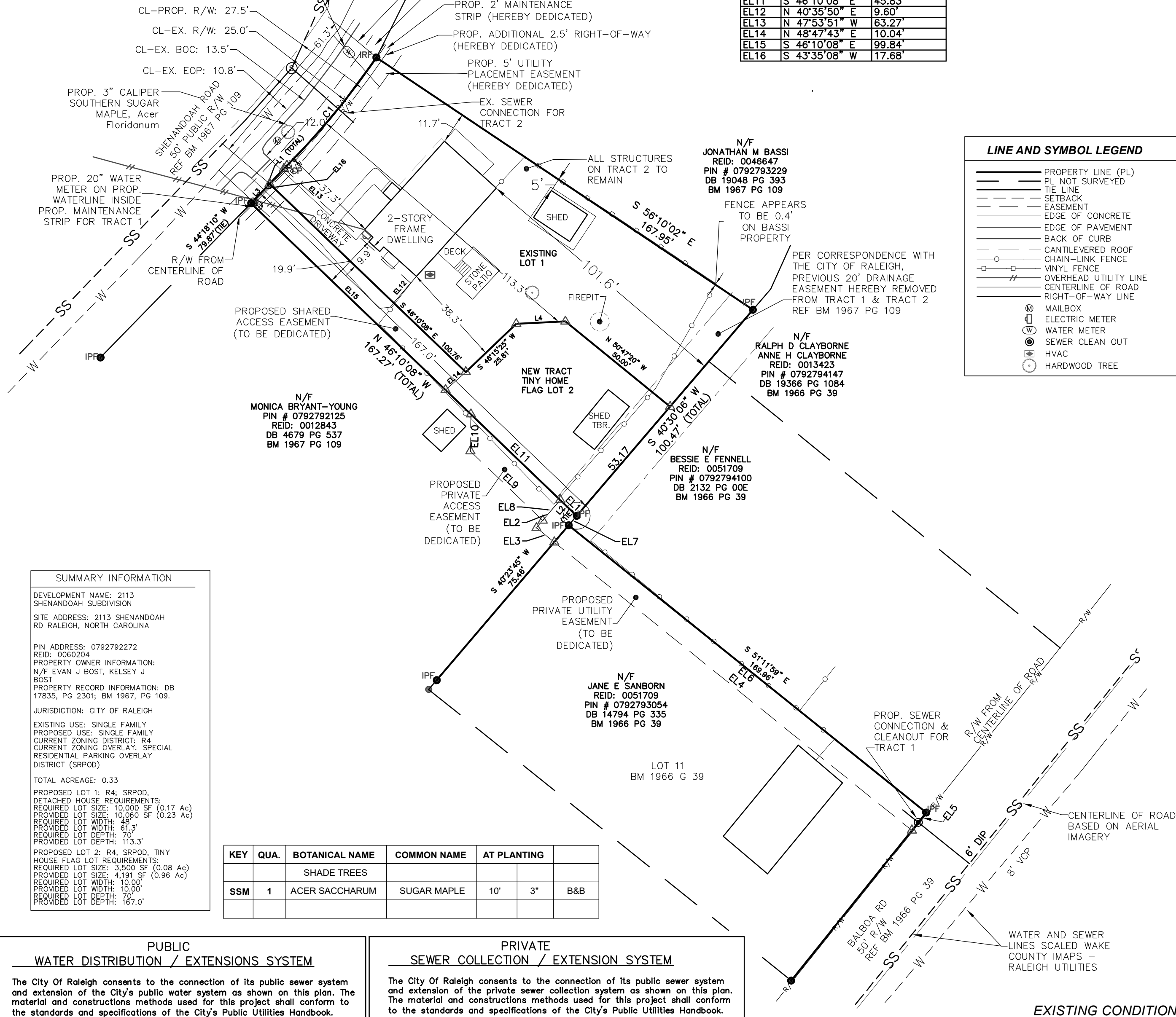
ON, CONVEYANCES OR SALES;  
R REVIEW PURPOSES ONLY

ADAM R. CANOY, PLS L-5276

ABBREVIATIONS

BM BOOK OF MAPS  
CLF CHAIN-LINK FENCE  
CMF CONCRETE MONUMENT FOUND  
DB DEED BOOK  
IPF IRON PIPE FOUND  
IRF IRON ROD FOUND  
IRS IRON ROD SET  
N/F NOW OR FORMERLY  
PB PLAT BOOK  
PG PAGE  
PKF PK NAIL FOUND  
R/W RIGHT-OF-WAY  
SF SQUARE FEET  
TBR TO BE REMOVED  
PROP PROPOSED

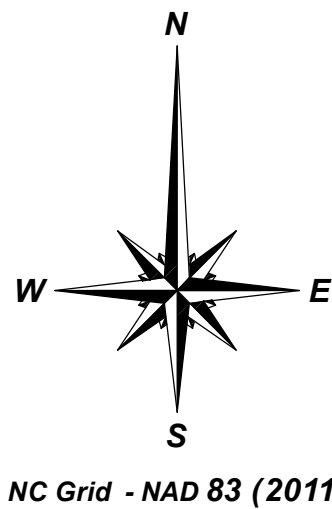
REVISION:  
1st submittal: 5/15/24  
2nd submittal: 8/5/24  
3rd submittal:



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	272.00'	52.07'	51.99'	N 39°33'23" E	10°58'08"

LINE	BEARING	DISTANCE
L1	N 43°35'08" E	19.30'
L2	S 40°37'56" W	4.59'
L3	N 43°35'08" E	10.00'
L4	S 87°13'29" W	18.26'

LINE	BEARING	DISTANCE
EL1	S 46°10'08" E	8.53'
EL2	S 40°23'45" W	13.60'
EL3	N 51°07'26" W	8.50'
EL4	N 51°07'26" W	170.20'
EL5	S 38°45'20" W	8.50'
EL6	S 51°11'59" E	189.96'
EL7	S 40°37'56" W	4.59'
EL8	N 40°23'45" E	10.02'
EL9	N 46°10'08" W	37.14'
EL10	S 00°55'34" W	13.65'
EL11	S 46°10'08" W	45.83'
EL12	N 40°35'50" E	9.60'
EL13	N 47°53'51" W	63.27'
EL14	N 48°47'43" E	10.04'
EL15	S 46°10'08" E	99.84'
EL16	S 43°35'08" W	17.68'



LINE AND SYMBOL LEGEND

- PROPERTY LINE (PL)
- PL NOT SURVEYED
- TIE LINE
- SETBACK
- EASEMENT
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- BACK OF CURB
- CANTILEVERED ROOF
- CHAIN-LINK FENCE
- VINYL FENCE
- OVERHEAD UTILITY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- MAILBOX
- ELECTRIC METER
- WATER METER
- SEWER CLEAN OUT
- HVAC
- HARDWOOD TREE

CANOY SURVEYING

P-1938  
1154 SHONELE LANE  
STEM, NC 27581  
PHONE (984) 377-2626

SUBDIVISION - EASEMENT DEDICATION

TINY HOME FLAG LOT  
2113 SHENANDOAH ROAD

SURVEY FOR: EVAN BOST  
2113 SHENANDOAH ROAD, RALEIGH

WAKE COUNTY - SWIFT CREEK TOWNSHIP - NORTH CAROLINA

REVISIONS:

DATE OF SURVEY:	3/24/24
SCALE:	1" = 30'
DRAWN BY:	BCD
CHECKED BY:	ARC
PROJECT:	2113SHENANDOAH
SHEET:	1 / 1

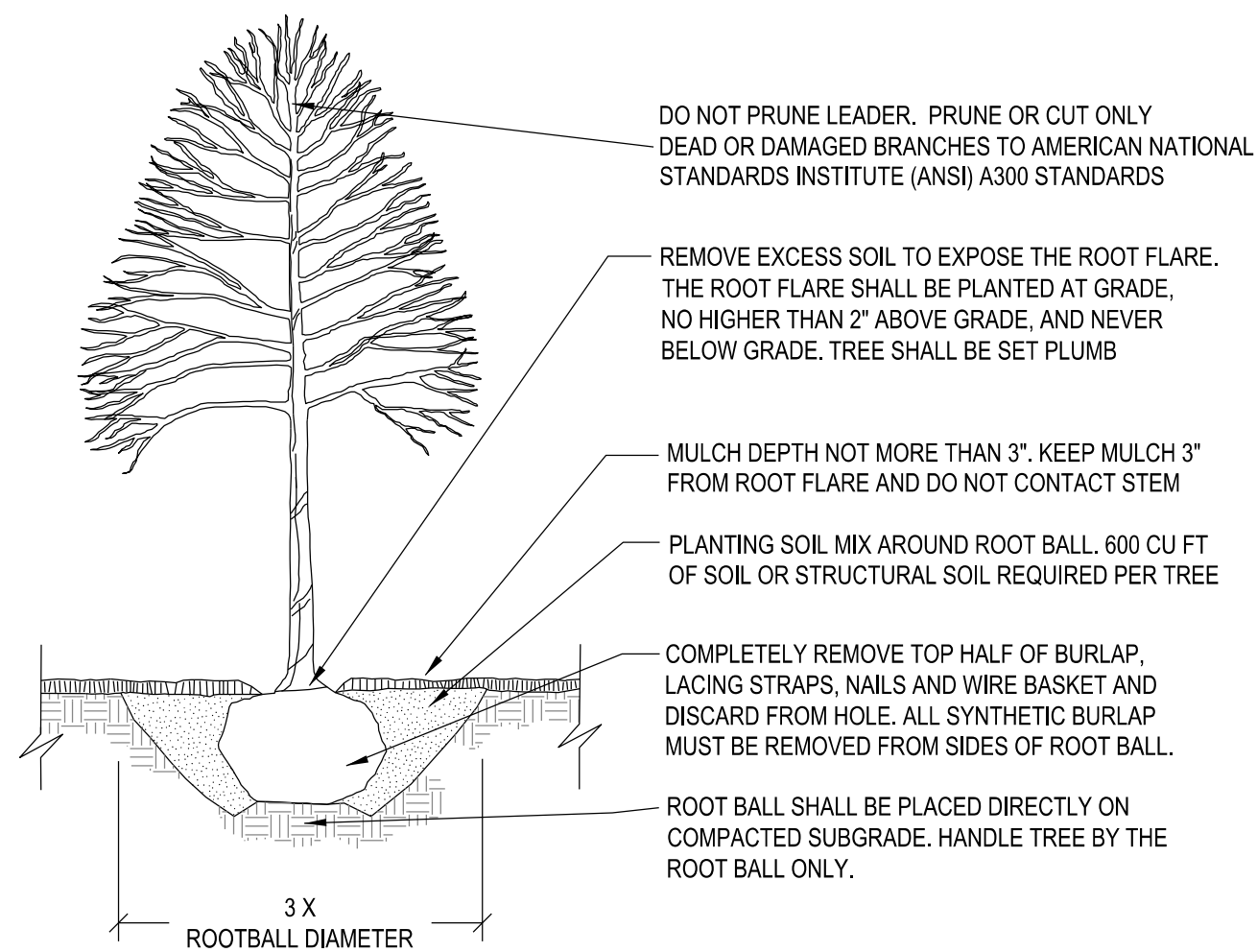


2113 SHENANDOAH RD.  
CASE #SUB-0025-2024

city of raleigh standard detail tree planting detail tpp-03

water meter connection detail W-23

sewer tap and cleanout detail S-30



CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL  
RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

NOTES:

1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

<h1 style="text-align: center;">CITY OF RALEIGH</h1> <h2 style="text-align: center;">STANDARD DETAIL</h2>		
<b>REVISIONS</b> 10/2019	DATE: 8/2020	NOT TO SCALE
	TREE PLANTING DETAIL	
	<b>TPP-03</b>	

