



Administrative Approval Action

Case File / Name: SUB-0040-2023
DSLCL - 7520 S TANGLEWILD SUBDIVISION

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

LOCATION: This site is located on the north side of Glenwood Avenue, east of Pinecrest Road, at 7520 S. Tanglewild Drive, a private street. It is outside the city limits.
REQUEST: Development of a 3.07 acre tract zoned R-4. A proposed conventional detached single-family subdivision to create two lots. Proposed Lot 1 will be 1.783 acres size and Proposed Lot 2 will be 1.086 acres size.

BOA-0059-2022 - Approved 12/2/22 - A variance for complete relief from UDO Sec.8.3.3.A to allow frontage on a private street and not a public street.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 October 1, 2024 by Crumpler Consulting Services.

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:

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:

Urban Forestry

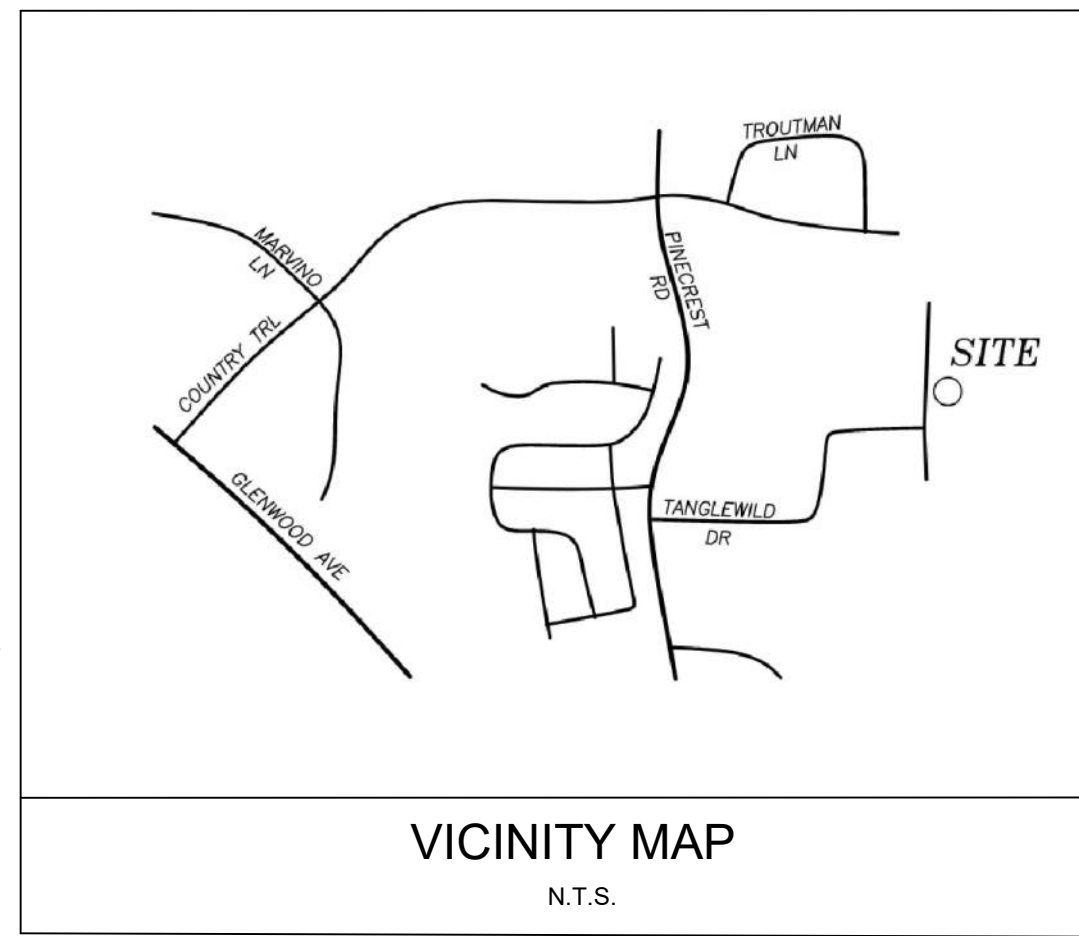
1. A tree conservation permit must be obtained. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5). Tree protection fence must be inspected by Urban Forestry staff.
2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.312 acres of tree conservation area.

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.

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



VICINITY MAP
N.T.S.

SUBDIVISION PLANS FOR 7520 S. TANGLEWILD SUBDIVISION 7520 S TANGLEWILD DRIVE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0040-2023

PREPARED FOR:
MARC AND ALEXANDRA SOKOL
7520 S. TANGLEWILD DRIVE
RALEIGH, NC 27613

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL BASED ON THE TABLE IN UDO SECTION 8.3.2.A.2.b. WHERE THE MINIMUM SITE AREA APPLICABLE IS 34 ACRES FOR LOTS THAT ARE GREATER THAN 40,000SF+ FOR R-4 ZONING.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL PLANS AS ALL LOTS EXCEED 1 ACRE IN SIZE PER UDO SECTION 8.8.3.B AND NO OFFSITE IMPROVEMENTS ARE REQUIRED FOR ROAD WIDENING AND SIDEWALKS. ANY ADDED IMPERVIOUS SURFACES TO EITHER LOT WILL REQUIRE COMPLIANCE WITH UDO SECTION 9.2.2.

NOTES

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY CMP LAND SURVEYORS, PLLC DATED FEBRUARY 21, 2024.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078700K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
6. RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7). IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SUBDIVISION PLAN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISIONS

(BOA-0059-2022 - 12/12/22)

DECISION: APPROVED AS REQUESTED.

WHEREAS MARC AND ALEXANDRA SOKOL, PROPERTY OWNERS, REQUEST A VARIANCE FOR COMPLETE RELIEF FROM UDO SECTION 8.3.3.A. TO ALLOW THE SUBJECT PROPERTY TO BE SUBDIVIDED INTO TWO LOTS THAT DO NOT HAVE FRONTAGE ON A PUBLIC STREET. THE PROPERTY IS 3.07-ACRES, ZONED RESIDENTIAL-4 AND LOCATED AT 7520 SOUTH TANGLEWILD DRIVE.

CRUMPLER
Consulting Services, PLLC

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Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

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 subdivision@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): 7520 S Tanglewild Subdivision
Property Address(es): 7520 S Tanglewild
Recorded Deed PIN(s): 0787-36-1402

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: MARC AND ALEXANDRA SOKOL
Company: Title: Owner
Address: 7520 S Tanglewild Drive, Raleigh, NC 27613
Phone #: 919-349-0387 Email: msokol.nc@gmail.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: Josh Crumpler
Company: Crumpler Consulting Services, PLLC Title: Principal
Address: 2308 Ridge Road, Raleigh, NC 27612
Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

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DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: .307 ac
Zoning districts (if more than one, provide acreage of each):
R-4
Overlay district(s): Inside City Limits? Yes No Historic District/Landmark: N/A
Conditional Use District (CUD): Board of Adjustment Case # Design Alternate Case #
Case # Z: BOA- DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s):
Existing (sf) Proposed total (sf) Impervious Area for Compliance (includes right-of-way):
Existing (sf) Proposed total (sf)

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 2	Total # Dwelling Units: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 0.65		

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.

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. 143-750(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 programming is resumed shall apply to the new application.

Signature: *Marc Sokol* Date: 7/14/23
Printed Name: Marc Sokol
Signature: *Alexandra Sokol* Date: 07/14/23
Printed Name: Alexandra Sokol

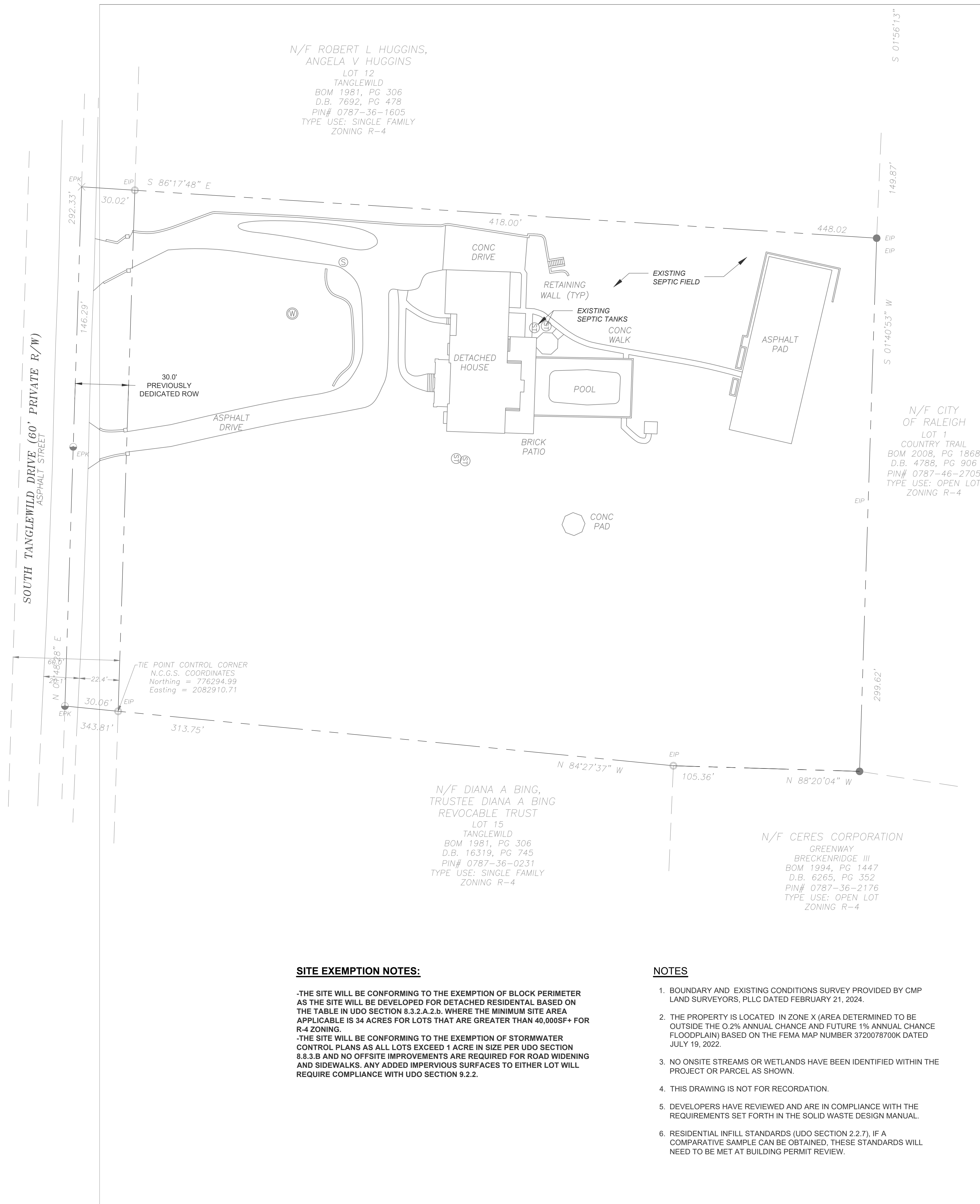
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ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	11/06/23	CITY OF RALEIGH COMMENTS
2	05/20/24	CITY OF RALEIGH COMMENTS
3	10/01/24	CITY OF RALEIGH COMMENTS

COVER
7520 S. TANGLEWILD SUBDIVISION
7520 S. TANGLEWILD DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22041
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	07/12/23
SCALE:	N.T.S.

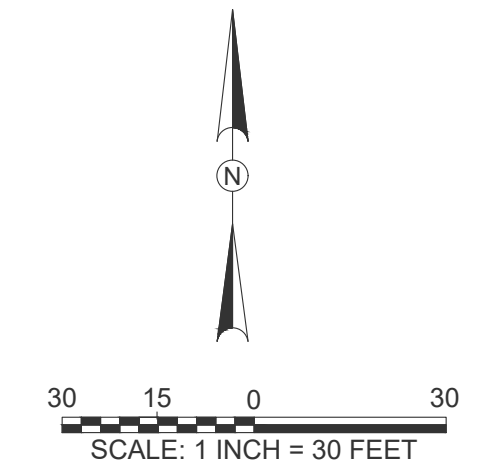


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REV.	DATE	DESCRIPTION
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2	05/20/24	CITY OF RALEIGH COMMENTS
3	10/01/24	CITY OF RALEIGH COMMENTS

EXISTING CONDITIONS PLAN
7520 S. TANGLEWILD SUBDIVISION
7520 S. TANGLEWILD DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22041
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 07/12/23
SCALE: 1" = 30'

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Consulting Services, PLLC

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Raleigh, North Carolina 27612
Ph: 919-871-1704
P-15533

