Ordinance (2002) 148 ZC 510
Effective: January 15, 2002

Z-81-01 on the west side of **Woodburn Road**, approximately 160 feet north of its intersection of Hillsborough Street. Approximately 0.2 acre to be rezoned from Residential-6 to Residential-15 Conditional Use.

Conditions: 01/09/02

1. The two existing oak trees, each 92" and 95" in circumference, and situated in the backyard on the single parcel shall be protected and preserved as long as they remain healthy and do not pose a hazard to neighboring structures. There shall be no disturbance on the re-zoned property made within 16 feet of the trunks of the trees. (One of the trees is adjacent to the existing carriage house so the 16 foot restriction does not apply to that part of that tree.) During any construction or renovation on the property, the provision of Raleigh City Code section 10-2082.5(f)(2) shall be imposed and neither of these trees shall be removed unless it is unhealthy or unsafe as determined by the City Urban Forester.

2. In the event the primary residence and existing carriage house are destroyed, new structures will be built that are compatible with the neighborhood. The new structures will not exceed the square footage and dimensions of the existing structure and will be residential in character. They will be constructed of similar materials (wood siding and wood trim) to the existing structures with a minimum 4/12 pitched roof and no less than 15% or greater than 60% devoted to window openings. The existing primary residence is 3,818 square feet and the carriage house is 840 square feet. The dimensions of the primary residence are 42 x 38.5 and the carriage house dimensions are 24 x 35.2. This information is recorded in Deed Book 476, page 325.

3. Any new development of the property will result in a rate of storm water runoff not exceeding that expected from an R-4 development (CR-7107).

4. The use of the principal building will be limited to one single family dwelling unit or bed and breakfast inn.

5. All parking for bed and breakfast inn shall be on the premises and located in the rear yard area. No parking will be permitted between the principal structure and Woodburn Road.