Z-40-05 – Woodburn Road Conditional Use, west side of Woodburn Road, north of its intersection with Hillsborough Street, being Wake County PIN 1704017206. Approximately .20 acre rezoned from Residential-6 to Residential-15 Conditional Use.

Conditions dated: July 26, 2005

1. Only those uses permitted in the R-6 district are allowed with the exception that a bed and breakfast inn as defined in Sec. 10-2144(b) will be permitted subject to the restrictions as established therein.

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

3. All parking for a bed and breakfast inn shall be on the premises and located in the rear yard area. No other parking will be permitted between the principal structure and Woodburn Road other than that accommodated in the current driveway.

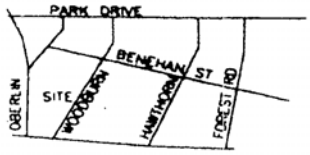
4. In the event the primary residence and existing garage structure are destroyed, new structures will be built that are compatible with the neighborhood and consistent with the guidelines contained in the Cameron Park Neighborhood Plan (CP-8-04) as adopted on August 3, 2004. The new structures will be within 10% of the square footage and set back dimensions of the existing structure and will be residential in character, as shown on the Property survey of the property by John Y. Phelps, Jr., dated 12/07/2000, attached. They will be constructed of similar materials found in the current dwelling (wood frame and shingle) or at least two other existing dwellings in the 100 block of Woodburn Rd. 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 approximately 3000 square feet and the garage structure is 600 square feet. This information is on record with the Wake County Real Estate Data ID # 0073164.

5. The existing oak tree, 118" in circumference, situated in the backyard on the single parcel shall be protected and preserved as long as it remains healthy and does not pose a hazard to neighboring structures. The provision of Raleigh City Code section 10-2082.5(f)(2), as it existed on the original date of the filing of this application (April 14, 2005) shall be imposed and the tree shall not be removed unless it is unhealthy or unsafe as determined by a certified Urban Forester.

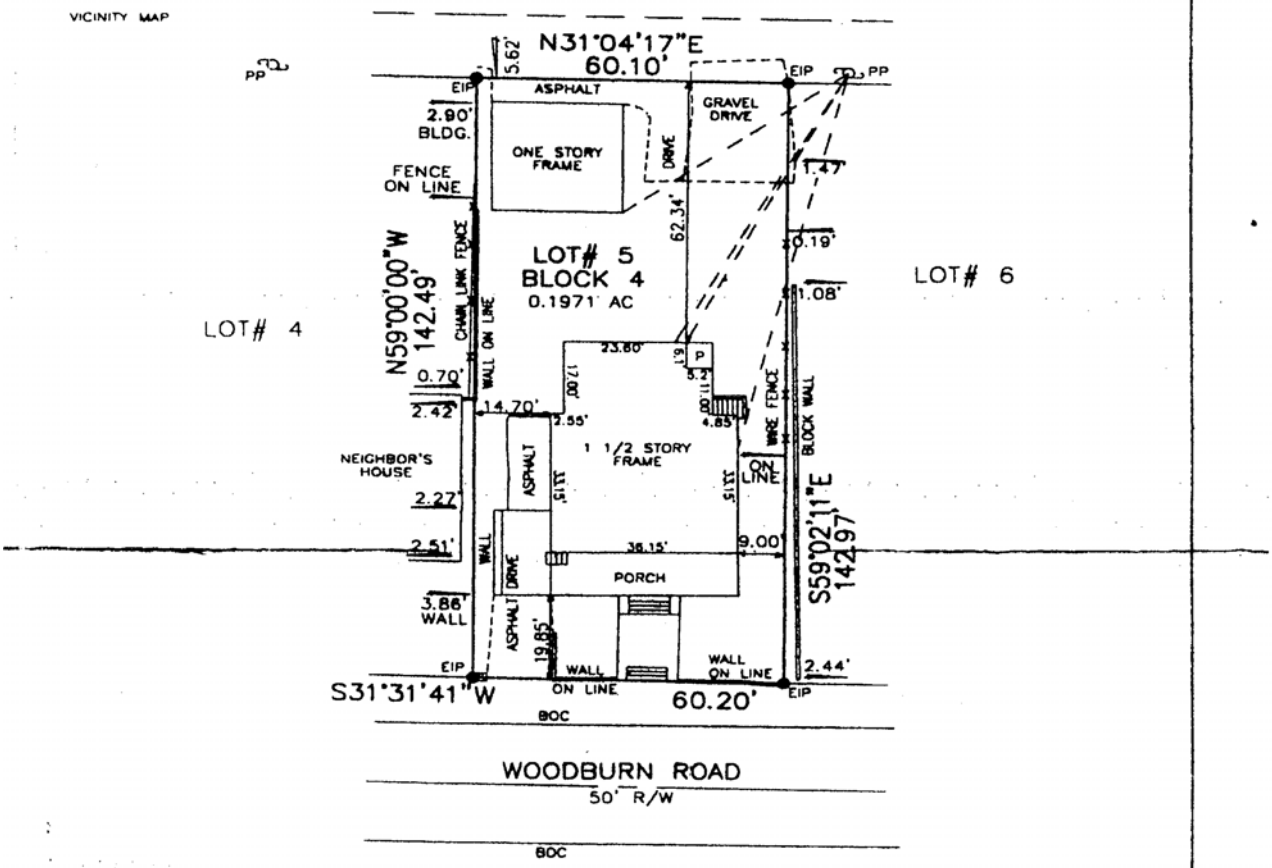
6. Any new development of the property will not exceed the impervious surface on record with the City of Raleigh Storm Water Management program as of January 2005 (4800 sq. ft.).

Z-40-05
Attachment

SUBJECT PROPERTY IS___ IS NOT X__ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER___3718 3C0337 E___ ZONE___X___



VICINITY MAP



ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASURED
FIELD CLOSURE 1:34,814

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C	CENTER LINE
		CB	CATCH BASIN

CAMERON PARK PROPERTY

LOT___5___ BLOCK___4___ NOT RECORDED, INFORMATION FOUND

RECORDED IN BOOK OF MAPS 1911, VOL____, PAGE___9___ WAKE COUNTY, N. C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT REQUIRED.

PROFESSIONAL SEAL L-1310 LAND SURVEYOR

JOHN Y. PHELPS, JR. REG. L-1310

PROPERTY OF
GEORGE B. CHAPMAN
GRETCHEN N. CHAPMAN
117 WOODBURN ROAD
RALEIGH, N.C.

SCALE 1"=30'
DATE 12-07-00
934 51618

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
RALEIGH, NORTH CAROLINA
ZIP 27612
5110 BUR OAK CIRCLE PHONE: 787-3666