



# Planning & Development

Development Services Customer Service Center  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Administrative Alternate

<b>Administrative Alternate Request</b>	<b>OFFICE USE ONLY</b>
Section(s) of UDO affected: <u>2.2.7.C.3</u>	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings	
Provide all associated case plan numbers including zoning and site plan:	

GENERAL INFORMATION			
Property Address <u>516 CHESTERFIELD</u>		Date <u>11/18/17</u>	
Property PIN <u>0795836112</u>	Current Zoning <u>R-4</u>		
Nearest Intersection <u>YARMOUTH</u>		Property size (in acres) <u>.42</u>	
Property Owner <u>MARY MARGARET FAUST</u>	Phone <u>919-781-6380</u>	Mail <u>306 MARLOWE RD RALEIGH, NC 27609</u>	
	Email <u>MARYM12884@AOL.COM</u>		
Project Contact Person <u>MEG MCLAURIN</u>	Phone <u>919.749.3008</u>	Mail <u>511 HILLSBOROUGH RAL. 27603</u>	
	Email <u>meg@megmclaurin-aia.com</u>		
Property Owner Signature <u>Mary Margaret Faust</u>	Email <u>MARYM12884@AOL.COM</u>		
Notary	<u>Todd Lee McCroskey</u> Notary Signature and Seal		
Sworn and subscribed before me this <u>18<sup>th</sup></u> day of <u>November</u> , 20 <u>17</u>	<b>TODD LEE MCCROSKEY</b> NOTARY PUBLIC Wake County North Carolina <small>My Commission Expires May 27, 2018</small>		



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## Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
<b>ADMINISTRATIVE ALTERNATE REQUIREMENTS</b>			
1.	The property owner must be the applicant.	✓	
2.	An application, signed by the property owner and notarized to that effect, is required.	✓	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	✓	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.		

## **Administrative Alternate for 516 Chesterfield**

The application for an Administrative Alternate for the property at 516 Chesterfield is a request to locate the new residence to be built on the lot somewhat ahead of the setback distance prescribed in Raleigh's UDO 2.2.7.C.3 which would put the house 40+ feet from the property line rather than the 30' that we are requesting.

The adjacent house on Yarmouth is very close to their sidewalk, and moving this house forward will allow more of a buffer area for the Chesterfield location. Chesterfield is a curved street, so the distances from the street do not appear as consistent as they might on a straight street. The attached Image diagram shows the adjacent house on Yarmouth. The adjacent house on Chesterfield, however, was added to after the image was taken, and the original house on this lot has been demolished. (516 had been a simple ranch, but had sustained some significant structural damage after a storm dropped a tree on both 512 and 516.) The attached Proposed Site plan drawings show the relationship of the actual houses (512 and 516) on Chesterfield. Since this has already been in the permit process with no commentary on the location of the structure on the site, I have designated

The proposed house for this corner lot may seem to have a large footprint, but it is only a story and a half, as is the house immediately adjacent on Chesterfield. The attached garage also adds to the lot coverage, but the house itself is only about 3500 sf. There are a few other houses of this scale left on the street, but many of them have been replaced with much larger houses already. This request seems to me to be consistent with the intent of the UDO to help preserve the character of existing neighborhoods. Hopefully you can consider this request favorably.

Meg McLaurin, AIA  
919.749.9008

### Sec. 2.2.7. Residential Infill Compatibility

#### A. Intent

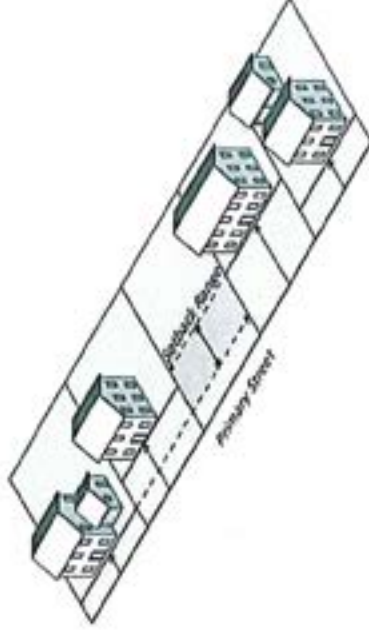
The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

#### B. Applicability

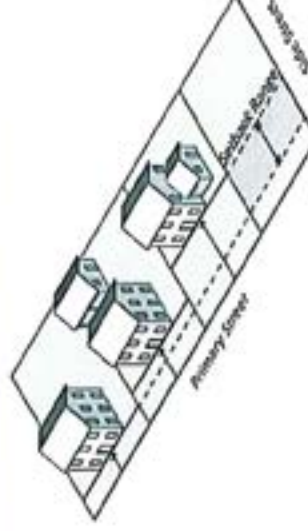
1. The standards contained within this section apply to any building in an R-4, R-6 or R-10 district where all of the following are present:
  - a. The total site area is five acres or less;
  - b. At least 50% of the side and rear property lines abut existing detached or attached building types; and
  - c. The lot must have been recorded for at least 20 years. This time period includes subsequent recombinations or subdivisions of the original lot configuration or recordation.
2. These infill compatibility rules do not apply in a General or Streetside Historic Overlay District or in a Neighborhood Conservation Overlay District where height is regulated.

#### C. Street Setback

1. The proposed building must be located within the range of setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range, except where a Neighborhood Conservation Overlay District applies an alternate setback.
2. On an interior lot, the range of setbacks is measured on the basis of the two closest lots in either direction along the block face.



3. On a corner lot, the range of setbacks is measured on the basis of the three closest lots along the primary block face.



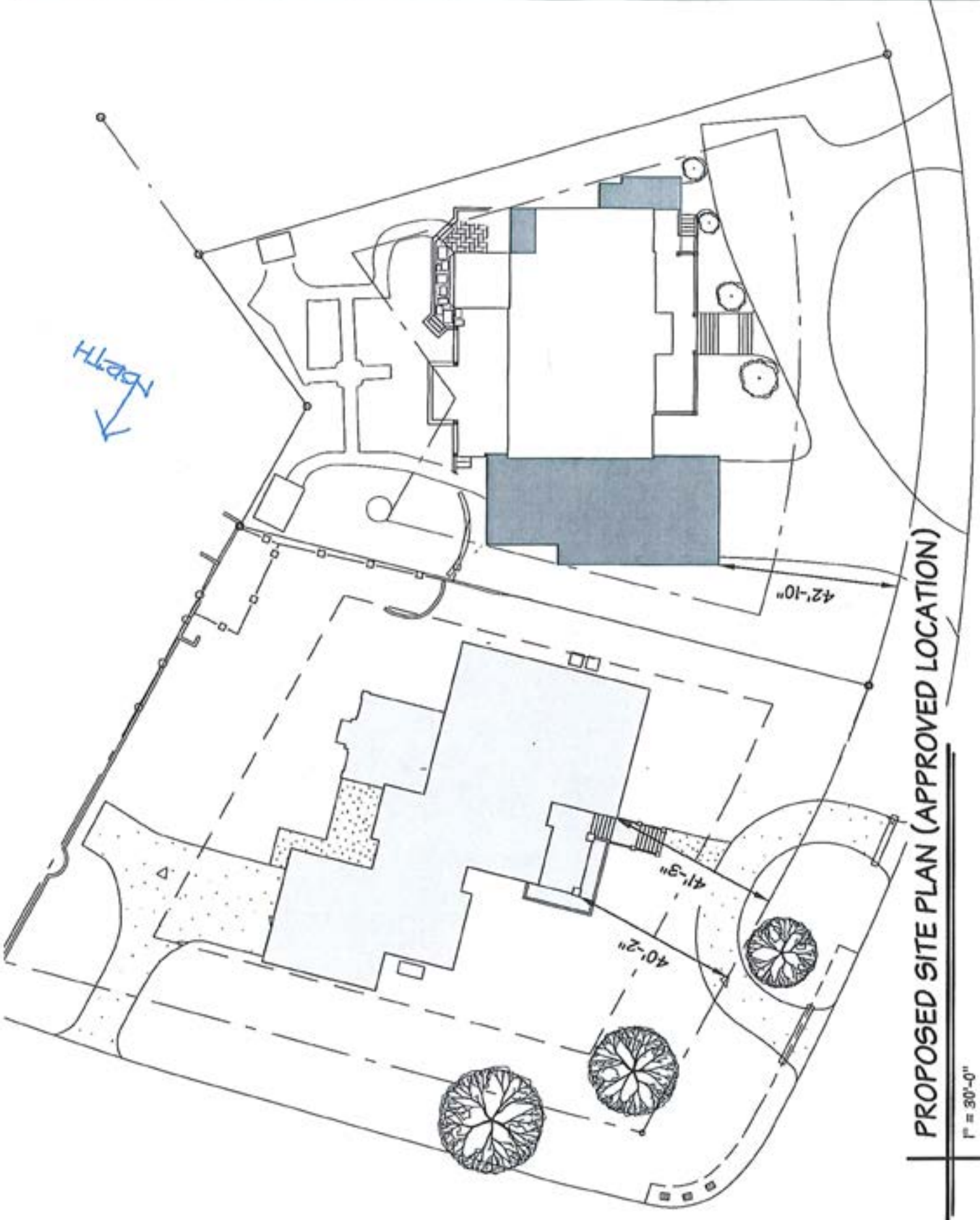
4. Where the calculation cannot be applied to at least four lots on an interior lot or three lots on a corner lot, the building must meet the district standards.

SAI

019.07

ADDITION AND RENOVATION FOR  
KIRK AND MARY MARGARET FAUST  
616 CHESTERFIELD ROAD RALEIGH, NC  
PROPOSED SITE PLAN

MEG MCLAURIN, AIA  
511 HILLSBOROUGH STREET  
RALEIGH, NC 27603 919.749.5008



PROPOSED SITE PLAN (APPROVED LOCATION)

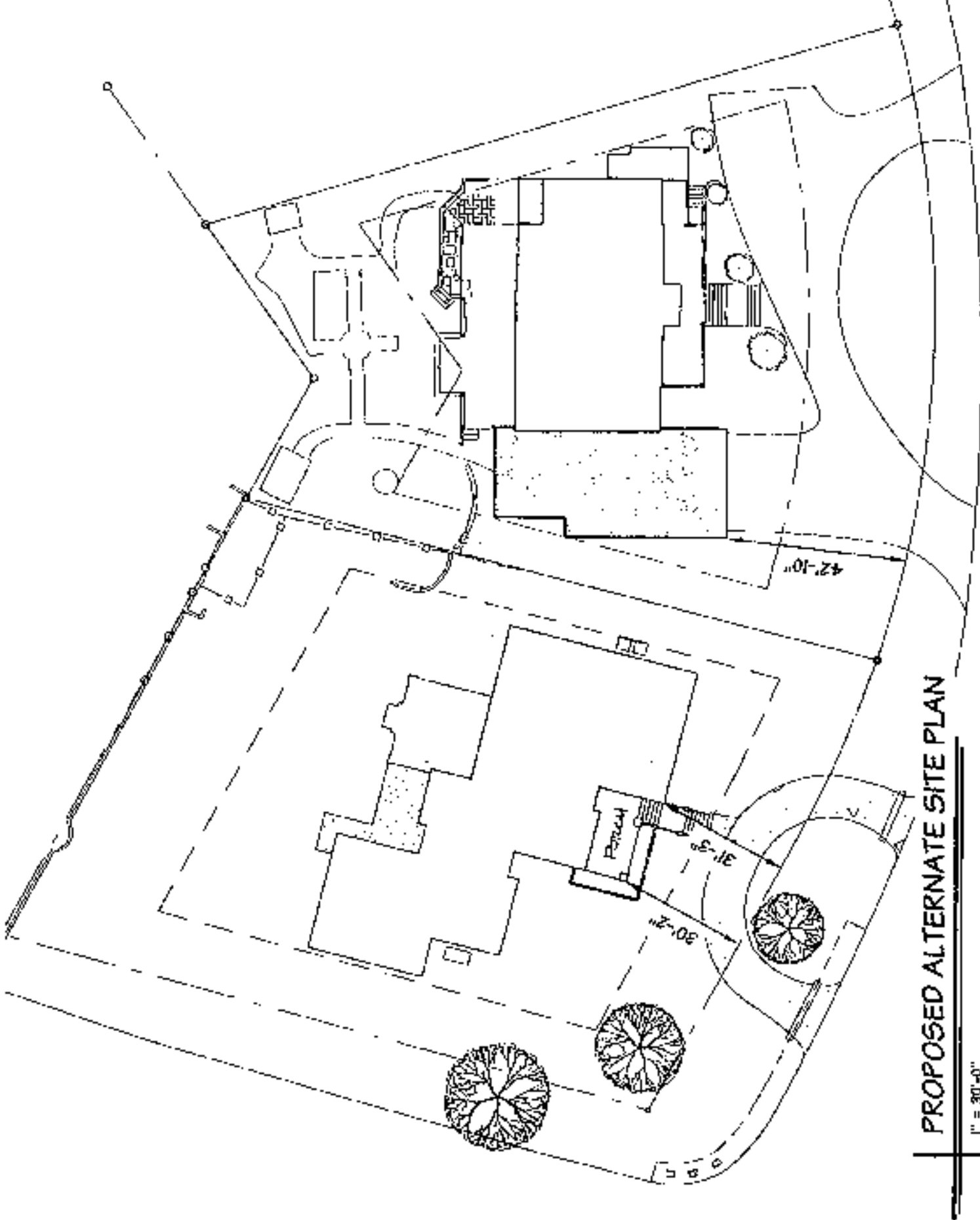
1" = 30'-0"

SAZ

PLAN

ADDITION AND RENOVATION FOR  
KIRK AND MARY MARGARET FAUST  
516 CHESTERFIELD ROAD RALEIGH, NC  
PROPOSED ALTERNATE SITE PLAN

MEG MCLAURIN, AIA  
91 HILLSBOROUGH STREET  
RALEIGH, NC 27603 919.744.9008



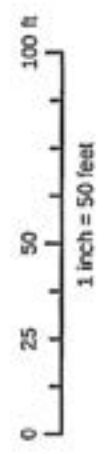
PROPOSED ALTERNATE SITE PLAN

1" = 30'-0"

WAKE CO. MAPS



516 CHESTERFIELD RD.

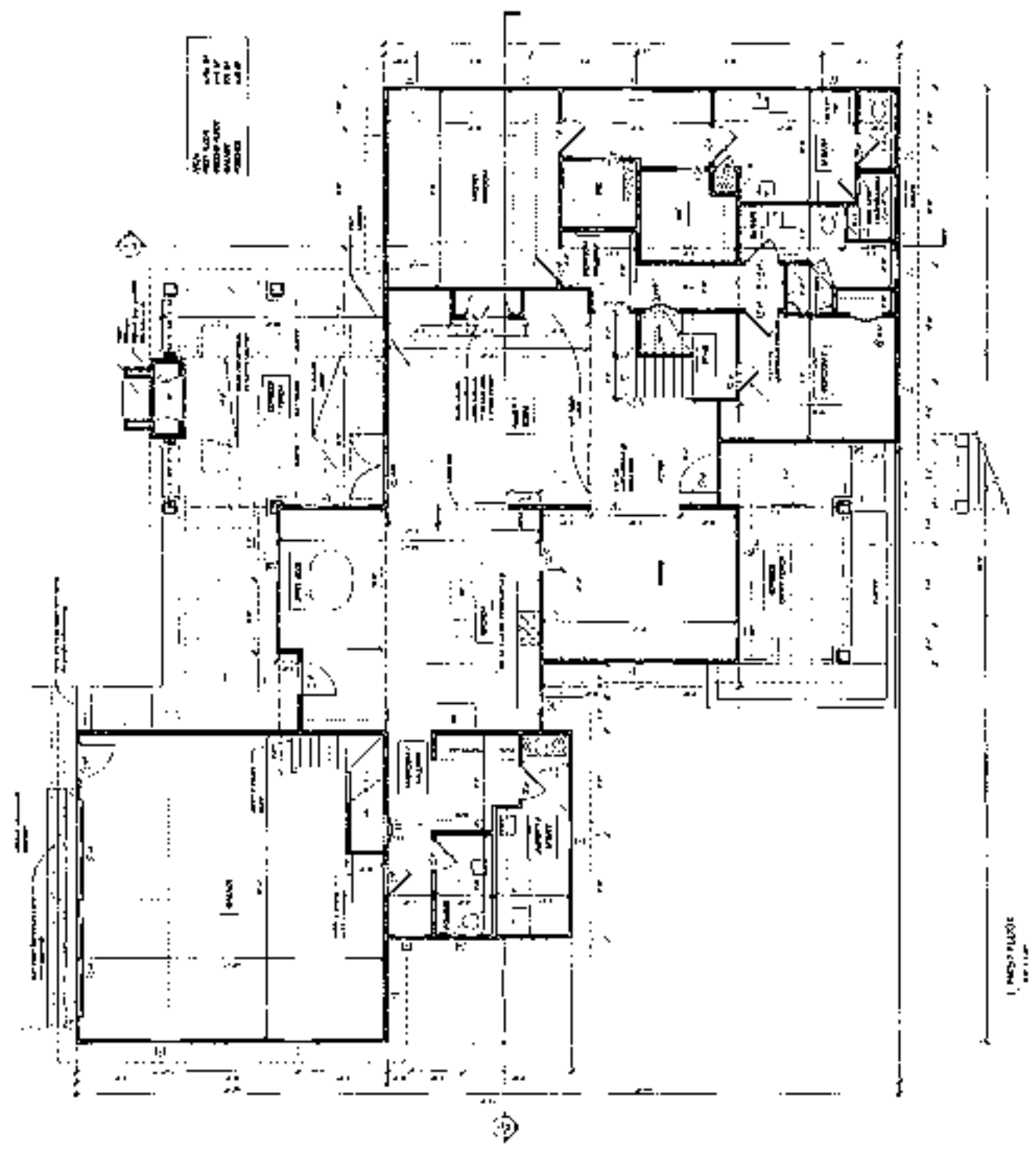


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 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

AI

JUST SPACE FOR  
KIRK AND MARY MARGARET FAUST  
ON OREGONIAN RD., WASH. DC  
FIRST FLOOR

MID MCLAURAL AM  
AN INDEPENDENT  
PUBLICATION  
ESTABLISHED 1973



100% SCALE

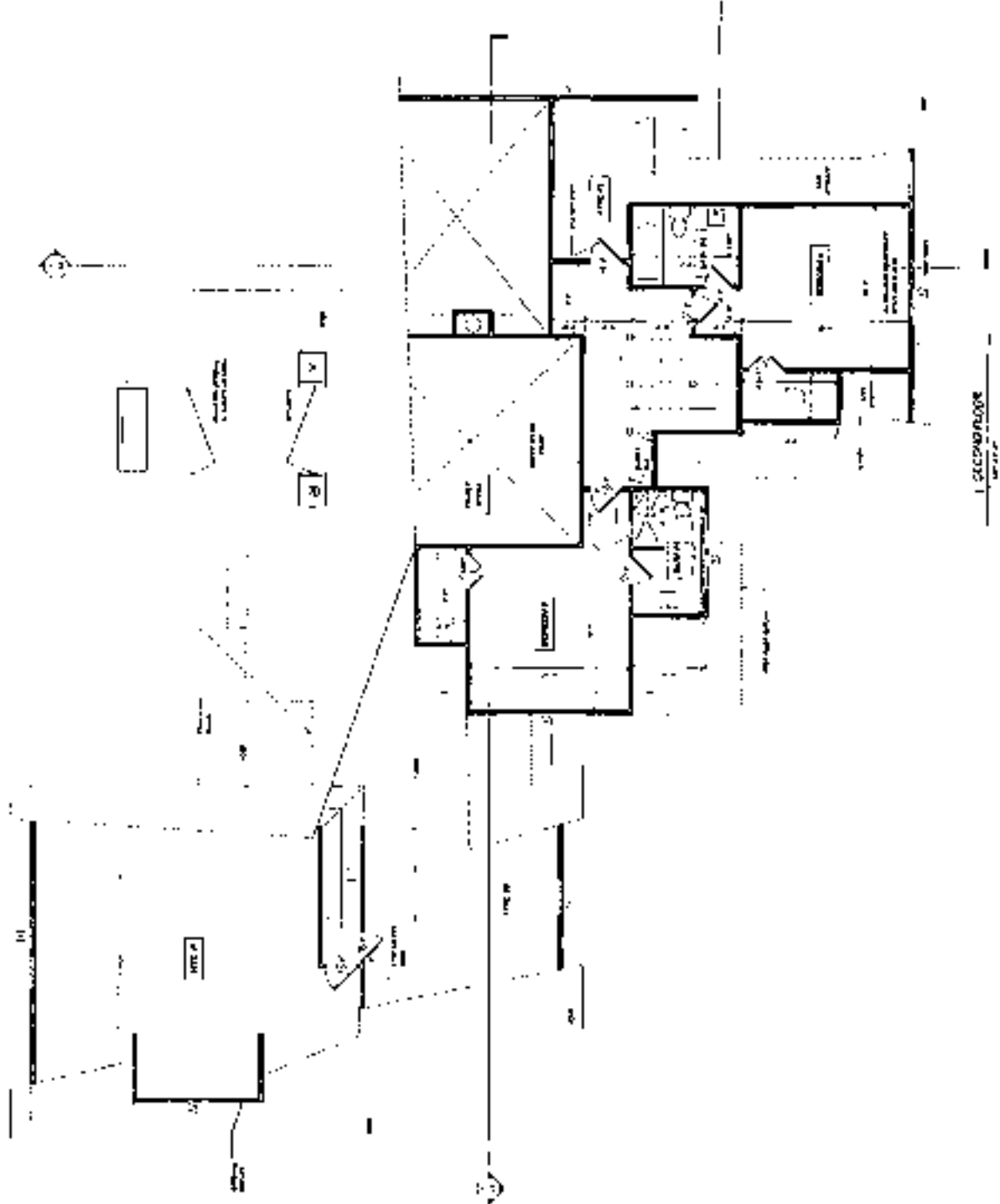


A2

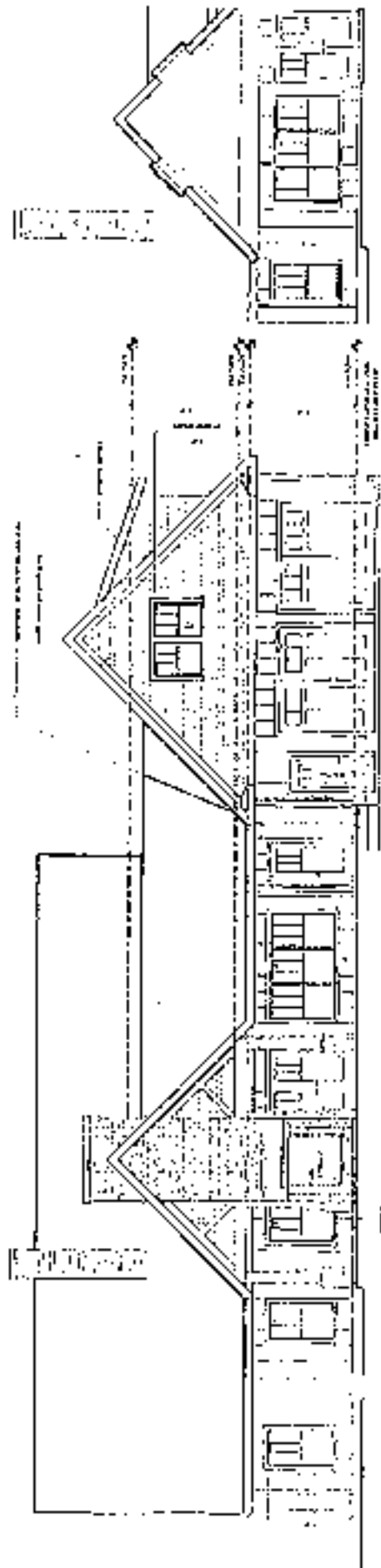
DATE

PROJECT: KYLE AND MARY MARGARET FAUST  
141 WEST WINDY ROAD, WAREHOUSING  
SECOND FLOOR

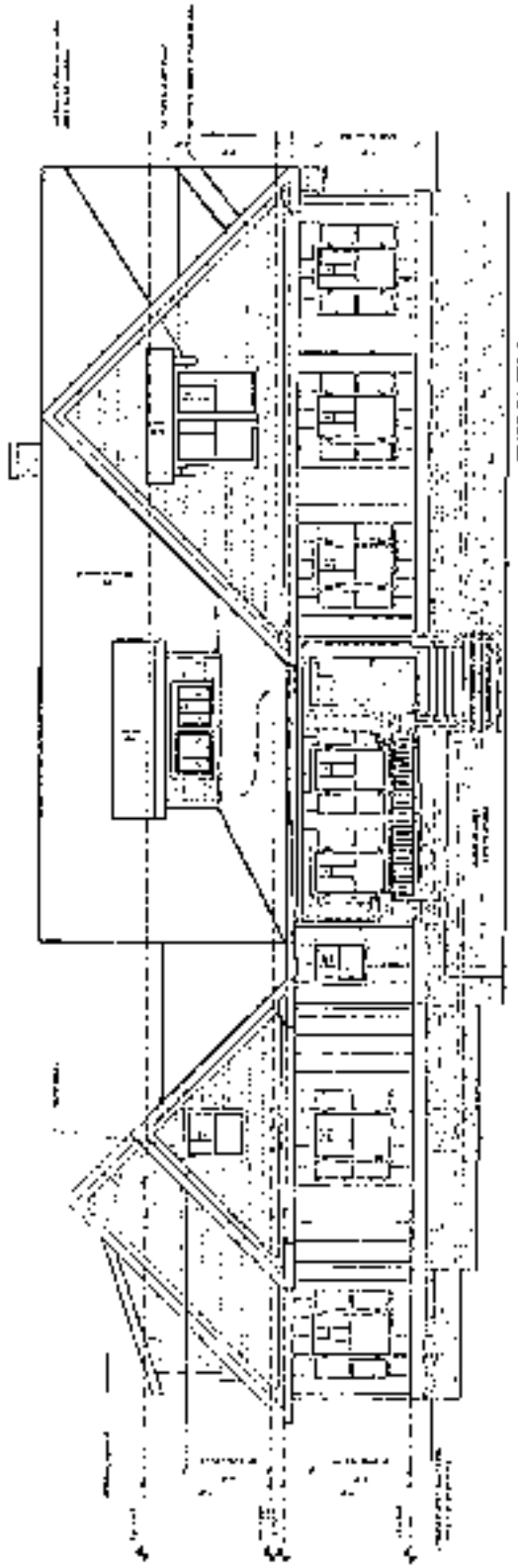
DESIGNER: MEG MCLELLAN, MA  
44 HILLSBOROUGH STREET  
WAREHOUSING



11 EAST ELEVATION



11 WEST ELEVATION

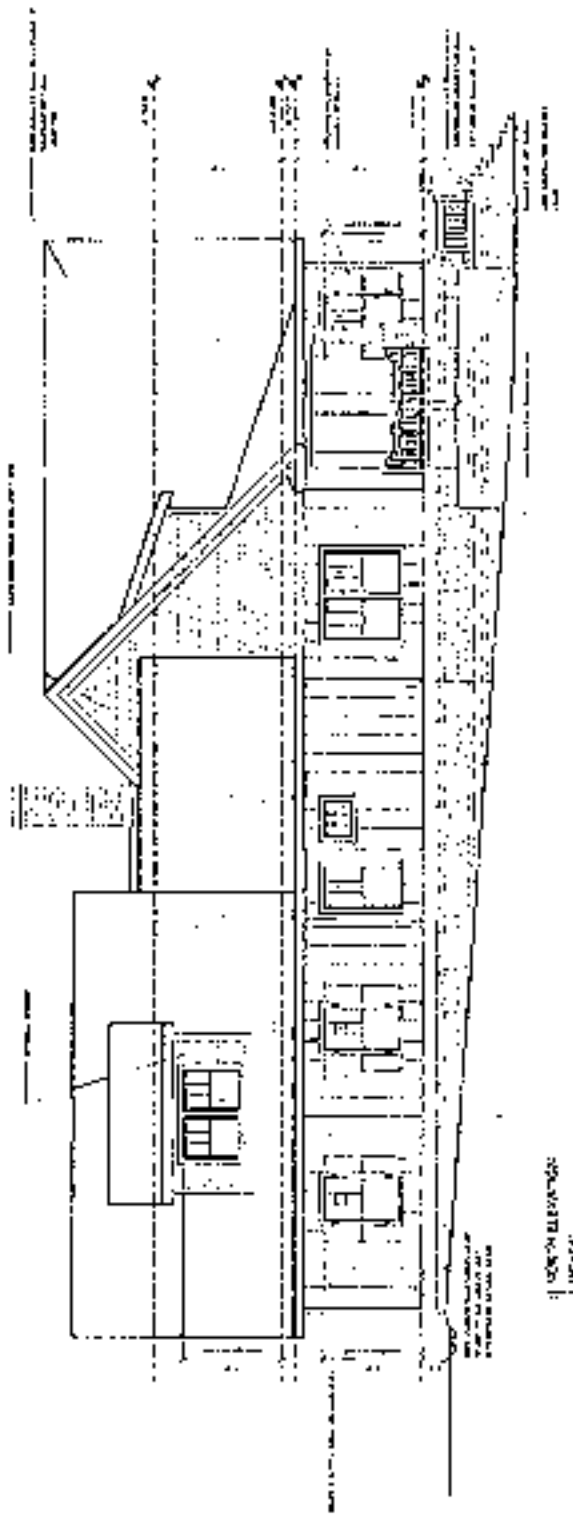


11 WEST ELEVATION

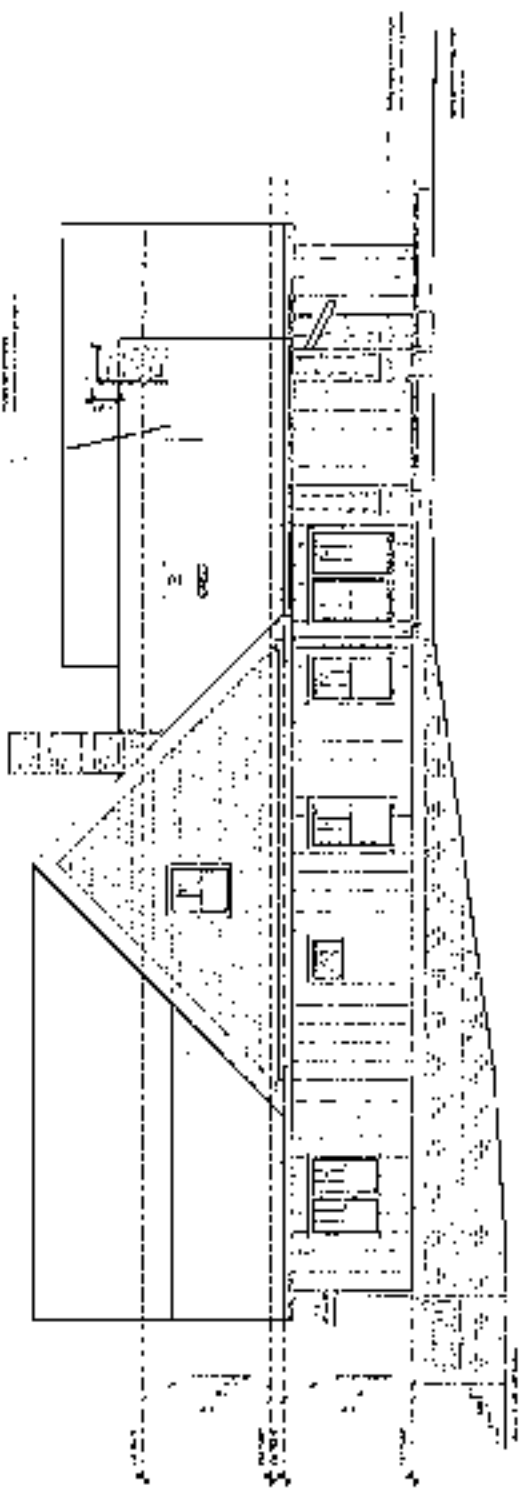
M/G McLAMIN, AIA  
SOUTHBOURGH STREET  
SHELTON, CT 06484

FAST TRACK FOR  
KIRK AND MARY MARGARET FAUST  
100 CHILDFIELD ROAD, MILLVILLE  
ELEVATIONS

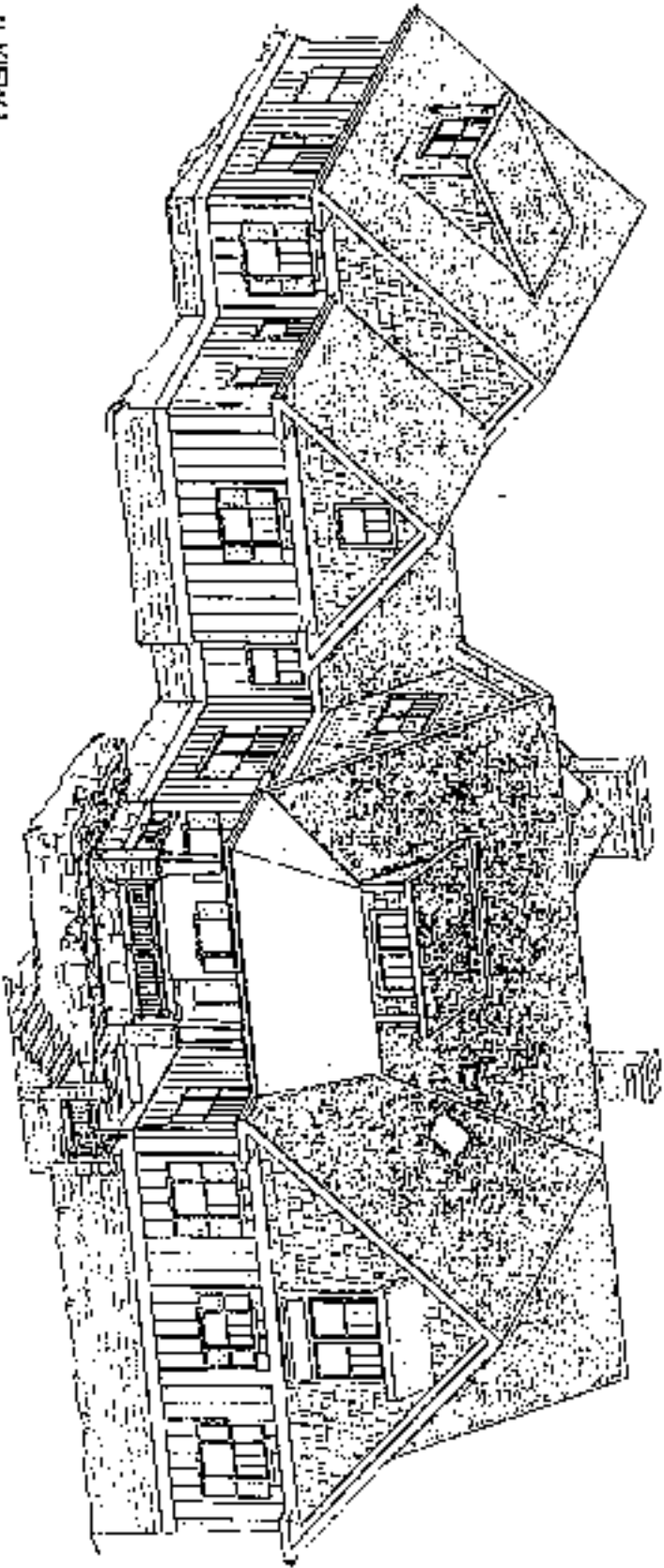
A4



SECTION ELEVATION  
1/8" = 1'-0"



SECTION ELEVATION  
1/8" = 1'-0"



II VIEW 1

GENERAL PERSPECTIVE OF PROPOSED STRUCTURE