Design Adjustment Application

DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.
This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	**Project Name** DEME MOTORS		
	Case Number SR-7-17		
	Transaction Number 500763		
OWNER	**Name** AHMAD QOMAQ		
	Address 8012 Criswell Cresent Rd		**City** Raleigh
	State NC	**Zip Code** 27615	**Phone** 919-961-7044
CONTACT	**Name** KHALED AL-ZOUBI, PE	**Firm** IC ENGINEERING INC	
	Address 5409 DILLARD DR		**City** RALEIGH
	State NC	**Zip Code** 27606	**Phone** 919-271-0051
REQUEST	**I am seeking a Design Adjustment from the requirements set forth in the following:**		
	☑ UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	☐ UDO Art. 8.4 New Streets	- See page 3 for findings	
	☐ UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	☐ Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
	UDO 8.3.2 (MAXIMUM BLOCK PERMITER) not met. Building a road for additional access is not feasible.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Khaled Al-Zoubi — 2/27/18

Owner/Owner's Representative Signature — Date

CHECKLIST	
Signed Design Adjustment Application	☑ Included
Page(s) addressing required findings	☑ Included
Plan(s) and support documentation	☑ Included
Notary page (page 6) filled out; Must be signed by property owner	☑ Included
First Class stamped and addressed envelopes with completed notification letter	☑ Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -

Article 8.3, Blocks, Lots, Access
Administrative Design Adjustment Findings

DEVELOPMENT SERVICES DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18.* approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

The proposed site plan does not increase the length of the perimeter of the existing block.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The block has been developed as a mixed land use of industrial and residential.

C. The requested design adjustment does not increase congestion or compromise Safety;

The Site is a car dealership, with direct street frontage.

D. The requested design adjustment does not create any lots without direct street Frontage;

The Site is a car dealership, with direct street frontage.

E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

There are existing structures that obstruct any new roads.

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Stephen R. Barker, a Notary Public do hereby certify that Khaled Al-Zoubi personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

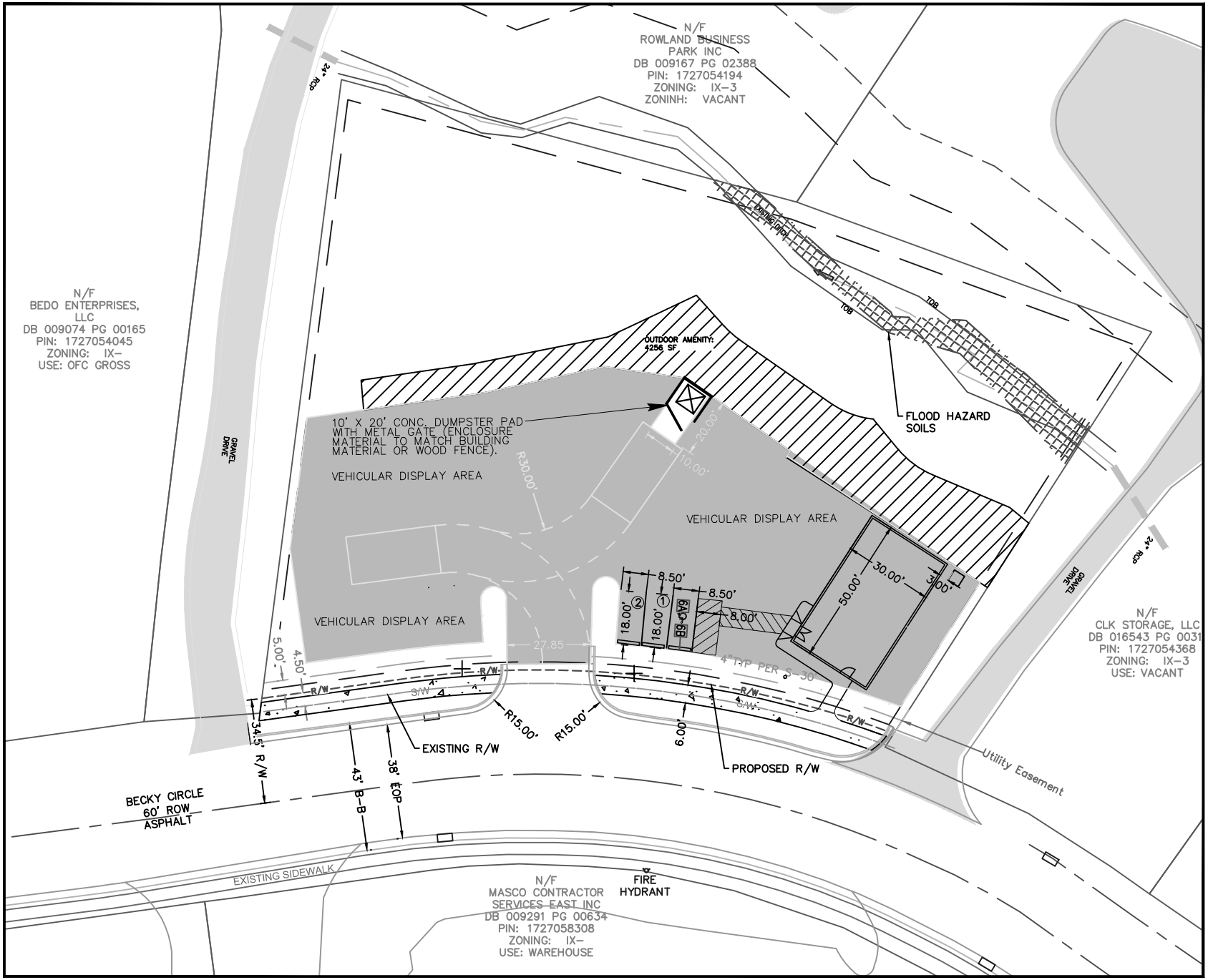
This the 27th day of February, 2018.

STEPHEN R. BARKER NOTARY PUBLIC WAKE COUNTY, NC

(SEAL)

Notary Public Stephen R. Barker

My Commission Expires: Sept 10, 2019


N/F
ROWLAND BUSINESS
PARK INC
DB 009167 PG 02388
PIN: 1727054194
ZONING: IX-3
ZONINH: VACANT
N/F
BEDO ENTERPRISES,
LLC
DB 009074 PG 00165
PIN: 1727054045
ZONING: IX-
USE: OFC GROSS
24" RCP
GRAVEL DRIVE
OUTDOOR AMENITY:
4256 SF
10' X 20' CONC. DUMPSTER PAD
WITH METAL GATE (ENCLOSURE
MATERIAL TO MATCH BUILDING
MATERIAL OR WOOD FENCE).
VEHICULAR DISPLAY AREA
VEHICULAR DISPLAY AREA
VEHICULAR DISPLAY AREA
R30.00'
20.00'
10.00'
FLOOD HAZARD
SOILS
TOB
TOB
8.50'
8.50'
8.00'
18.00'
18.00'
50.00'
30.00'
3.00'
27.85
5.00'
4.50'
4" TYP PER S-30
R/W
S/W
R/W
S/W
R/W
R/W
34.5' R/W
43' B-B
38' EOP
R15.00'
R15.00'
6.00'
EXISTING R/W
PROPOSED R/W
Utility Easement
BECKY CIRCLE
60' ROW
ASPHALT
EXISTING SIDEWALK
FIRE
HYDRANT
N/F
MASCO CONTRACTOR
SERVICES EAST INC
DB 009291 PG 00634
PIN: 1727058308
ZONING: IX-
USE: WAREHOUSE
N/F
CLK STORAGE, LLC
DB 016543 PG 0031
PIN: 1727054368
ZONING: IX-3
USE: VACANT
24" RCP
GRAVEL DRIVE