

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 Askew-Taylor Building		
	Case Number		
	Transaction Number 515959		
OWNER	Name Andrew Martin, Attorney + Agent for Property Owner		
	Address 110 Glenwood Ave		City Raleigh
	State North Carolina	Zip Code 27603	Phone
	Name Jennifer Truman		
CONTACT	Firm Matthew Konar Architect		
	Address 611 W Club Blvd		City Durham
	State NC	Zip Code 27701	Phone 919.792.8105
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
The property owner is requesting a design adjustment to be relieved from dedicating right of way per UDO 8.4.5, UDO 8.3.6. Glenwood Ave. is classified as a Main Street Parallel Parking requiring a 41' curb-curb street on 73' right of way. The existing right of way is recorded as 66'. The existing building at 110 Glenwood Ave, which is proposed to remain and be renovated via Interior Completion fronts along the property line. The front of the existing building is on the existing property line. Therefore the property owner is requesting a design adjustment to be relieved from dedicating additional right of way.			

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.


 Owner/Owner's Representative Signature Date 2/12/18
Andrew S. Martin, Attorney and Agent for Property Owner

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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 -
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



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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;
without dedicating additional right of way. The intent of the project is to preserve the existing building. No addition or changes to the footprint of the existing building are proposed, therefore the existing right of way of 66' will be maintained.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
the Comprehensive Plan respects the maintenance of existing conditions. Further, this portion Glenwood Ave maintains the 'active frontage and mixed commercial use' as well as parallel street parking of the Main Street typology as outlined in RSDM 4.3.3 with the existing right of way width.
- C. The requested design adjustment does not increase congestion or compromise safety;
the design adjustment requests that existing conditions of right of way remain.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
the design adjustment requests that existing conditions of right of way remain.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
No design is being proposed, only maintenance of the existing conditions of right of way. A survey by a licensed Professional Land Surveyor is enclosed in the application for reference.

Individual Acknowledgement



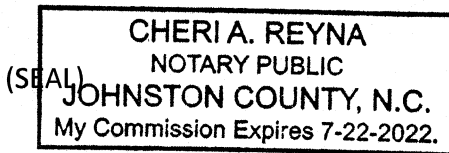
**DEVELOPMENT
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DEPARTMENT**

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Cheri A. Reyna, a Notary Public do hereby certify that
Andrew S. Martin personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 12 day of February, 2018.



Notary Public Cheri A Reyna

My Commission Expires: _____