

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 Heck-Andrews House Renovations		
	Case Number SR-90-2017		
	Transaction Number 534991		
OWNER	Name Bryan Jenkins, Chief Financial Officer, North Carolina Association of Realtors		
	Address 4511 Weybridge Lane		City Greensboro
	State NC	Zip Code 27407	Phone 336 294-3112
	Contact James Grady, PhD, AIA		
CONTACT	Address 129 Sterlingdaire Dr		City Cary
	State NC	Zip Code 27511	Phone 919 834-5939
	Firm James Grady Architect, PLLC		
	Name James Grady, PhD, AIA		
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 Heck-Andrews House at 309 N. Blount St, a State of NC Historic Site per Ordinance No. (1972)-308, within the City of Raleigh's Blount St. Historic Overlay District, listed on the National Register of Historic Places, lies within the 1 sq. mile Original Raleigh Christmas Plan. Since the City of Raleigh's UDO does not reference the Christmas Plan, the City Planning Transportation Dept. requires submittal of this Design Amendment, in conjunction with the Administrative Site Plan Review of proposed adaptive re-use of the property, to address non-conformance of existing street frontages to public right-of-way dedication of street widening requirements of the UDO 8.5 Streetscape Standards, as specified in the ASR Transportation Review Comments. The site includes the existing 1867 Historic Heck-Andrews House, a proposed New Addition on the site of the former Historic Carriage House (demolished 1996), the existing repaired paved driveway with new Parking and Turnaround, and Existing Driveway access from North Street, as approved with conditions by Certificate of Appropriateness 08-15-2017. Approval is based on UDO sections 8.3.6.A-F and 8.5.1.G. Attachments: AS-1e, AS-1, CE-1, CE-2, L-1.1, L-2.0, AS-4, Historic Ordinance.			

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.

James G. Grady, PhD, AIA 2 Mar. 2018
 Owner/Owner's Representative Signature Date

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 checked="" 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 checked="" 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: 3/6/2018	DA - 7 - 2018
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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;

Per Article 8.5.1.A, Intent, Item 3: Design Adjustments pursuant to 8.1.G may be appropriate when an existing building would impede expansion, when transitioning from a different street section, or where strict compliance with this UDO and the Raleigh Street Design Manual would pose a safety hazard. This Design Adjustment from Strict conformance to the designated Streetscape requirements as specified by ASR Transportation Review Comments regarding public right of way dedication of street widening requirements for N Blount St. as Avenue 4-Lane, Parallel Parking, and North St. as Main Street, Parallel Parking, meet this intent.

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

The Heck-Andrews House at 309 N. Blount St, a State of NC Historic Site per Ordinance No. (1972)-308, within the City of Raleigh's Blount St. Historic Overlay District, listed on the National Historic Register of Historic Places, lies within the 1 sq. mile Original Raleigh Christmas Plan.

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

The proposed Design Adjustment does not make any changes to the existing street frontage or street access that would increase congestion or compromise safety.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The proposed Design Adjustment does not make any changes to the existing street frontage or street access that would create additional maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

The Administrative Site Plan Review drawings submitted with this Design Adjustment have been designed and prepared by members of the Design Team lead by the Registered Architect of Record, and include the Civil Engineer of Record:

AS-1e Existing Conditions Site Plan
AS-1 Proposed Site Plan
AS-4 Transportation Site Plan
CE-1 Utilities Site Plan
CE-2 Utilities Details

Individual Acknowledgement



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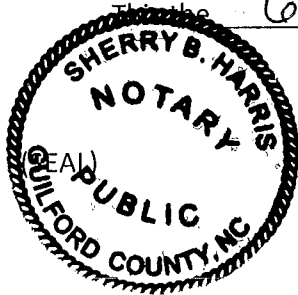
Bryan M. Jenkins as NCAR CFO/owner 3/6/18

STATE OF NORTH CAROLINA
COUNTY OF Guilford

INDIVIDUAL

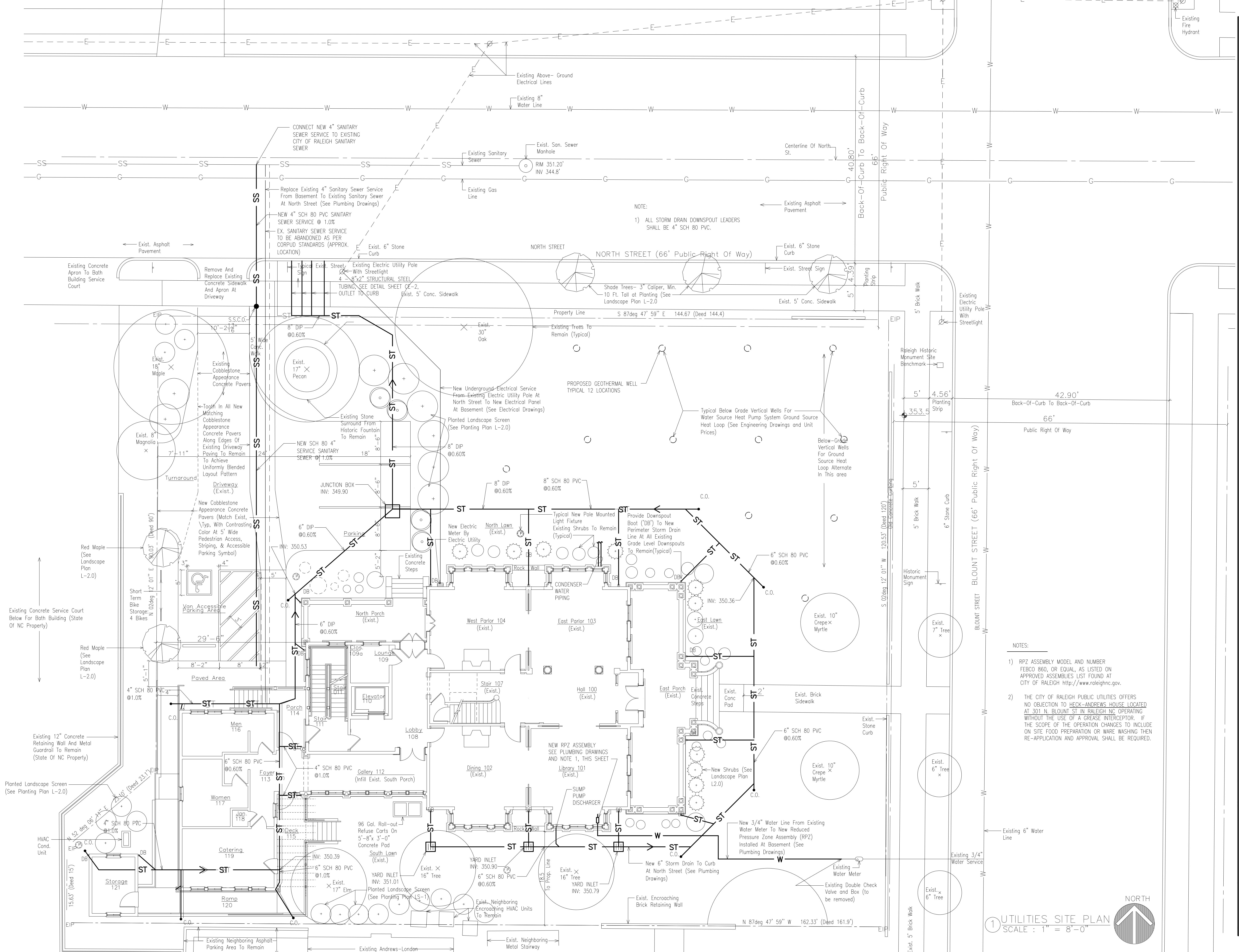
I, Sherry B. Harris, a Notary Public do hereby certify that
Bryan M. Jenkins personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This is the 6 day of March, 2018.



Notary Public Sherry B. Harris

My Commission Expires: April 7, 2022

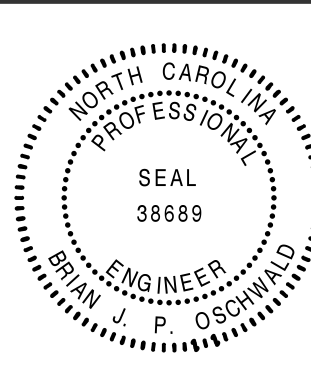
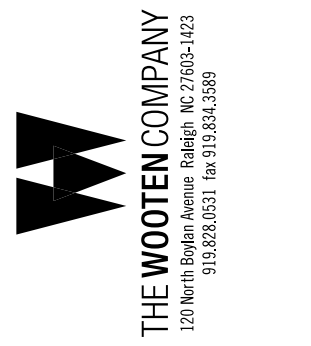


NOTE:
1) ALL STORM DRAIN DOWNSPOUT LEADERS SHALL BE 4" SCH 80 PVC.

- NOTES:
- RPZ ASSEMBLY MODEL AND NUMBER FEBCO 860, OR EQUAL, AS LISTED ON APPROVED ASSEMBLIES LIST FOUND AT CITY OF RALEIGH <http://www.raleighnc.gov>.
 - THE CITY OF RALEIGH PUBLIC UTILITIES OFFERS NO OBJECTION TO HECK-ANDREWS HOUSE LOCATED AT 301 N. BLOUNT ST IN RALEIGH, NC OPERATING WITHOUT THE USE OF A GREASE INTERCEPTOR. IF THE SCOPE OF THE OPERATION CHANGES TO INCLUDE ON SITE FOOD PREPARATION OR WARE WASHING THEN RE-APPLICATION AND APPROVAL SHALL BE REQUIRED.

1 UTILITIES SITE PLAN
SCALE : 1" = 8'-0"

James Grady Architect PLLC
129 STERLINGDAIRE DRIVE CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net



PROJECT: Heck-Andrews House Renovations
309 N. BLOUNT ST RALEIGH, NC 27601
OWNER: North Carolina Association of Realtors

DRAWN BY: RTP
DATE: 28 FEBRUARY 2018
JOB NUMBER: 1601
REVISIONS:

UTILITIES SITE PLAN

CE-1