

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 710 W Johnson St		
	Case Number SR-67-18		
	Transaction Number 563555		
OWNER	Name Johnson 710 LLC		
	Address 500 Westover Dr. Suite 17443		City Sanford
	State NC	Zip Code 27330	Phone
CONTACT	Name Jennifer Truman		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 checked="" 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 type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" 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 allowed to maintain the existing driveway width for the existing one-way drive aisle to the east of the existing building. The existing one-way driveway is documented as 9.4' wide at it's narrowest point where it is bound on each side by the existing property line and the existing building, respectively. Per UDO 8.3 and RSDM 9.5, the minimum drive aisle width for new one-way driveways is 12'. The proposed development will not change the existing building or existing east property line. Therefore a design adjustment from the width requirement is requested to maintain the existing condition.			

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

6 OCTOBER 2018

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:	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;
by maintaining the existing conditions of drive aisle width.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
because the Comprehensive Plan respects the maintenance of existing conditions.

- C. The requested design adjustment does not increase congestion or compromise Safety;
by maintaining the existing conditions of drive aisle width.

- D. The requested design adjustment does not create any lots without direct street Frontage;
by maintaining the existing conditions of drive aisle width.

- 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.

The design adjustment is reasonable based on condition 2 above. The location of the existing building limits the width of the existing drive aisle from being widened.

Article 8.4, New Streets

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;
n/a

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

- C. The requested design adjustment does not increase congestion or compromise safety;
n/a

- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
n/a

- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
n/a

- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
n/a

Article 8.5 Existing Streets

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;

n/a

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

n/a

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

n/a

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

n/a

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

n/a

Raleigh Street Design Manual

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 the Raleigh Street Design Manual;
by maintaining the existing drive aisle width.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
the Comprehensive Plan respects the maintenance of existing conditions.

- C. The requested design adjustment does not increase congestion or compromise safety;
by maintaining the existing conditions of drive aisle width.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
is on private property. The requested design adjustment maintains the existing conditions of drive aisle width.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.
Yes. The PE for the design adjustment is Eric Thompson.
Refer to submitted plans for SR-67-18 and T#563555

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF ~~NORTH CAROLINA~~ Ohio
COUNTY OF Montgomery

INDIVIDUAL

I, Kimberly Bolin, a Notary Public do hereby certify that
Timothy Wood personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 6 day of October, 2018.



Kimberly Bolin
Notary Public, State of Ohio
My Commission Expires 05-04-2022

Notary Public

Kimberly Bolin

My Commission Expires: 05/04/22