

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 Stoneridge Estates		
	Case Number S-41-18		
	Transaction Number 566586		
OWNER	Name Stephen and Kathleen Malik		
	Address 1020 Dickinson Cir		City Raleigh
	State North Carolina	Zip Code 27614	Phone
CONTACT	Name Mike Roselli, P.E.		Firm Bohler Engineering NC, PLLC
	Address 4130 Parklake Ave., Suite 130		City Raleigh
	State North Carolina	Zip Code 27612	Phone (919) 578-9000
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 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):		
<p>A design adjustment is requested for lots 1-19 that do not conform to block perimeter requirements due to the following hardships in accordance with COR UDO section 8.3.6 and as shown on attached block perimeter exhibit.</p> <ul style="list-style-type: none"> -Presence of buffered stream/wetlands and other natural features -Site layout of developed properties along Stoneridge Drive do not form a closed block <p>See next sheet for full justification.</p>			

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

CHECKLIST

Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input 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 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 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



**DEVELOPMENT
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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;
The design adjustment is herein submitted in accordance with the article, including pertinent material necessary for review.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The comprehensive plan and other adopted City plans do not reference future roadways which will make compliant blocks in this vicinity.
- C. The requested design adjustment does not increase congestion or compromise Safety;
This design adjustment does impact congestion or safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All lots have 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.

The presence of buffered and unbuffered watercourses and other natural features prevent a second connection to Ebenezer Church Road. Approved USACE PJD included with this request

Site layout of already developed properties along Stoneridge Drive do not form a closed block. Per attached iMaps exhibit, if Stoneridge drive were to be extended to Richland Dr, block formed would be in excess of 5,000 ft.

Individual Acknowledgement



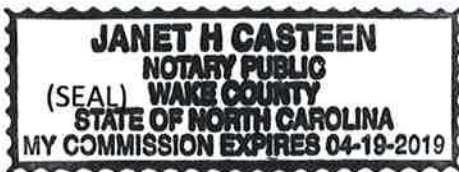
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STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Janet H. Casteen, a Notary Public do hereby certify that
Michael Roselli personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 8th day of January, 2019.



Notary Public

A handwritten signature in blue ink, appearing to read "Janet H. Casteen", written over a horizontal line.

My Commission Expires: April 19, 2019