

**MAXIMUM
VEHICLE PARKING EXCEPTION
SITE PLAN REVIEW APPLICATION
NORTHSIDE AND PINE KNOLLS
NEIGHBORHOOD CONSERVATION
DISTRICTS**



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788194394 and 9788195346 Date: 02/20/2020

Section A: Property Information


Property Address: 302 & 304 McMasters Street Chapel Hill, N.C. Zip Code: 27516
Existing Zoning District: R3 Northside NCD

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name: Stacey Giglo
Address: 1108 Silver Oaks Court
City: Raleigh State: North Carolina Zip Code: 27614
Phone: 954-257-4398 Email: Sagiglio@ncsu.edu

The undersigned applicant hereby certifies that, to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 02/20/2020

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: LilyPads LLC
Address: 1108 Silver Oaks Court
City: Raleigh State: North Carolina Zip Code: 27614
Phone: 954-257-4398 Email: Sagiglio@ncsu.edu

The undersigned property owner(s) or contract purchaser(s) hereby certifies that, to the best of his/her knowledge and belief, all information supplied with this application is true and accurate. The undersigned property owner(s) or contract purchaser(s) hereby authorize(s) the filing of this application, and authorize(s) on-site review by authorized staff.

Signature:   Date: 02/20/20



**MAXIMUM VEHICLE PARKING EXEMPTION APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department at (919)968-2728 or at ncd@townofchapelhill.org.

	1. Application fee (refer to fee schedule)	Amount Paid \$	\$125.00
Attached	2. Duplex dwelling unit or multi-family (3 dwelling units) – tax record		
Attached	3. Detailed Site Plan		
N/A	4. RCD, Jordan Buffer, Floodplains, & Wetland determination - please contact Planning Department at (919) 968-2728		
Attached	5. Statement of Justification		
Attached	6. Digital Files - provide digital files of all plans and documents (file size limited to 10 MG)		

Detailed Site Plan (2 copies)

- a) Existing structures, driveways and parking areas (confirm compliance with front yard parking requirement), sidewalks, and impervious surface, utility lines, fences, refuse/recycling area, and bike parking
- b) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan buffers, & Watershed boundaries
- c) Existing and/or proposed easements

Statement of Justification

Provide a written statement justifying the increase of the maximum number of vehicle parking spaces from four (4) to six (6) per zoning lot. The statement should also address how the parking and drive areas shall be limited to thirty (30) or forty (40) percent of the front yard area (depending on the Overlay Zoning District). Access to front yard parking shall be limited to approved curb cuts or other approved access points. All parking areas shall be:

- a) clearly defined and/or marked; and
- b) maintained in a safe and sanitary condition; and
- c) does not contribute to soil erosion or tree damage; and
- d) shall be limited to properly approved curb cuts or other approved access points; and
- e) shall be limited to 40% for Northside and 30% for Pine Knolls of the front yard

Other Evidence

Please provide any documentation (ie. photographs) that illustrates the reasons for the requested exception including environmental constraints.

Statement of Justification for 302 and 304 McMasters Street

The parking area:

- 1.) will be clearly defined and or marked with appropriate materials such as gravel, fencing, mulch, and bushes. Tire stops will be arranged to accommodate 12 spots, 6 per unit in the rear parking lot. Gravel will be dispersed in the areas where these spots will be arranged. The new design of the parking lot will eliminate extra areas previously used for parking by mulching and adding plants/bushes so that parking in those areas are no longer an option.
- 2.) will be maintained in a safe and sanitary condition with bi-annual mulch and gravel redistribution as well as re-plantings as deemed necessary.
- 3.) does not contribute to soil erosion or tree damage as the basic footprint of the parking area will remain unchanged and will not interfere with current surroundings.
- 4.) shall be limited to properly approved curb cuts or other approved access points as the basic footprint of the parking area will remain unchanged and the access road to the rear of the property where the parking lot exists will remain as originally approved on the property.
- 5.) shall be limited to 40% for Northside front yard as any on-street parking will need to obtain Residential Parking Permits via Chapel Hill approval and the 12 spots will be arranged in the rear of the property.

The units in 302 a/b and 304 a/b each contain 4 bedrooms, a total of 8 bedrooms per residence. This revised parking lot will accommodate 3 tenants' vehicles per unit and will have 1 tenant apply for a residential parking permit for on-street parking enabling all tenants to have assigned parking spots.

Aerial View of 302 and 304 McMasters and shared Parking Lot

This is an aerial view of the properties and the rear parking lot that they share. The site plan lays out how the parking area will be reduced to accommodate only 12 spots rather than the 16 it currently accommodates. There is a chain link fence that borders the parking lot. There is a gravel road that runs between both properties for access to the parking lot. We will reposition 12 of the existing cement tire stops to outline new parking spots and dispose of the ones we are not using.



PROPERTY OF
LILYPADS L.L.C.

LOTS 2 & 3, D. O'KELLY
302 & 304 McMASTERS STREET

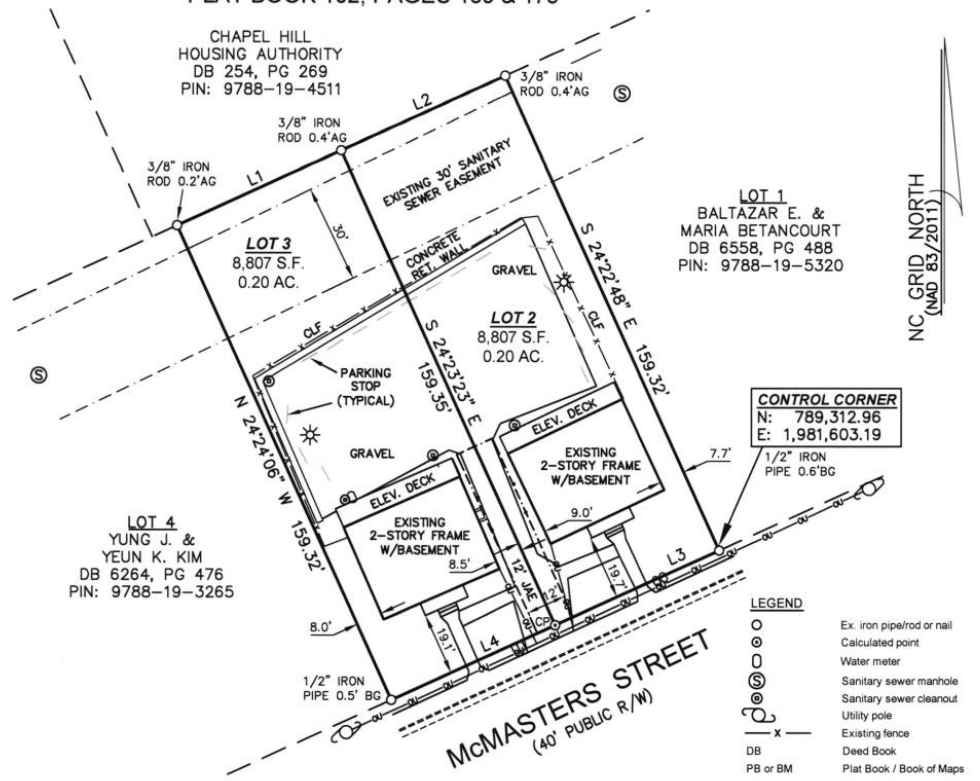
CHAPEL HILL TOWNSHIP
ORANGE COUNTY

SCALE: 1"=40'

CHAPEL HILL, NORTH CAROLINA

REFERENCES: DEED BOOK 6633, PAGES 511 & 533
PLAT BOOK 102, PAGES 169 & 173

FEBRUARY 5, 2020



LINE TABLE		
LINE	LENGTH	BEARING
L1	55.29	N 65°35'01" E
L2	55.29	N 65°38'11" E
L3	55.26	S 65°36'36" W
L4	55.26	S 65°36'36" W

NOTES:

- 1) All distances are horizontal ground in u.s. survey feet unless otherwise noted.
- 2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Plat Book 102, Pages 169 and 173 & Orange County GIS unless otherwise noted.
- 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- 4) Subject properties are not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3710978800K, effective date November 17, 2017.
- 5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.



FINAL SURVEY
NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

207575
PIN: 9788-19-5346
PIN: 9788-19-4394

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, license number and seal this 5th day of FEBRUARY, 2020.

Justin L. Luther
Professional Land Surveyor L-5107

PROPERTY OF LILYPADS L.L.C.

LOTS 2 & 3, D. O'KELLY
302 & 304 McMASTERS STREET

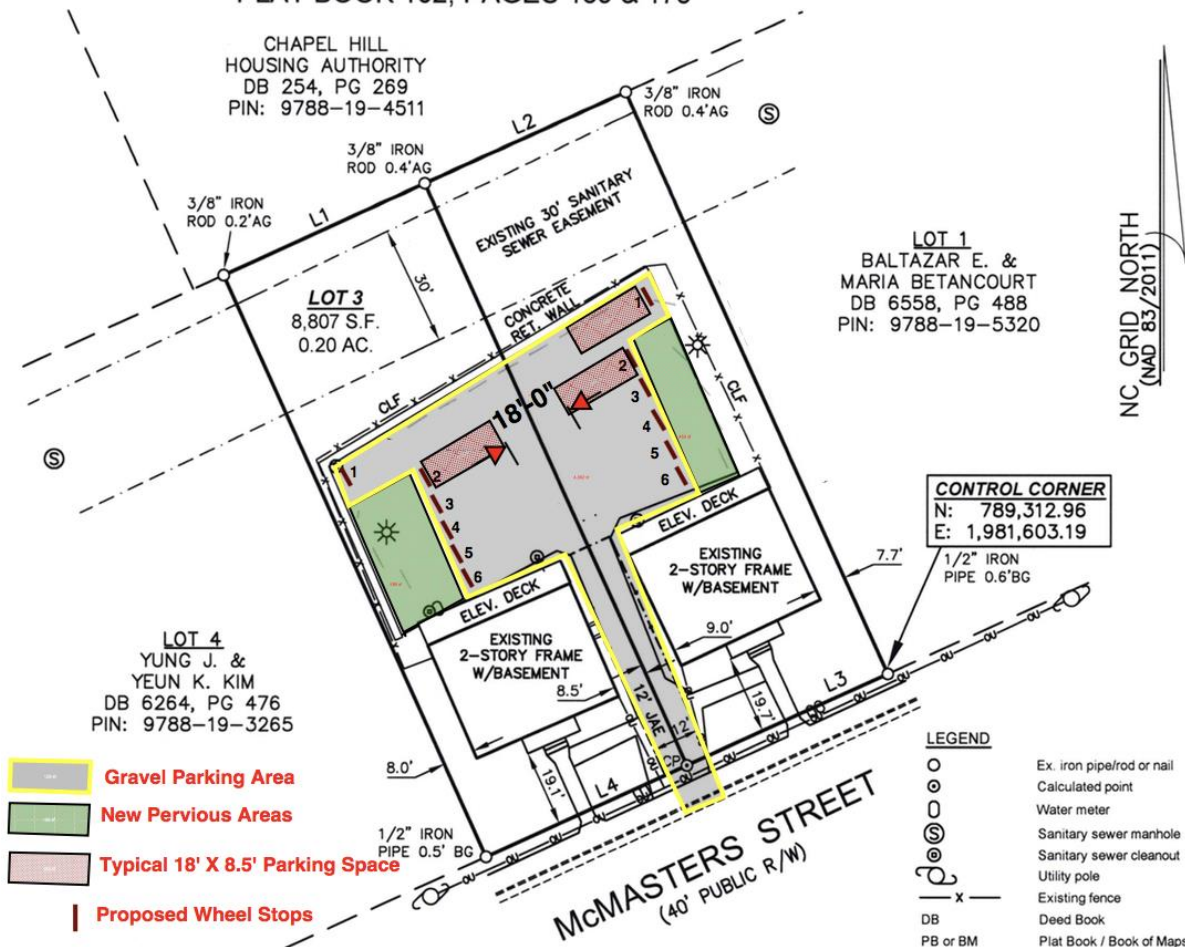
CHAPEL HILL TOWNSHIP
ORANGE COUNTY

SCALE: 1"=40'

CHAPEL HILL, NORTH CAROLINA

REFERENCES: DEED BOOK 6633, PAGES 511 & 533
PLAT BOOK 102, PAGES 169 & 173

FEBRUARY 5, 2020



- Gravel Parking Area
- New Pervious Areas
- Typical 18' X 8.5' Parking Space
- Proposed Wheel Stops

PROPOSED PARKING LOT PLAN

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.29	N 65°35'01" E
L2	55.29	N 65°38'11" E
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L4	55.26	S 65°36'36" W

NOTES:

- 1) All distances are horizontal ground in u.s. survey feet unless otherwise noted.
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- 5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.



FINAL SURVEY



ORANGE COUNTY TAX OFFICE
 Nancy Freeman, Tax Administrator
 Gateway Center, 228 S. Churton St., 2nd Floor
 P.O. Box 8181 • Hillsborough, NC 27278
 Phone: (919) 245-2100
 Fax: (919) 644-3332
 E-mail: tax@orangecountync.gov

ADDRESS SERVICE REQUESTED



LILYPADS LLC
 1108 SILVER OAKS CT
 RALEIGH NC 27614

IMPORTANT - PLEASE READ FRONT AND BACK OF NOTICE CAREFULLY

FEE CONTACT INFORMATION

Orange County Solid Waste Programs Fee
 email: tax@orangecountync.gov
 website: <http://www.orangecountync.gov/recycling>
 TELEPHONE: 919-245-2100

Chapel Hill Stormwater Management Fee
 email: stormwater@townofchapelhill.org
 website: <http://www.townofchapelhill.org/stormwater>
 TELEPHONE: 919-969-RAIN (7246)

Hillsborough Stormwater Management Fee
 website: <http://www.hillsboroughnc.gov/stormwater>
 TELEPHONE: 919-732-1270

Carrboro Stormwater Management Fee
 email: stormwater@townofcarrboro.org
 website: <http://www.townofcarrboro.org/287/Stormwater>
 TELEPHONE: 919-918-7341

CREDIT/DEBIT CARD PAYMENTS: Credit and debit card payments can be made by phone, internet, or in person at the Orange County Tax Office in Hillsborough. A convenience fee charged by our service provider will be added to the tax amount you pay. Use BILL NUMBER to ensure proper credit. See BILL NUMBER printed below in blue.

- Call 1-844-435-3981 OR
- Go to <http://web.co.orange.nc.us/publicwebaccess/> OR
- Pay at Orange Co Tax Office, 228 S Churton St in Hillsborough

ONLINE BANKING PAYMENTS: When making payments through personal online banking, you must use the BILL NUMBER to ensure proper credit. See BILL NUMBER printed below in blue.

DATE OF NOTICE: November 27, 2019

PROPERTY TAX NOTICE - DUPLICATE BILLING

This is a duplicate of the original Orange County tax bill. The original bill was prepared in the name of the property owner as of January 1 as required by North Carolina law. The lien of property taxes attached to the property; therefore, it is the responsibility of the current owner to pay these taxes.

BILL NUMBER		PIN (Parcel Identification No.)		TAX YEAR
0000323009-2019-2019-0000		9788195346		2019
LEGAL DESCRIPTION			OWNER AS OF JANUARY 1	
2 D OKELLY P69/155			LOSEE, ROBERT	
PRIMARY PHYSICAL ADDRESS				
UNASSIGNED				
PERSONAL PROPERTY VALUE	REAL PROPERTY VALUE		TOTAL TAX DUE	PAST DUE AFTER
0	379,600		\$6,584.45	01/06/2020

RETAIN THIS TOP PORTION FOR INCOME TAX PURPOSES

▼ RETURN THE BOTTOM PORTION WITH YOUR PAYMENT ▼

OCRENEW0 All partial payments or correspondence should be sent to: ORANGE COUNTY TAX COLLECTOR • PO BOX 8181 • HILLSBOROUGH, NC 27278



0000323009-2019-2019-000000

YEAR	BILL NUMBER	TOTAL AMOUNT DUE
2019	0000323009-2019-2019-0000	\$6,584.45

CURRENT BILL DUE DATE: 09/01/2019
 PAST DUE AFTER: 01/06/2020

AMOUNT ENCLOSED
 \$

TO CHANGE YOUR MAILING ADDRESS,
 PLEASE FILL IN YOUR NEW ADDRESS BELOW

ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____

MAKE CHECK PAYABLE & REMIT TO

LILYPADS LLC
 1108 SILVER OAKS CT
 RALEIGH NC 27614

ORANGE COUNTY TAX COLLECTOR
 PO BOX 580235
 CHARLOTTE NC 28258-0235

0000658445220192019000000003230091235

5743
SL

BK 6633 PG 511 - 513 (3) DOC# 30010299
This Document eRecorded: 11/01/2019 01:13:37 PM
Fee: \$26.00 Tax: \$1,500.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by MOLLY KEMPA

ORIGINAL

Excise Tax: \$1500.00 Recording Time, Book and Page
REID: 9788194394 mu
Mail after recording to: Grantee
This instrument was prepared by: Stephen D. Lewis, 8358-104 Six Forks Rd. Raleigh NC 27615 w/o title/tax exam
Brief Description for the index: 304 McMasters Street, Units A & B

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by

THIS DEED made this 15th day of November 2019, by and between

GRANTOR	GRANTEE
<p>Robert Losee and spouse, Billie Straub 213 Chimeneas Place Chapel, NC 27517</p> <p><u> </u> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS105-317.2)</p>	<p>LilyPads L.L.C., a North Carolina limited liability company</p> <p><u>Property Address:</u> 304 McMasters Street, Units A & B Chapel Hill, NC 27516</p> <p><u>Mailing Address:</u> 1108 Silver Oaks Court Raleigh, NC 27614</p> <p>((to verify that your name(s), status and mailing address are correct, please initial <u> </u>))</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" Legal Description

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated:

Submitted electronically by "Ragsdale Liggett PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

Submitted electronically by "Ragsdale Liggett PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

Excise Tax: \$1500.00

Recording Time, Book and Page

REID: 9788194394

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd, Raleigh NC 27615; w/o title/tax exam

Brief Description for the index: 304 McMasters Street, Units A & B

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by _____

THIS DEED made this 1st day of November, 2019, by and between

GRANTOR	GRANTEE
Robert Losee and spouse, Billie Straub 213 Chimeneas Place Chapel, NC 27517	LilyPads L.L.C., a North Carolina limited liability company <u>Property Address:</u> 304 McMasters Street, Units A & B Chapel Hill, NC 27516
<p>_____ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<u>Mailing Address:</u> 1108 Silver Oaks Court Raleigh, NC 27614 ((to verify that your name(s), status and mailing address are correct, please initial _____))

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

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And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated:

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to ad valorem taxes for the year 2019 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Orange County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

X Robert Losee
Robert Losee

X Billie Straub
Billie Straub

STATE OF NC
COUNTY OF wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Robert Losee and Billie Straub.**

Witness my hand and official stamp or seal, this the 1st day of November, 2019.

Paula E. Murray
Notary Public

My commission expires: 9/18/22

Seal/Stamp

