

**APPLICATION FOR
NORTHSIDE/PINE KNOLLS
SITE PLAN/ZONING
COMPLIANCE APPLICATION**



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): 9788-27-6927

Date: ~~3-15-19~~ 4.3.19

Section A: Project Information

Construction adding 250 square feet or more of floor area and any demolition project.

Property Address: 311 Pritchard Avenue Chapel Hill, NC 27516

Zoning District: R-3 Northside (CD-1) Pine Knolls (CD-4)

Project Description: ~~Deconstruction of existing house, construction of new single family home.~~
DEMOLITION

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

Applicant Information (to whom correspondence will be mailed)

Name: Jay Fulkerson, Architect, PLLC

Address: 2122 Ridgewood Road

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-933-3996 Email: jfarch@mindspring.com

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: 3.20.19

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Chris Parsons

Address: P.O. Box 886

City: Del Mar State: CA Zip Code: 92014

Phone: 919-265-9246 Email: cap1975@uw.edu

The undersigned property owner(s) or contract purchaser(s) hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate authorize(s) the filing of this application, and authorize(s) on-site review by authorized staff. ***I hereby acknowledge receipt of information concerning occupancy limits, as defined by the Land Use Management Ordinance for dwelling units, single family, two family, and two-family-duplex.***

Signature:

Date: 3.20.19



SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
 Planning Department

Section C: Land Area

Date lot was originally created				
Net Land Area (NLA): Area within zoning lot boundaries		NLA=	5740	sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x 1/2 width of public right-of-way	CSA=	574	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	6314	sq. ft.

Section D: Special Protection Areas, Land Disturbance and Impervious Area

Special Protection Areas: (check all those that apply)

- Jordan Buffer
 Resource Conservation District
 100 Year Floodplain
 Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading)	4697
Area of Land Disturbance within RCD	N.A.
Area of Land Disturbance within Jordan Buffer	N.A.

Impervious Area	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	1996	1996	2967	2967
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	31.6%	31.6%	47%	47%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N.A.	N.A.	N.A.	N.A.

Section E: Dimensions

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24'	29.3'	25'
	Interior (neighboring property lines)	8'	11'	8.33'
	Solar (northern property line)	11'	20.5'	8.33' (as per solar setback exception)
Height (maximum)		20' primary, 26' secondary	13' primary, 20' secondary	15.25' primary, 25' secondary
Front Yard Parking		40% maximum	31% 15%	39.4% 33%



SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
 Planning Department

Floor Area (in square footage)	Maximum Allowed	Existing	Demolition	Proposed	Total
Total floor area on zoning lot	1262	1262	1262	1258	1258
Garage building area	N.A.				
Floor area on each side of duplex	N.A.				
Floor area of accessory apartment	N.A.				

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private	

Submittal Requirements

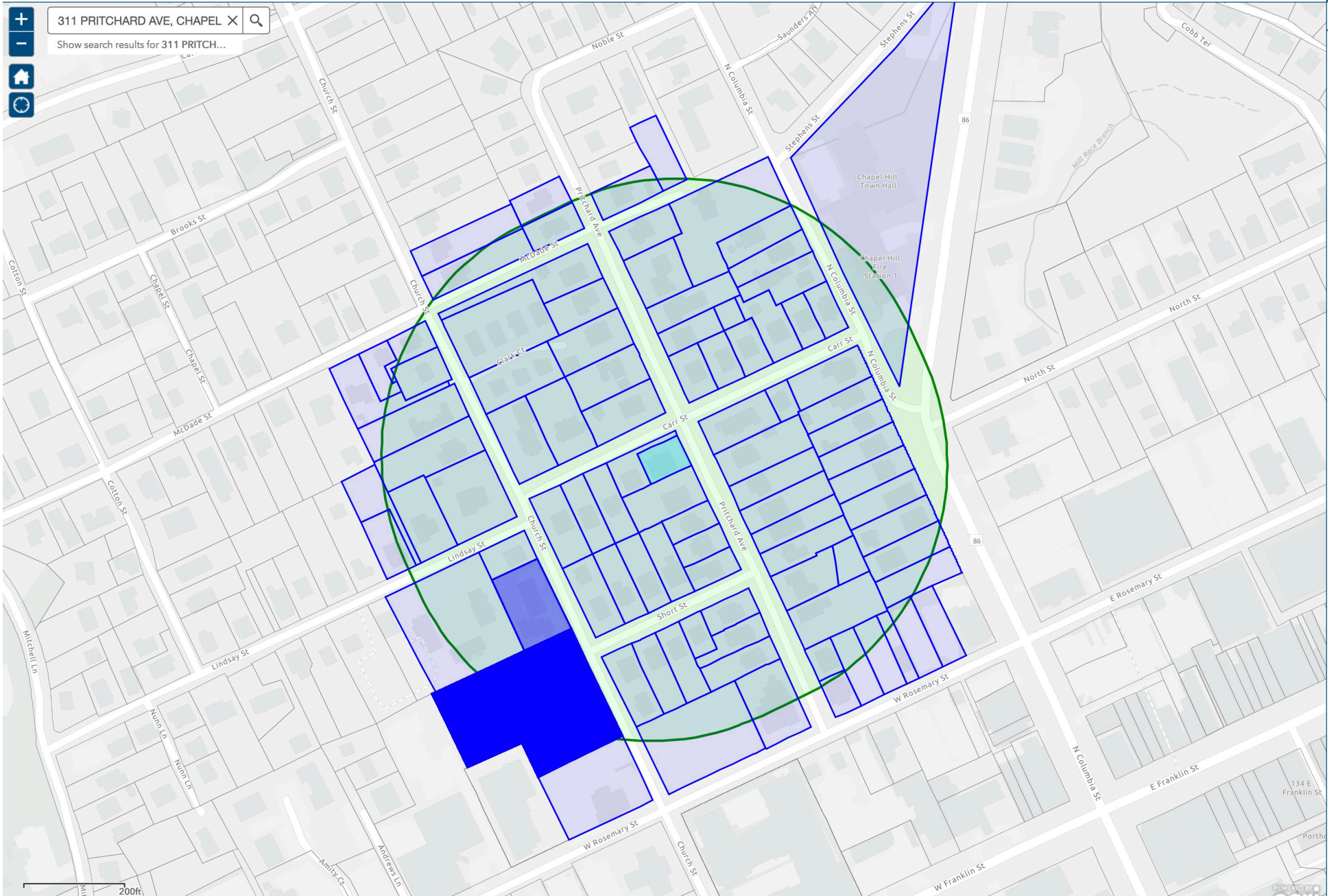
The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please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

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 1. Application fee (Refer to fee schedule) Please note that the RCD fee is higher |
| <input checked="" type="checkbox"/> | 2. Recorded plat or deed verifying property current ownership |
| <input checked="" type="checkbox"/> | 3. Public Water/Sewer Confirmation – from OWASA or Orange County Health Department approval |
| <input checked="" type="checkbox"/> | 4. Recorded Plat of easements, right-of-way, and dedications , if applicable |
| <input checked="" type="checkbox"/> | 5. Building Elevation (label building height from top of roof to mean natural grade line) |
| <input checked="" type="checkbox"/> | 6. Statement of Compliance with Design Guidelines (attached) – Written response to each point in guidelines |
| <input checked="" type="checkbox"/> | 7. Floor Plan – compliance with bedroom/bathroom ratio |
| <input checked="" type="checkbox"/> | 8. Front Yard Parking – compliance with allowable percentage |
| <input checked="" type="checkbox"/> | 9. Digital Files – provide digital files of all plans and documents (file size limited to 10 MG) |
| <input checked="" type="checkbox"/> | 10. Mailing List of Property Owners , (electronic copy) – increase in floor area or garage proposed |
| <input checked="" type="checkbox"/> | 11. Number of addresses on mailing list <u>112</u> Mailing fee <u>310</u> |
| <u>N.A.</u> | 12. RCD, Jordan Buffer, Floodplains, & Wetland determination - please contact Planning Department at (919) 968-2728 |
| <u>N.A.</u> | 13. Resource Conservation District Encroachment Exemption or Variance (determined by Planning) |
| <u>N.A.</u> | 14. Jordan Buffer Notice of Exemption , Authorization Certificate or Mitigation Plan Approval (determined by Planning) |
| <u>N.A.</u> | 15. Erosion Control Permit (Orange County, or State only if land disturbance greater than 20,000 sq ft) |
| <u>N.A.</u> | 16. Statement of Compliance with Comprehensive Plan – 12 themes |
| <u>N.A.</u> | 17. Digital photos of site and surrounding properties |
| <u>N.A.</u> | 18. Reduced Site Plan Set (reduced to 8.5"x11") |



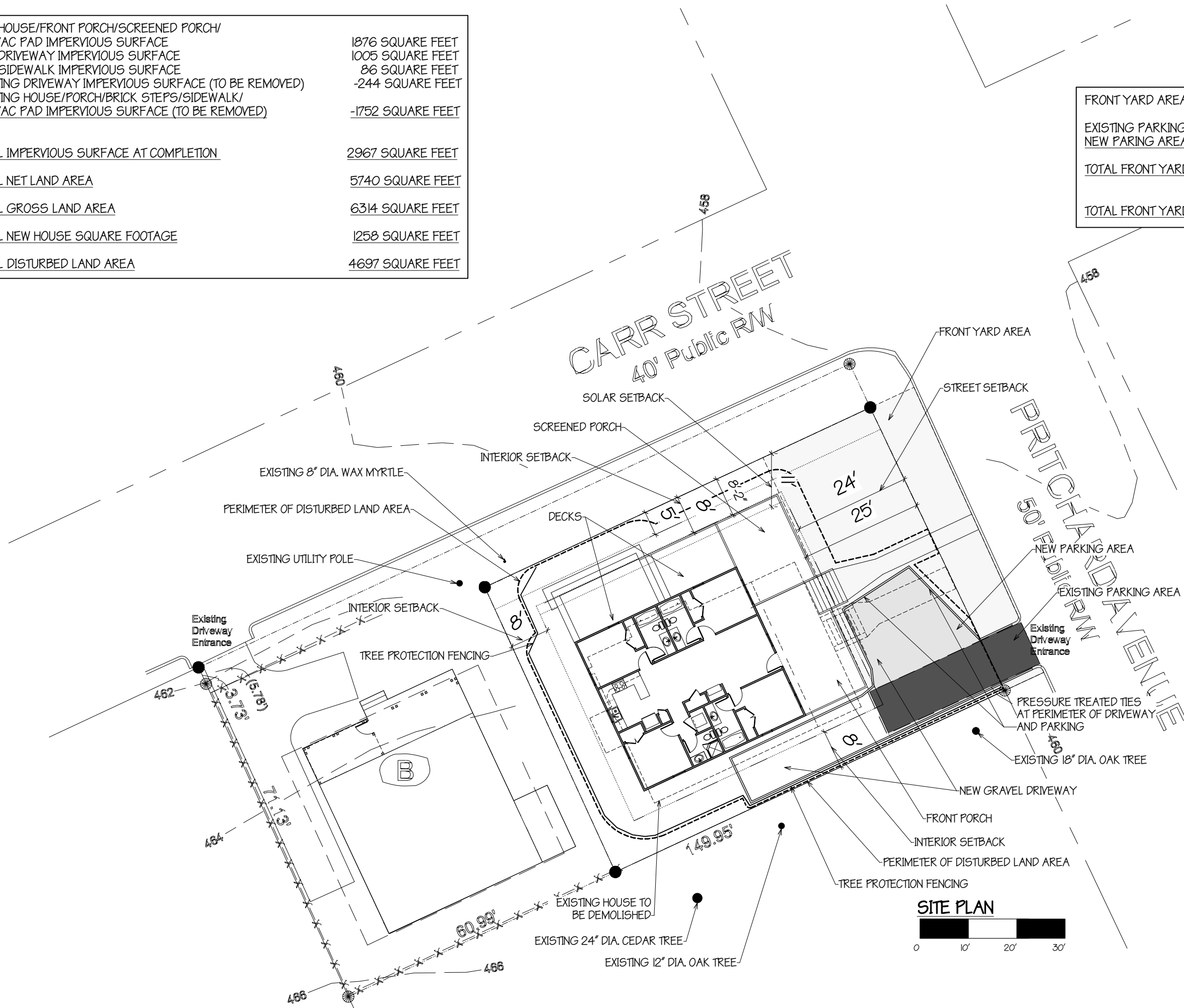
311 PRITCHARD AVE, CHAPEL X

Show search results for 311 PRITCH...



NEW HOUSE/FRONT PORCH/SCREENED PORCH/ HVAC PAD IMPERVIOUS SURFACE	1876 SQUARE FEET
NEW DRIVEWAY IMPERVIOUS SURFACE	1005 SQUARE FEET
NEW SIDEWALK IMPERVIOUS SURFACE	86 SQUARE FEET
EXISTING DRIVEWAY IMPERVIOUS SURFACE (TO BE REMOVED)	-244 SQUARE FEET
EXISTING HOUSE/PORCH/BRICK STEPS/SIDEWALK/ HVAC PAD IMPERVIOUS SURFACE (TO BE REMOVED)	-1752 SQUARE FEET
TOTAL IMPERVIOUS SURFACE AT COMPLETION	2967 SQUARE FEET
TOTAL NET LAND AREA	5740 SQUARE FEET
TOTAL GROSS LAND AREA	6314 SQUARE FEET
TOTAL NEW HOUSE SQUARE FOOTAGE	1258 SQUARE FEET
TOTAL DISTURBED LAND AREA	4697 SQUARE FEET

FRONT YARD AREA	2232 SQUARE FEET
EXISTING PARKING AREA IN FRONT YARD	325 SQUARE FEET
NEW PARKING AREA IN FRONT YARD	413 SQUARE FEET
TOTAL FRONT YARD PARKING AREA	738 SQUARE FEET
TOTAL FRONT YARD PARKING PERCENTAGE	33%



311 PRITCHARD AVENUE
4-3-19



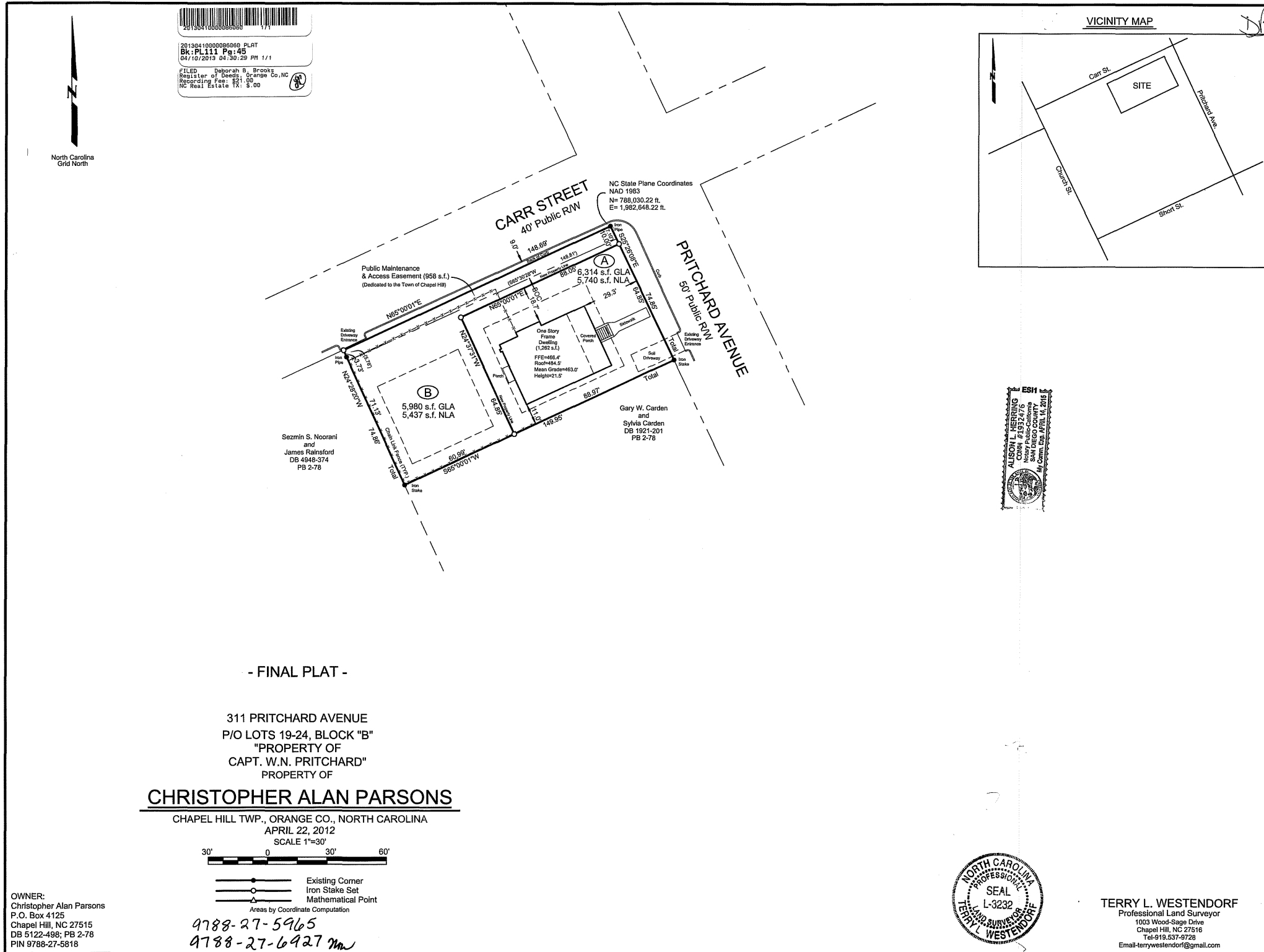
Jay Fulkerson, Architect
Architecture • Interior Design • Planning
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Phone: 919-933-3996 • Email: jfarch@mindspring.com
Website: www.jfarch.com

SITE PLAN



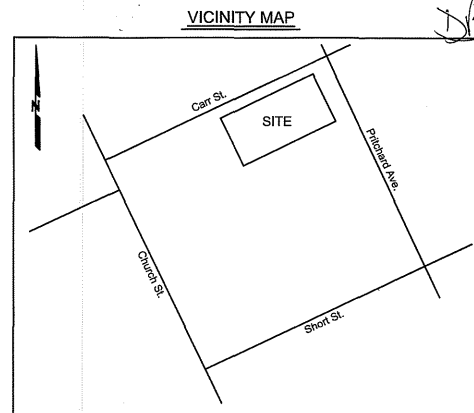
9
AR

DB



3/12
4/10/13

20198410000000000000 PLAT
Bk: PL 111 Pg: 45
04/10/2013 04:30:29 PM 1/1
FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$21.00
NC Real Estate Tax: \$3.00



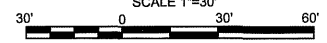
ES1
ALISON L. HERRING
NORTH CAROLINA
PROFESSIONAL LAND SURVEYOR
NO. 1923-276
SAN DIEGO COUNTY
APPROVED APRIL 11, 2012

- FINAL PLAT -

311 PRITCHARD AVENUE
P/O LOTS 19-24, BLOCK "B"
"PROPERTY OF
CAPT. W.N. PRITCHARD"
PROPERTY OF

CHRISTOPHER ALAN PARSONS

CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA
APRIL 22, 2012
SCALE 1"=30'



Existing Corner
Iron Stake Set
Mathematical Point
Areas by Coordinate Computation

OWNER:
Christopher Alan Parsons
P.O. Box 4125
Chapel Hill, NC 27515
DB 5122-498; PB 2-78
PIN 9788-27-5818

9788-27-5965
9788-27-6927 Mw

NORTH CAROLINA
PROFESSIONAL LAND SURVEYOR
SEAL
L-3232
TERRY L. WESTENDORF

TERRY L. WESTENDORF
Professional Land Surveyor
1003 Wood-Sage Drive
Chapel Hill, NC 27516
Tel-919.537-9728
Email-terrywestendorf@gmail.com

311 PRITCHARD AVENUE

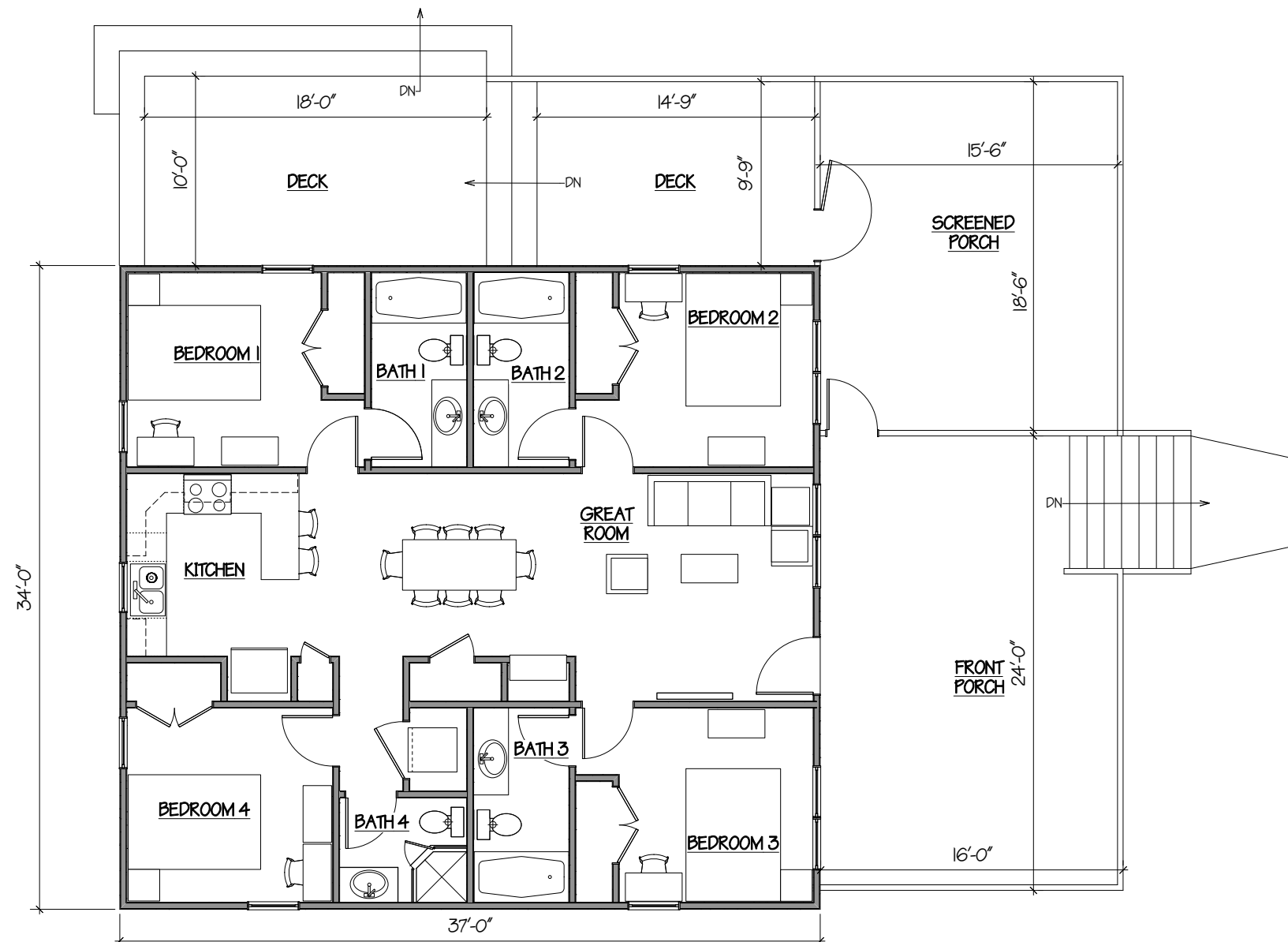
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EXISTING CONDITIONS



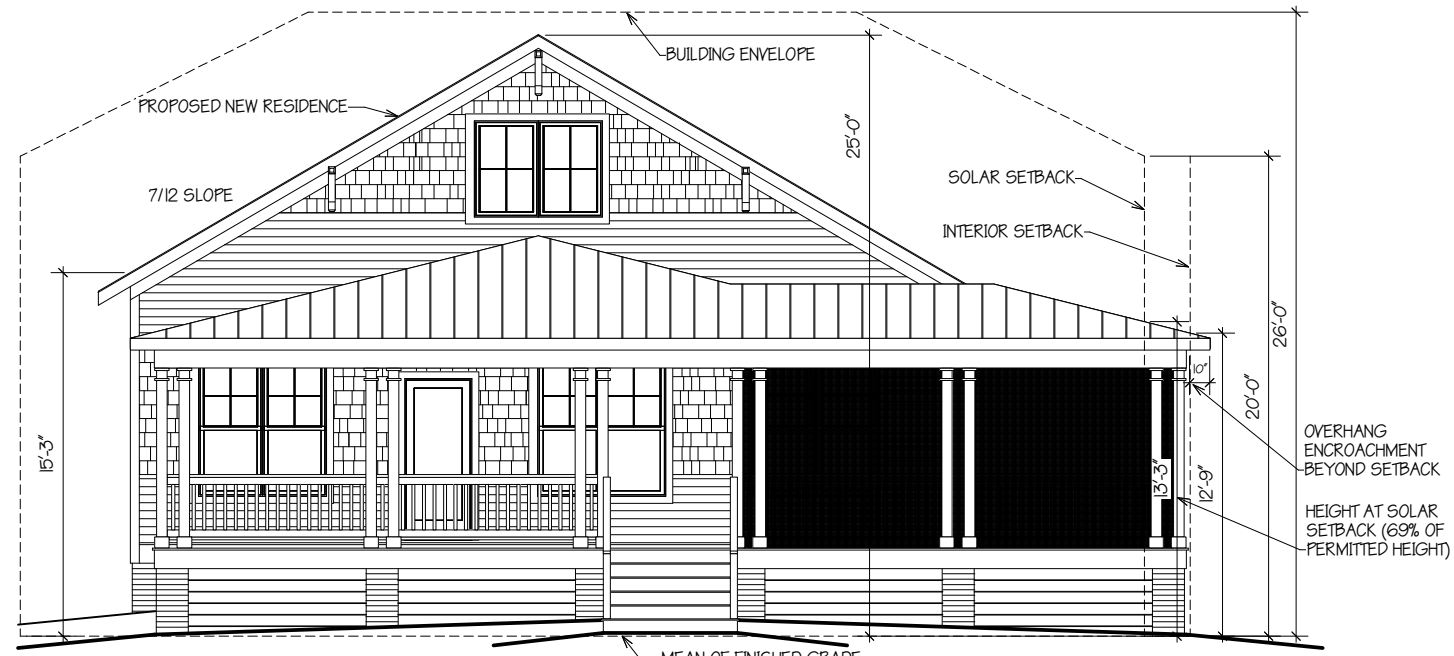
FLOOR PLAN 1258 SQUARE FEET TOTAL
 1/8" = 1'-0"
 0 1 2 3 4 5 10 15

311 PRITCHARD AVENUE
 4-3-19

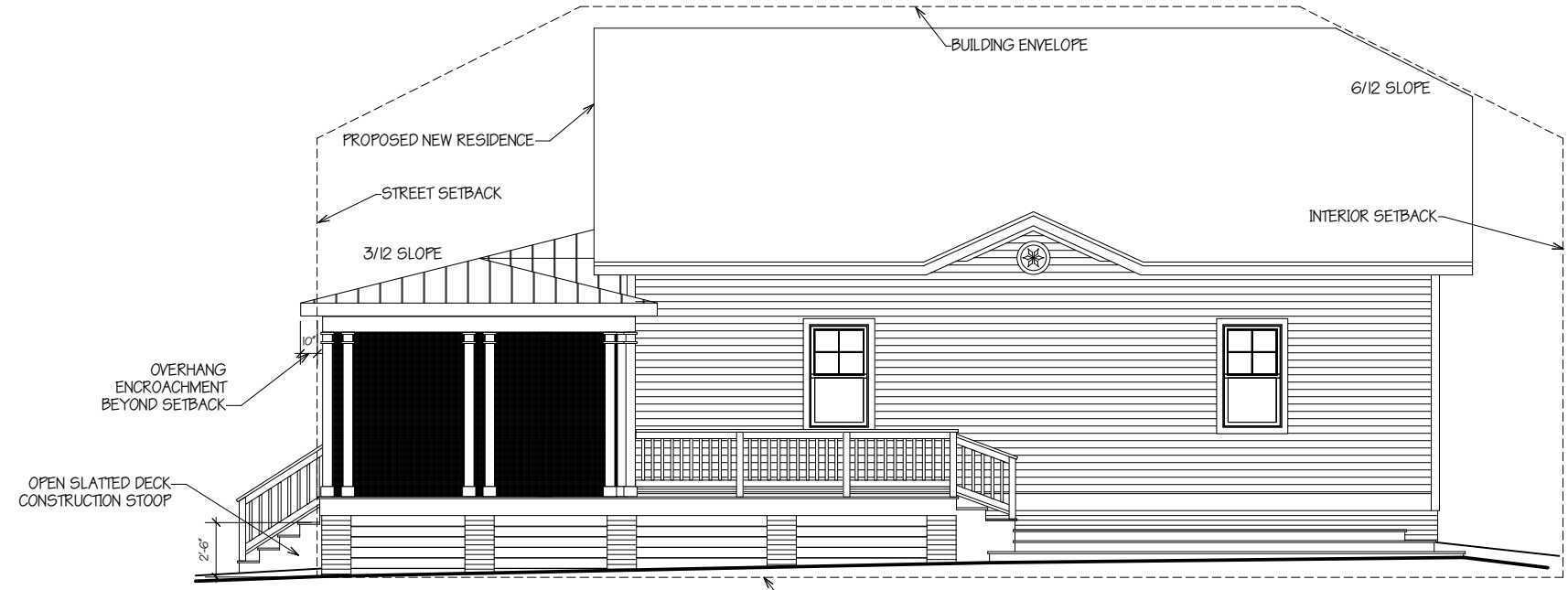
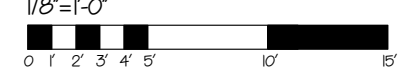


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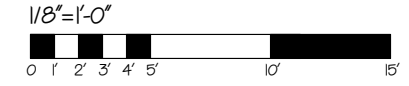
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EAST/Pritchard STREET ELEVATION



NORTH/CARR STREET ELEVATION



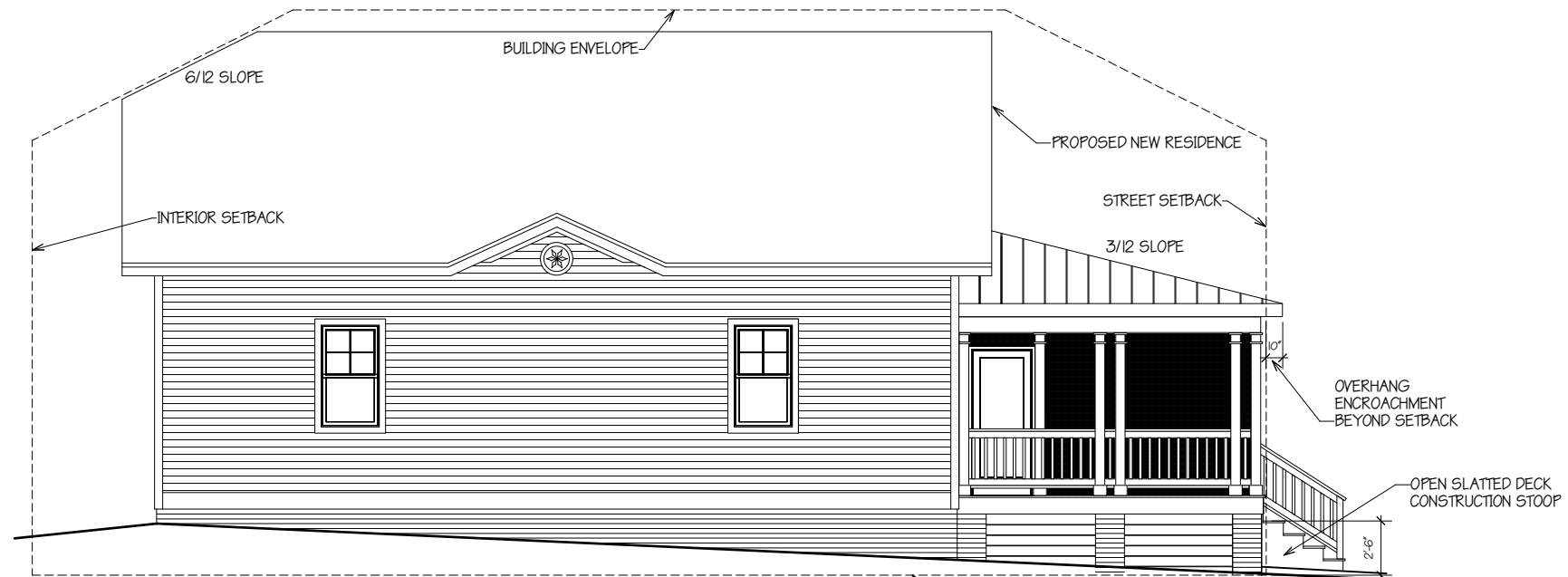
311 PRITCHARD AVENUE

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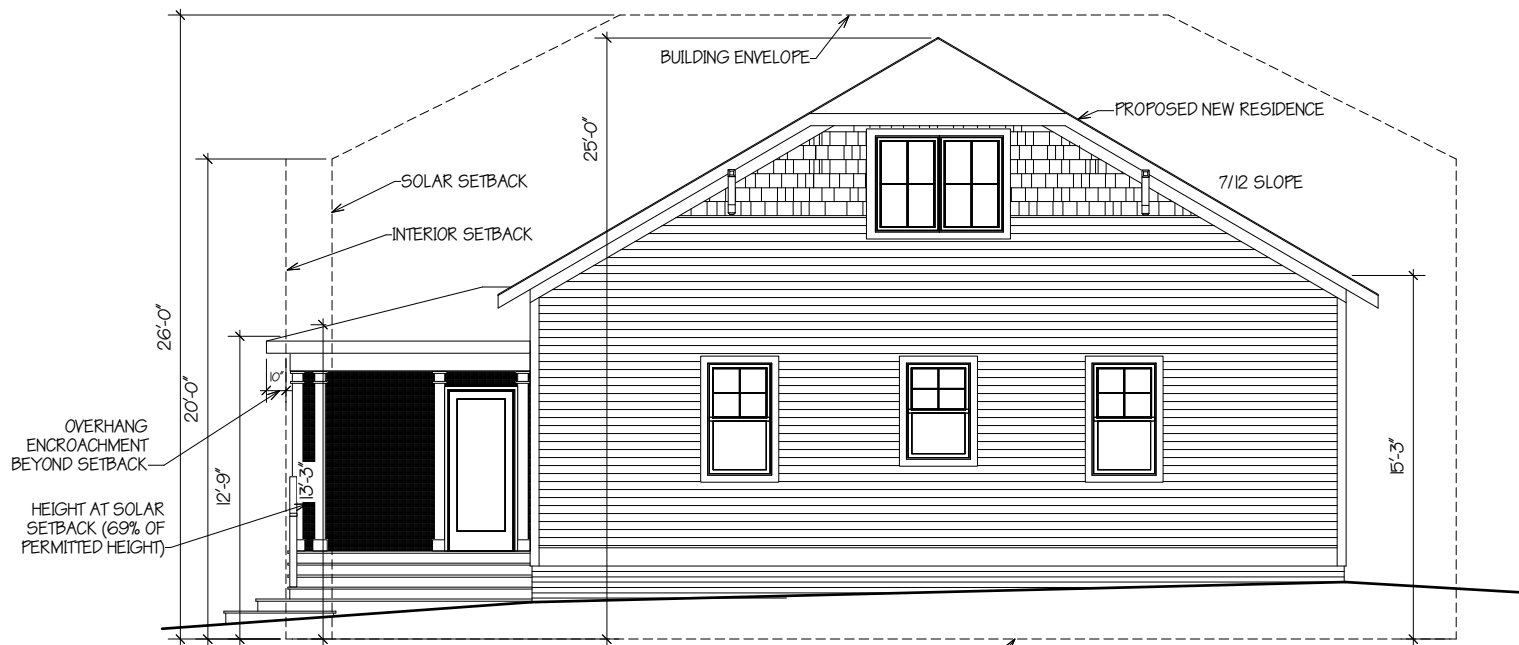


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SOUTH/SIDE ELEVATION
 1/8"=1'-0"
 0 1' 2' 3' 4' 5' 10' 15'



WEST/REAR ELEVATION
 1/8"=1'-0"
 0 1' 2' 3' 4' 5' 10' 15'

311 PRITCHARD AVENUE
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