



TOWN OF CHAPEL HILL  
Planning & Sustainability

Planning: 919-969-5066 [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

## Ephesus/Fordham Certificate of Appropriateness Application

A Certificate of Appropriateness must be approved prior to the issuance of a Form District Permit, Zoning Compliance Permit or any other permit granted for the purposes of constructing or altering buildings or structures. No exterior portions of any building or other structures, or any above-ground utility structure, may be erected, altered, restored, or moved within the Ephesus-Fordham Form District as defined in LUMO 3.11.2., until a Certificate of Appropriateness has been issued per LUMO 3.11.4.7.D.1 A Certificate of Appropriateness is not required for ordinary maintenance, repair, or any change certified by the Building Inspector or similar official as required for public safety per LUMO 3.11.4.7.D.2.

A Certificate of Appropriateness must be issued within 60 calendar days of acceptance of a complete application, either, issue, issue with conditions, deny the Certificate of Appropriateness, or applicant must request a time extension per LUMO 3.11.4.2.D.4. For additional information, please contact the Planning Department at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). Information on the form based code, including the adopted code itself, can be found at [www.townofchapelhill.org/ephesusfordham](http://www.townofchapelhill.org/ephesusfordham)

OFFICE USE:	Project Number:		
Submission Date		Meeting Date:	
Accepted Date:		Decision Deadline:	

### Section A: Project Information

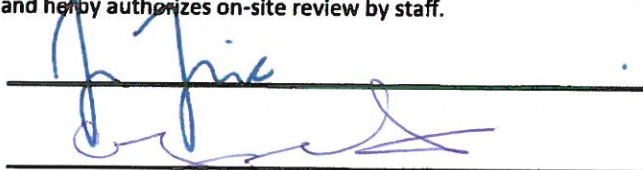
Project Name:	Former KSP Cleaners		
Property Owner:	Federal Realty Investment	Parcel Identifier Number (PIN)(s):	9799255527
Project Address:	1800 E. Franklin St. #2, 27514		
Project Description:	Request to widen a single, 36" door to a storage room to a double, 72" double door		

### Section B: Contact Information

Name:	AECOM Technical Services (Attn. Jasen Zinna)				
Address:	1600 Perimeter Park Dr. Ste. 400				
City:	Morrisville	State:	NC	Zip Code:	27560
Phone Number:	919-461-1285	E-Mail:	Jasen.Zinna@AECOM.com		

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate and hereby authorizes on-site review by staff.

Applicant Signature: .



Date: 1-3-18

Property Owner Signature



Date: 1-5-18

## Ephesus-Fordham Certificate of Appropriateness Application

### C. Procedures for Review

1. When considering a Certificate of Appropriateness, the Community Design Commission shall consider and make a determination by majority vote as to the completeness of application materials.
2. An application determined to be complete will be considered at the same meeting. During the same meeting the Community Design Commission may approve, approve with conditions, deny, or table the application.
3. An application determined to be incomplete by staff will not be heard at that same meeting. The applicant shall be notified in writing as to the deficiencies and shall be permitted to amend the application to provide a complete application.

### D. Submittal Requirements

A complete application includes the items listed below. Their absence will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

	Application fee ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	
	Digital Files - provide digital files of all plans and documents		
	Mailing list of owners of property within 100 feet perimeter of subject property ( <a href="#">see GIS notification tool</a> )		
	Mailing fee for above mailing list	Amount Paid \$	
	Written Narrative describing the proposal — See below		
	Plan Set — see below		
	Reduced Site Plan Set (reduced to 8.5"x11")		

### 1. Written Narrative

This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact in the context of the Code. Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The exterior construction materials, including textures and patterns;
- b) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- c) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- d) The accessory fixtures and other features (including masonry walls, fences, light fixtures, steps and pavement)
- e) Elevations and dimensions
- f) Interior floor plan

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. The visual description must include dimensions.

## Ephesus-Fordham Certificate of Appropriateness Application

### 2. Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Revision dates and professional seals and signatures, as applicable

#### 2.A Cover Sheet

- a) Include Project Name, Project fact information, PIN, Design team

#### 2.B Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated public amenity space and recreation space,
- c) Zoning district boundaries
- d) Property lines, project names of site and surrounding properties, significant buildings
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, street names

#### 2.C Detailed Site Plan

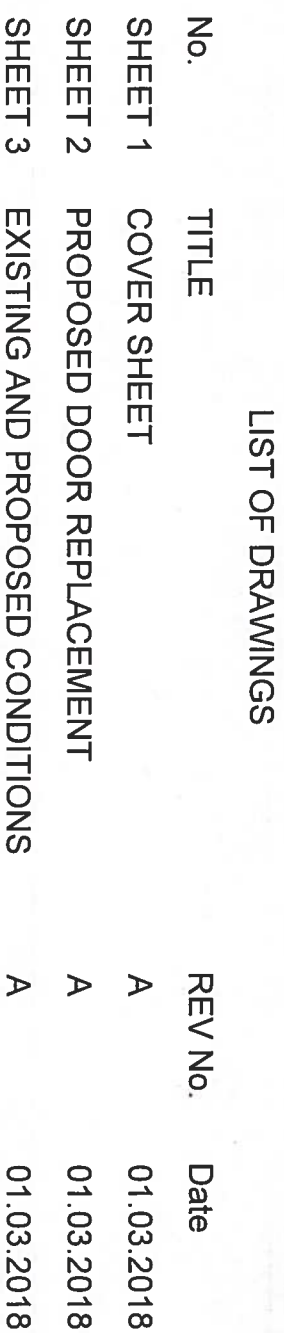
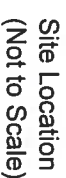
- a) Existing and proposed building locations
- b) Roads, topography, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement & dimension of vehicular parking, number of spaces, typical pavement sections & surface type
- d) Lighting fixtures
- e) Landscaping pertaining to building elements, and construction trailer location

#### 2.D Detailed Exterior Building Elevations

- a) Detailed Building Elevations
  - A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color.
  - A straight-on, one-dimensional view of each street-facing building façade.
  - Color renderings, sketches, or perspective drawings.
  - Do not include signage
- b) Cross-Sections: Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features.
- c) Above ground utility structures. Show how these units will be screened from the view of any relevant public rights-of-way.



Chapel Hill, North Carolina  
(Not to Scale)



## LIST OF DRAWINGS

No.	TITLE	REV No.	Date
SHEET 1	COVER SHEET	A	01.03.2018
SHEET 2	PROPOSED DOOR REPLACEMENT	A	01.03.2018
SHEET 3	EXISTING AND PROPOSED CONDITIONS	A	01.03.2018

## PROJECT

# SUB-SLAB DEPRESSURIZATION SYSTEM

DSCA SITE ID: DC680001  
 FORMER KSP CLEANERS  
 1800 E. FRANKLIN STREET, UNIT #2  
 CHAPEL HILL, NORTH CAROLINA

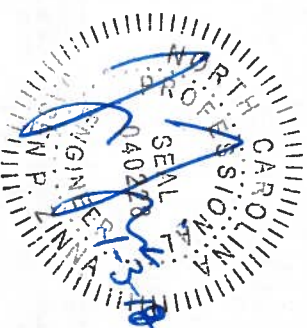
**PREPARED FOR**



**PREPARED BY**

**AECOM**  
1600 Perimeter Park Drive, Suite 400  
Morrisville, North Carolina 27560  
919.461.1100 tel 919.461.1415 fax  
[www.aecom.com](http://www.aecom.com)

## REGISTRATION



**ISSUE / REVISION**

[illegible]

## DATE \_\_\_\_\_

2018.01.03

**PROJECT NUMBER**

60556168

**SHEET TITLE**

## COVER SHEET

**SHEET NUMBER**

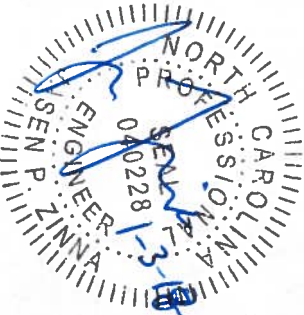


PREPARED FOR

PREPARED BY

AECOM  
1600 Piedmont Park Drive, Suite 400  
Morrisville, North Carolina 27560  
919.461.1100 tel 919.461.1415 fax  
www.aecom.com

REGISTRATION



ISSUE / REVISION

IR	DATE	DESCRIPTION
0	01.04.18	FOR INTERNAL REVIEW

DATE

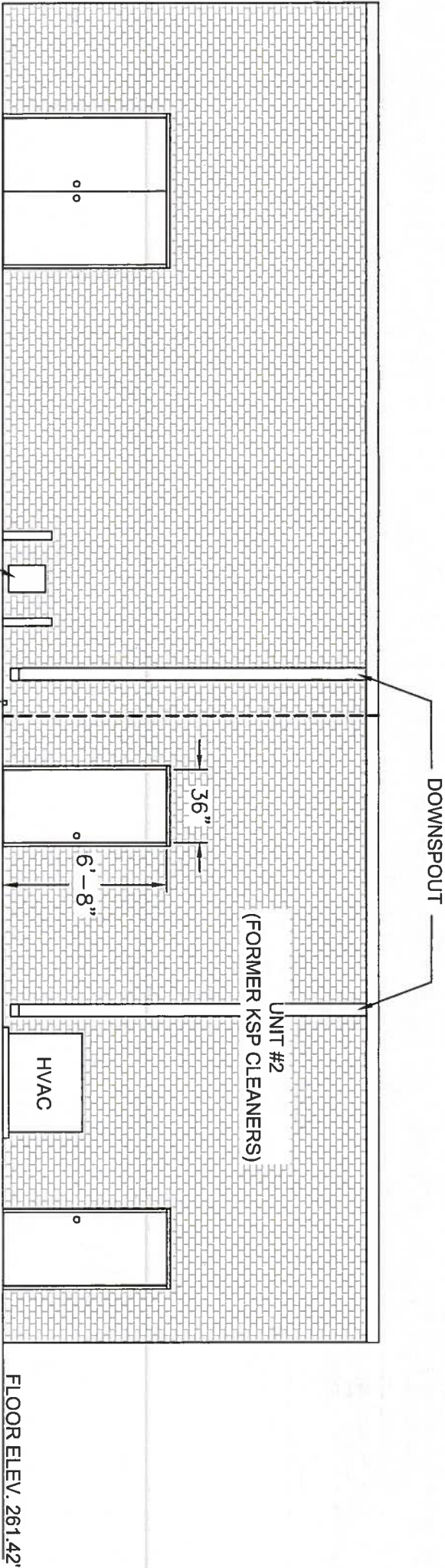
2018.01.03

PROJECT NUMBER

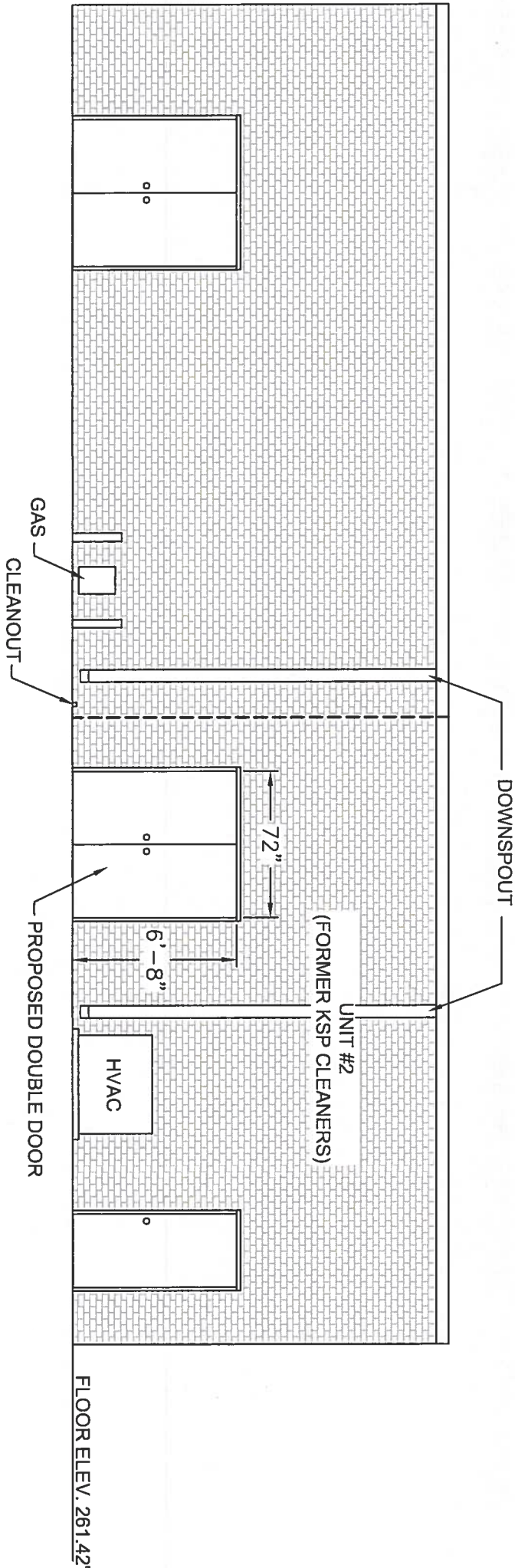
60566168

SHEET TITLE  
PROPOSED DOOR  
REPLACEMENT

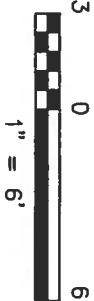
SHEET NUMBER



EXISTING CONDITIONS



PROPOSED DOUBLE DOOR





# SUB-SLAB DEPRESSURIZATION SYSTEM

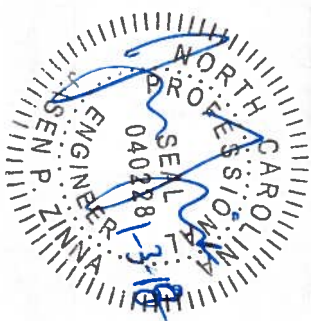
DSCA SITE ID: DC680001  
 FORMER KSP CLEANERS  
 1800 E FRANKLIN STREET, UNIT #2  
 CHAPEL HILL, NORTH CAROLINA

**PREPARED FOR**



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## REGISTRATION



ISSUE / REVISION

[illegible]

DATE \_\_\_\_\_

2018.01.03

PROJECT NUMBER

60556168

SHEET TITLE

### EXISTING AND PROPOSED CONDITIONS

**SHEET NUMBER**

3 of 3

## EXISTING CONDITIONS



## PROPOSED CONDITIONS



## Mailing List

**Project Name:** Former KSP Cleaners  
**Project Address:** 1800 E. Franklin Street #2  
**Project PIN:** 9799255527

9799148556	BIR CHAPEL HILL LLC	3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
9799242361	RRPIV VILLAGE PLAZA CHAPEL HILL LLC	4801 PGA BLVD	PALM BEACH GARDENS	FL	33418
9799245697	M&H HOSPITALITY LLC	1312 N FORDHAM BLVD	CHAPEL HILL	NC	27514
9799246919	MARIAKAKIS ENTERPRISES	#1 MARIAKAKIS PLAZA	CHAPEL HILL	NC	27514
9799250069	LITTLE & CLONIGER PARTNERSHIP	11503 MCLEAN	CHAPEL HILL	NC	27517
9799250408	RAGAN RONALD THOMAS	2822 WINNINGHAM RD	CHAPEL HILL	NC	27516
9799258877	HOTNET LLC STE 106	129 TIMBERHILL PL	CHAPEL HILL	NC	27514



