

RESOLUTION A
(Approving the Special Use Permit Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT
FOR THE BELL LEADERSHIP INSTITUTE OFFICE ADDITION AT 214 WEST
CAMERON AVENUE (PROJECT #15-097) (2016-06-27/R-12)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application, proposed by MHA Works on behalf of Bell Family Properties, LLC for the Bell Leadership Office Addition, located at 214 West Cameron Avenue on property identified as Orange County Property Identifier Number 9788-36-0147, if developed according to the Site Plan dated October 22, 2015 and last revised January 15, 2016, the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

MODIFICATION TO REGULATIONS

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that it finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

1. Table 3.8-1 Maximum Building Height (Setback): Increase the maximum setback height from 44 feet at the setback line to 56 feet to allow the gable to exceed the building envelope by 12 feet to allow for a more efficient floor plan.

This finding is based on the determination that exceeding the building envelope will allow the developer to construct a more efficient floor plan that does not require modification of the existing historic structure. [LUMO 4.5.4]

STIPULATION SPECIFIC TO THE BELL LEADERSHIP OFFICE ADDITION

2. Construction Deadline: That construction begin by June 27, 2018 to be completed by June 27, 2020. [LUMO 4.5.5]

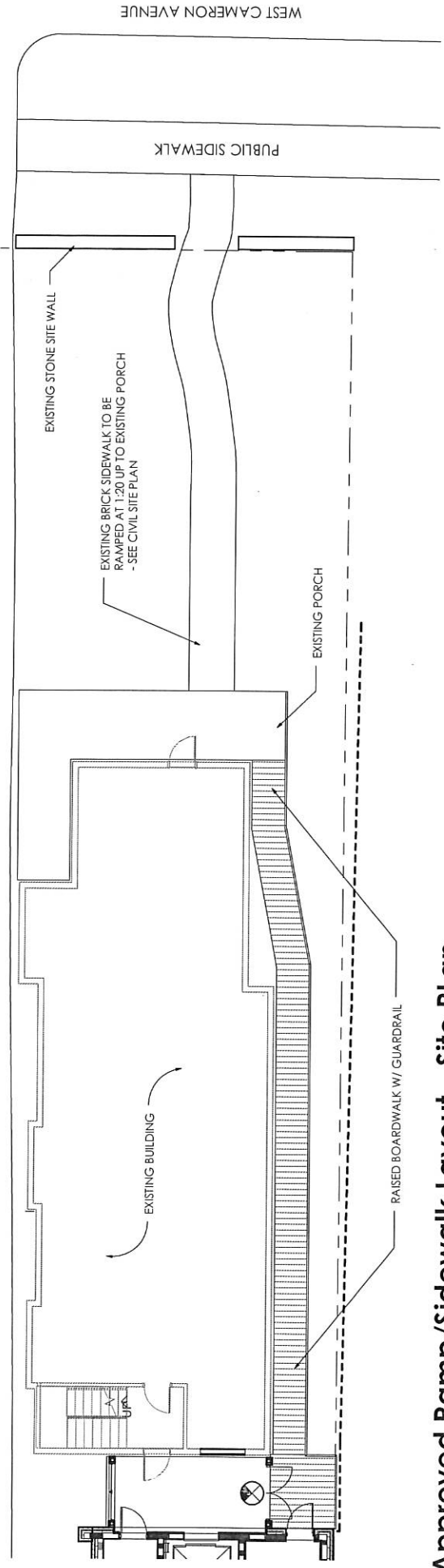
Stipulations in this resolution include a cross-reference in brackets [] noting the applicable ordinance or other authority for the basis of the stipulation

Written Description of Proposed Revision to Approved Design

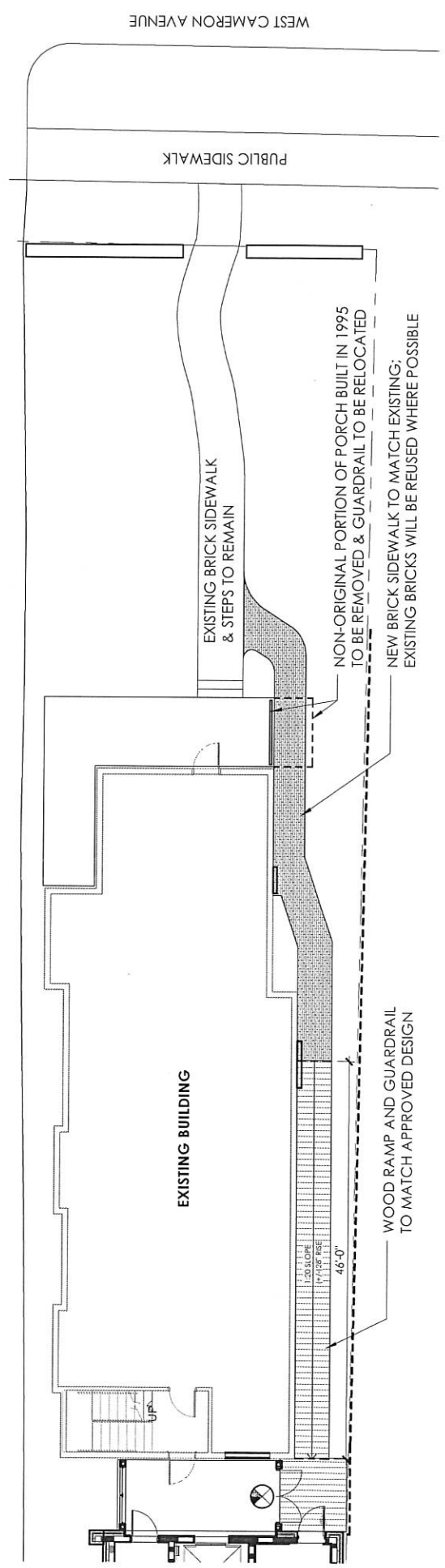
- Existing brick sidewalk in front yard and steps to front porch to remain as existing
 - Previously approved plan was to have this existing sidewalk “ramped” up to the front porch and front steps demolished. To achieve this, we would have need to demo the existing sidewalk (retaining existing bricks as best as possible) and relay them on a graded slope up to the porch.
- Remove 4’-3” width of the existing front porch (portion that extends west of the existing building) and demolish the existing non-compliant wood ramp
 - Previously approved plan was to demolish the existing wood ramp and leave the porch untouched.
- Provide new brick sidewalk to match existing connecting the existing front brick sidewalk to the existing side brick sidewalk
- Provide approximately 48’ length of 1:20 sloped wood ramp (of same construction/material of previously approved boardwalk) up to the new wood deck porch entering the new building addition
 - Previously approved plan was to provide wood boardwalk from front porch of existing building to the rear porch of the new addition.

Bell Leadership - Proposed Ramp/Sidewalk Revision

6/08/18



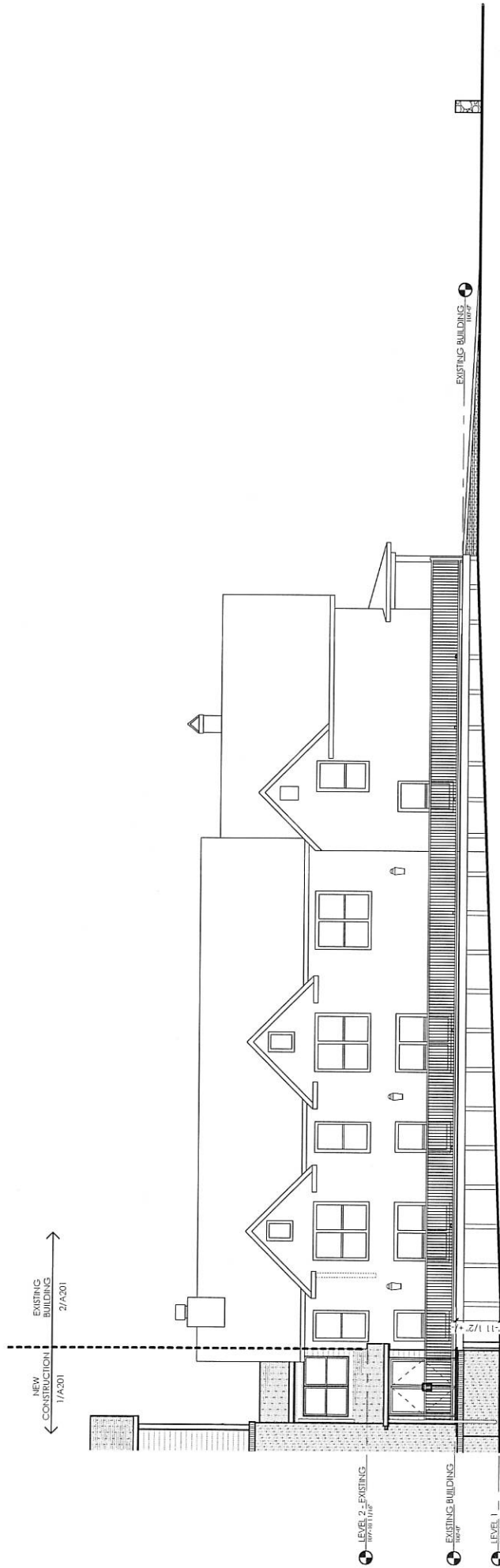
Approved Ramp/Sidewalk Layout - Site Plan



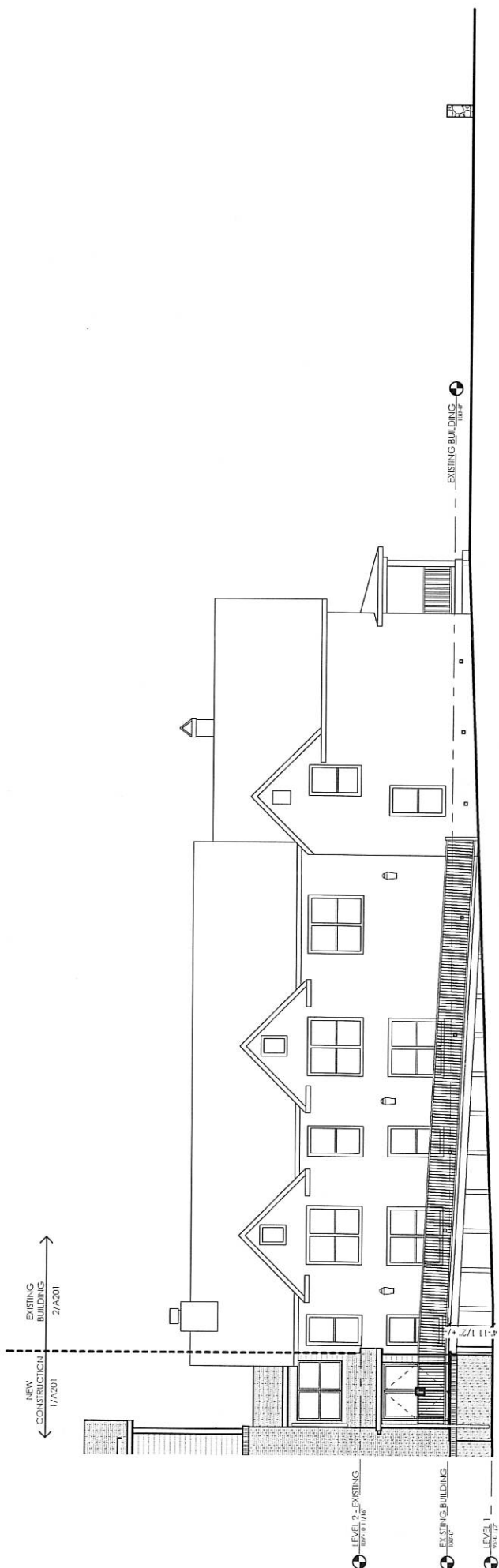
Proposed Ramp/Sidewalk Layout - Site Plan

Bell Leadership - Proposed Ramp/Sidewalk Revision

6/08/18



Approved Ramp/Sidewalk Layout - Elevation



Proposed Ramp/Sidewalk Layout - Elevation

Bell Leadership - Proposed Ramp/Sidewalk Revision

6/08/18



Proposed Ramp/Sidewalk Layout - Front Porch - Before 1995

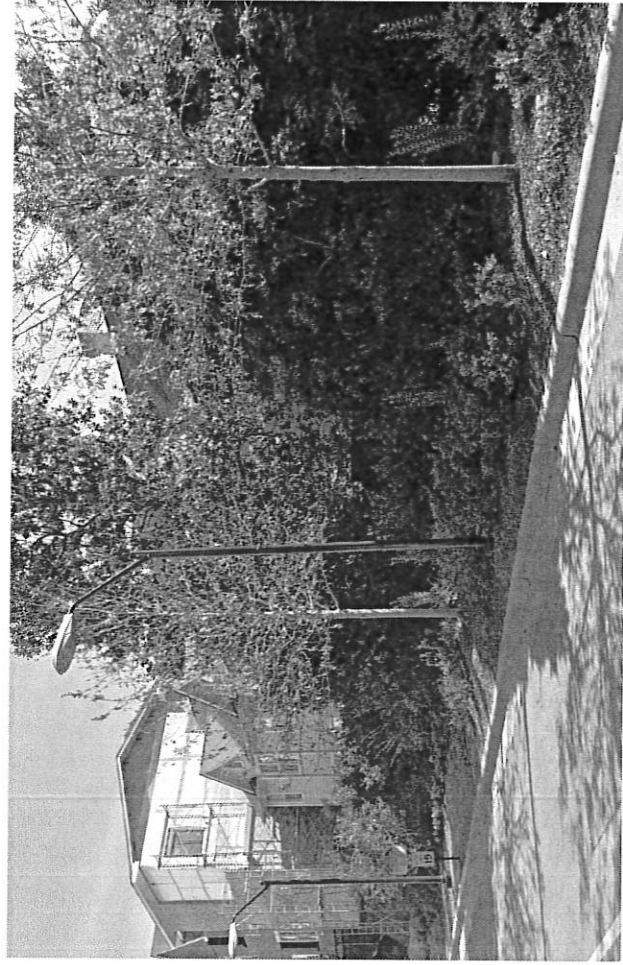
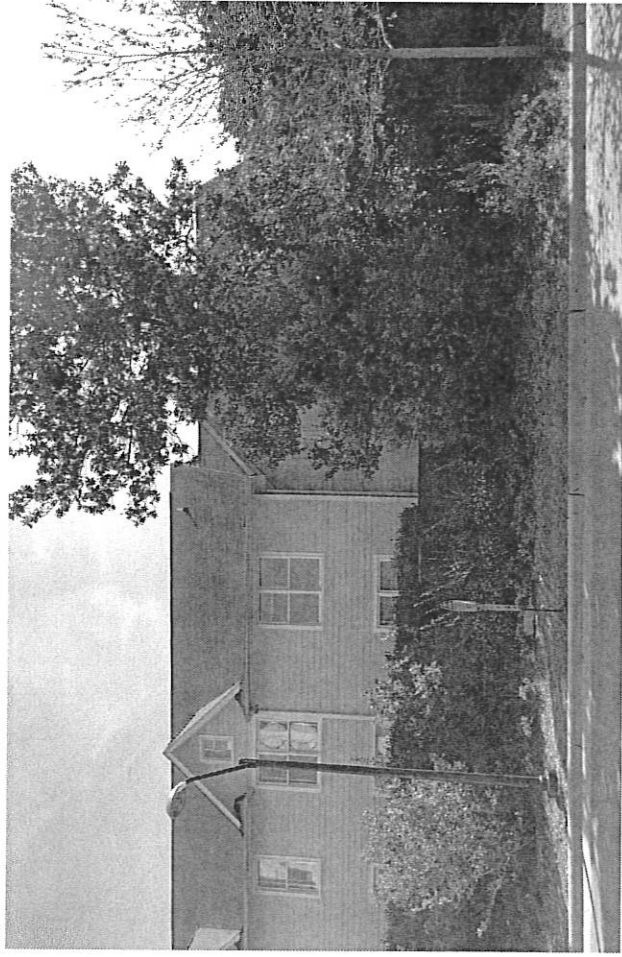
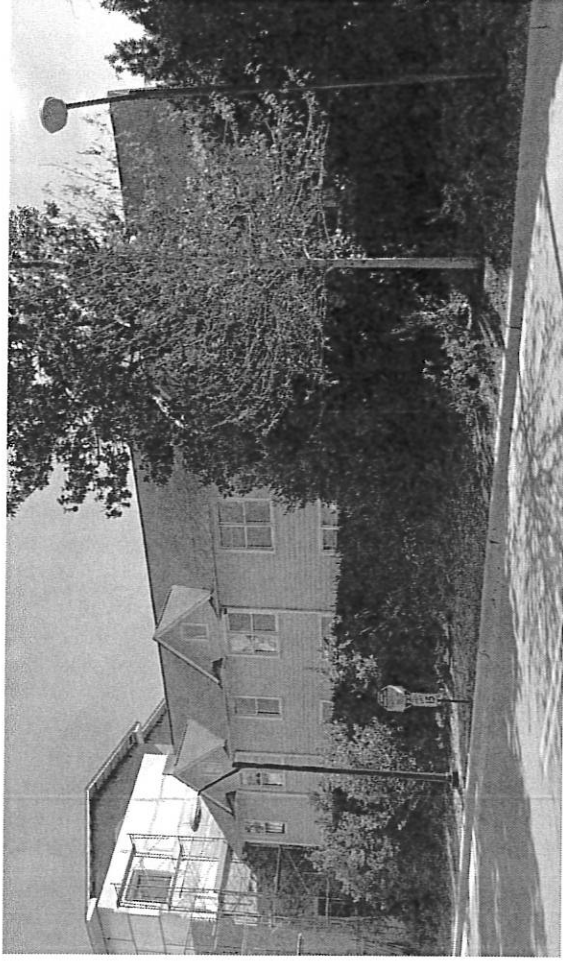
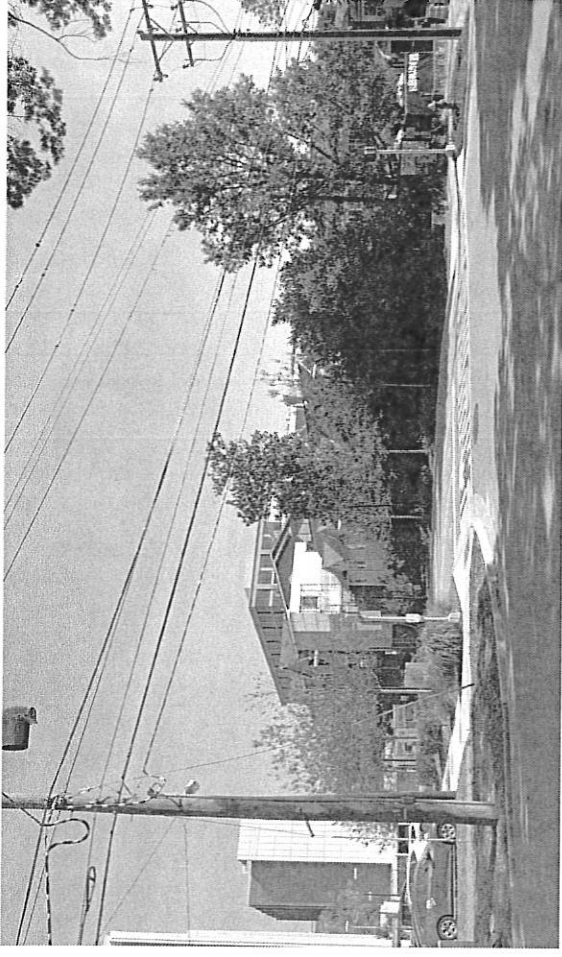


Proposed Ramp/Sidewalk Layout - Front Porch Photos - Current



Bell Leadership - Proposed Ramp/Sidewalk Revision

6/08/18



Proposed Ramp/Sidewalk Layout - Southeast Elevation Photos - Current