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 02 2954 Date: 15/15/18

				1-1-
Section A: Project I	nformation			
Construction adding Property Address:	250 square feet or more of floo (06 Park Rd	V. 1.5 2000 P. 1.5 1000	Hill, NC 2	
Zoning District:	R-3		☐ Northside (CD-1)	Pine Knolls (CD-4)
Project Description:	Add shed u Add garage	y/garage with one	2 bedroom	
Section B: Applican	t, Owner and/or Contract Pu	urchaser Information	on	
Name:	on (to whom correspondence w CAM H-?	(
Address:	106 Park Rd	•		
City: Ch	crel (fil) State:	NC	Zip Code:	27516
Phone: 919	(06 Park Rd crel (fil) State: 260.6059 Email:	cambil	10 mac.co	M
application is true and Signature:	cant hereby certifies that, to the braccurate.	est of his/her knowled		on supplied with this
Owner Name:	CAM Hil	Contract Pur	chaser	
Address:	106 P. 1 91			
City:	have tig state:	1 PC	Zip Code:	27516
Phone: 9/9	. 260,6059 Email:	Camb'll	e mac. com	
information supplied v review by authorized s	erty owner(s) or contract purchase with this application is true and acc staff. I hereby acknowledge receip nce for dwelling units, single famil	curate authorize(s) the et of information conce	filing of this application, as rning occupancy limits, as a-family-duplex.	nd authorize(s) on-site
/				



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	-	100		Mary Co.			-
BP-16	488		100	1007.11			rea
						-	

Date lot was originally created		11	130/20	00
Net Land Area (NLA): Area	within zoning lot boundaries	NLA=	132,447	sq. ft.
Choose one, or both, of	a) Credited Street Area (total adjacent frontage) x ½ width of public right- of-way	CSA=	1.324	sq. ft.
the following (a or b,) not to exceed 10% of NLA	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	,	sq. ft.
TOTAL: NLA + CSA and/or (COS = Gross Land Area (not to exceed NLA + 10%)	GLA=	(33,766	sq. ft

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

Special Protection A	reas: (check	k all those th	at apply)
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☐ Jordan Buffer	Resource Conservation District	100 Year Floodplain	■ Watershed Protection District
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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)	4500
Area of Land Disturbance within RCD	

Impervious Area	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	3715		600	4315
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	,028		.0044	. വ് 2
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

Section E: Dimensions

	Dimensional Requirements	Required by Ordinance	Existing	Proposed
	Street	24'		43'
Setbacks (minimum)	Interior (neighboring property lines)	8'		65'
(minimum)	Solar (northern property line)	11.		N/A
Height (maxi	imum)	20		14.
Front Yard P	arking			



Floor Area (in square footage)	Maximum Allowed	Existing	Demolition	Proposed	Total
Total floor area on zoning lot	1750	1005		664	1,669
Garage building area		•		1090	1090
Floor area on each side of duplex					
Floor area of accessory apartment					
Check all that apply					
Water	OWASA		☐ Individual W	/ell	Other
Sewer	OWASA		☐ Individual Se	eptic Tank	Other
Electrical	Undergrou	ind	Above Grou	nd	
Telephone	Undergrou	ind	☐ Above Grou	nd	
Solid Waste	Town		☐ Private		
Submittal Requirements				1	
3. Public Water/Sewer Con 4. Recorded Plat of easem 5. Building Elevation (labe) 6. Statement of Compliance 7. Floor Plan – compliance	ents, right-of-way, a I building height from the with Design Guide	and dedications, in top of roof to n elines (attached)	if applicable nean natural grade li	ine)	uidelines
8. Front Yard Parking – co	mpliance with allowa	able percentage			
9. Digital Files – provide di	쥬의 일본 점에 지하면 어려워 하나 없었다.				
10. Mailing List of Property				ge proposed	
11. Number of addresses of			Mailing fee	alas Dagasturia	at (010) 050 0700
12. RCD, Jordan Buffer, Floo					at (ata) aes-5158
13. Resource Conservation					ned by Planning)
14. Jordan Buffer Notice of	[19] [1] [1] [1] [1] [1] [1] [1] [1] [1] [1				
15. Erosion Control Permit				unan 20,000 sq 10	
16. Statement of Complian			anca		
17. Digital photos of site ar 18. Reduced Site Plan Set (
TV PROMITOR SITE PION SOT		V.			

10/12/2018

106 Park Rd. Worksheet

Original

Square footage

		_
Component	Existing	Proposed
Existing house	1,005	
New bedroom		504
Ship/shed		160
Totals	1,005	664
Existing plus proposed		1,669
Lot size		132,442
CSA		1,324
Gross Land Area		133,766
FAR		0.012
Detached garage		930
Shipping container garag	ge .	<u>160</u>
Total garage		1090

106 Park Rd. Garage and Shed Additions.

I live at 106 Park Rd. My lot is 3.04 acres. The only existing structure is my present house which has two bedrooms and one full and one half bath. I am proposing that I add a detached garage with one more bedroom, with a full bath. The ground floor will be a garage with two bays, the bedroom will be on the upper floor along with a roof deck.

I also want to build a shed to store lawn equipment and other tools. This shed will be a shipping container connected by a breezeway to another shipping container which will be used as a garage.

I need the space but I also want to employ two new (to me) building technologies. For the garage and bedroom I am going to use Structural Insulated Panels for the building shell. These are foam panels sandwiched between two pieces of plywood. This produces an extremely airtight, well insulated and strong frame. SIPs are in wide use and I want to experiment with the method. This structure will be completely maintenance free and very energy efficient. The exterior finishes will match my existing house.

The shed and smaller garage will utilize two shipping containers that I already own. Building with shipping containers has become somewhat of a fad in recent years and recycling old containers as a garage is a suitable use for them.

Both of these structures will be screened from the road by my existing house or by the woods.



106 Park Rd.



Lot between 104 & 106 Park Rd.





104 Park Rd.



743 Merritt Mill Rd.



105-B Park Rd.



109A-B Park Rd



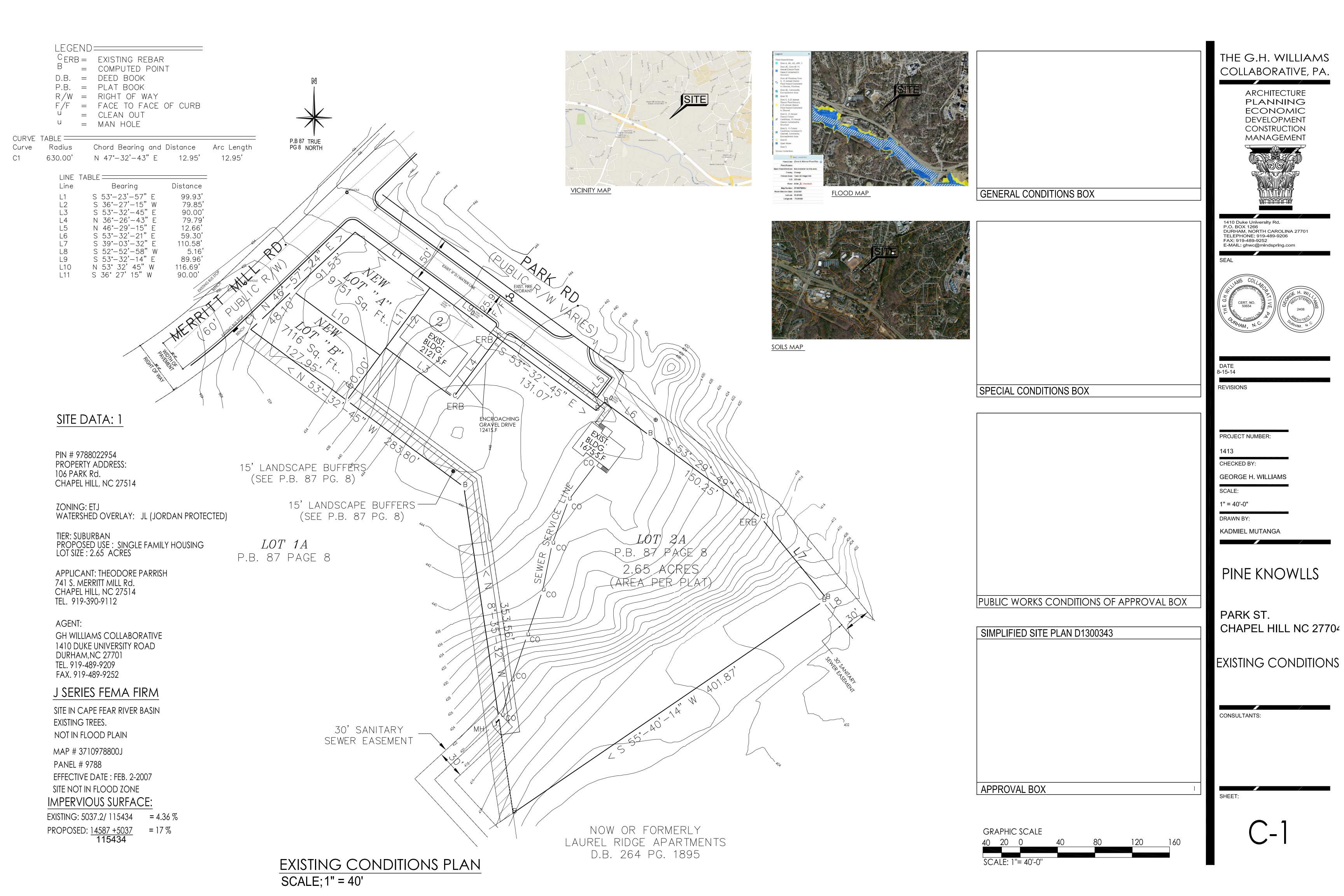
105B, !07 109A&B Park Rd.

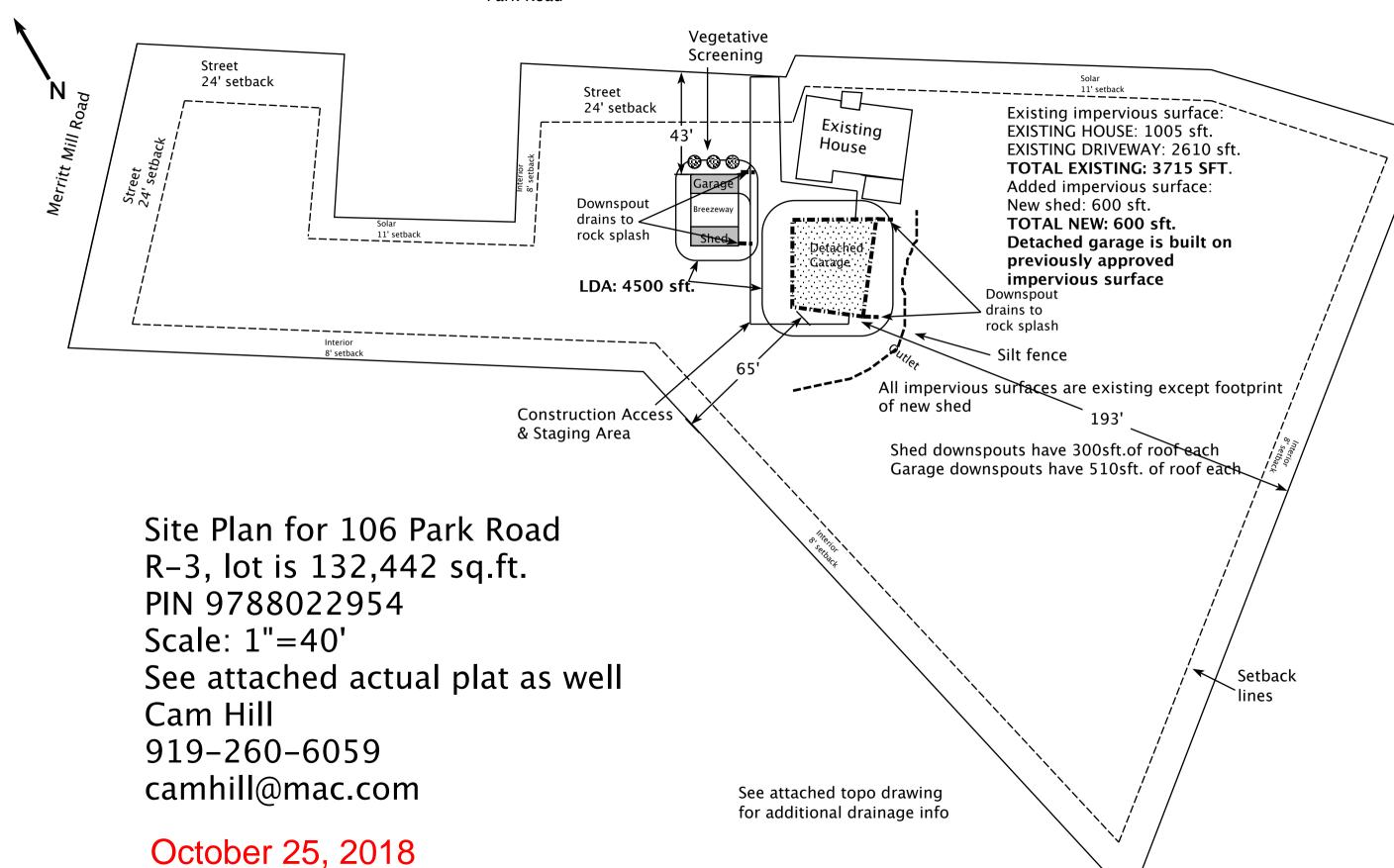


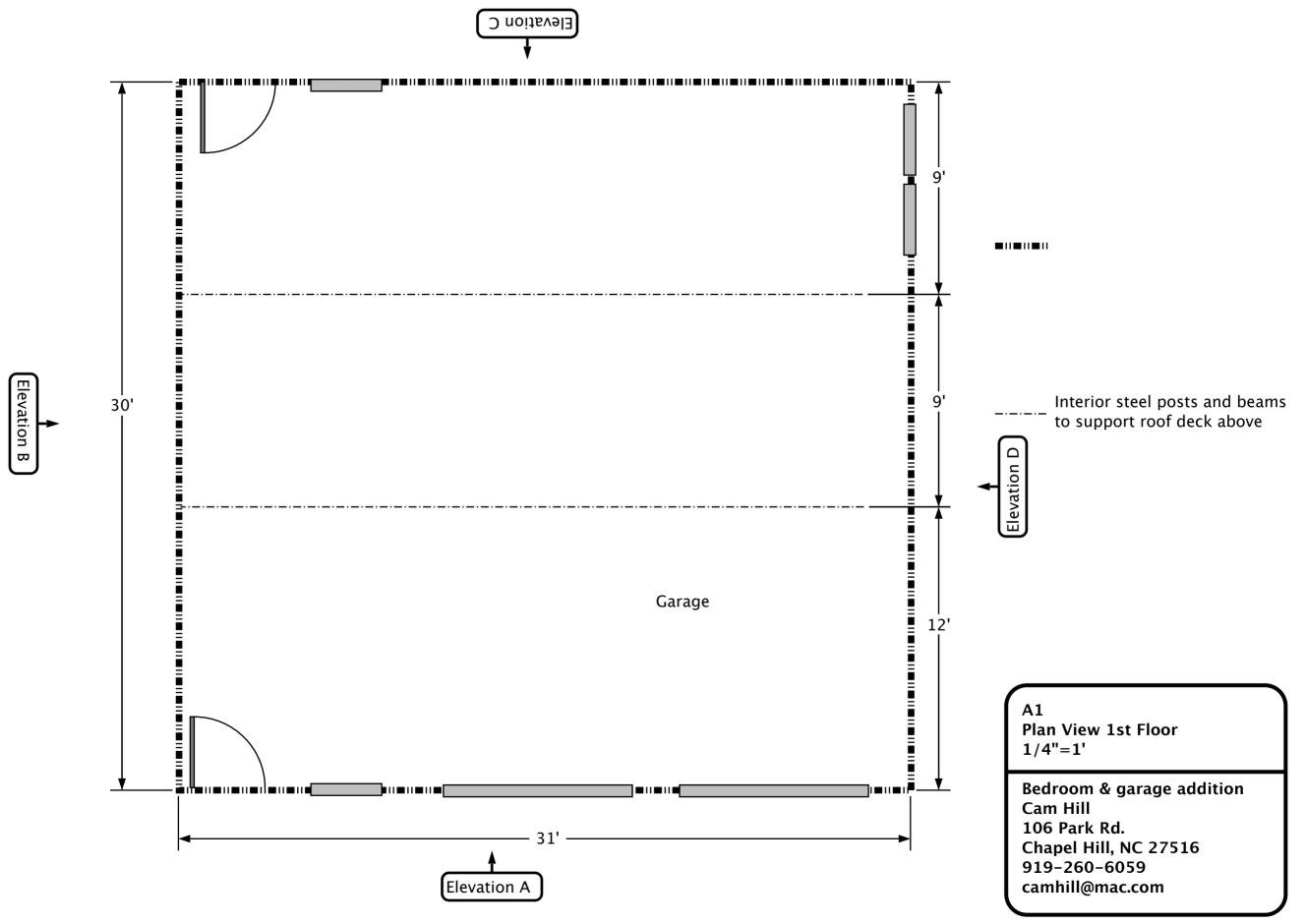


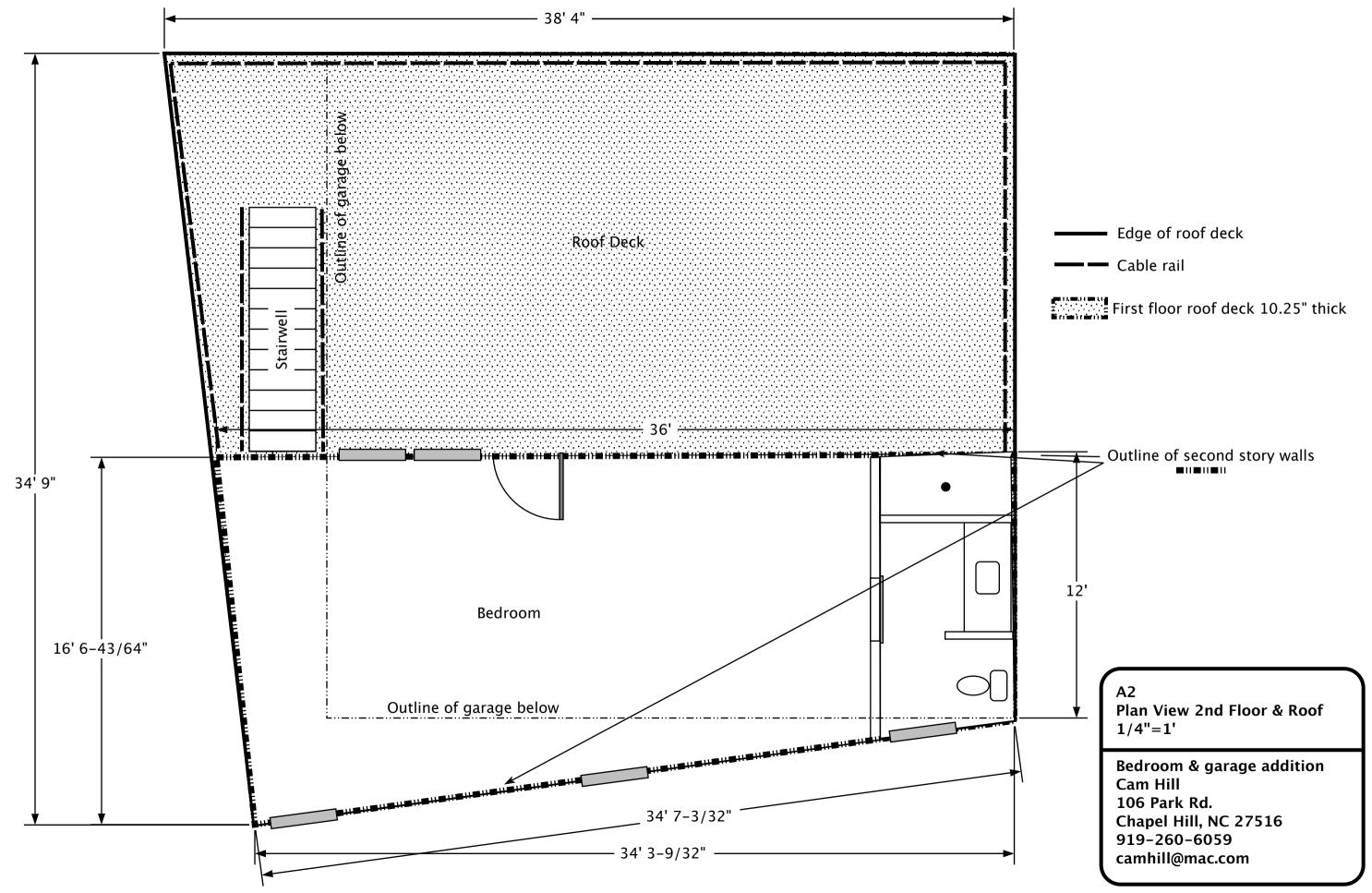


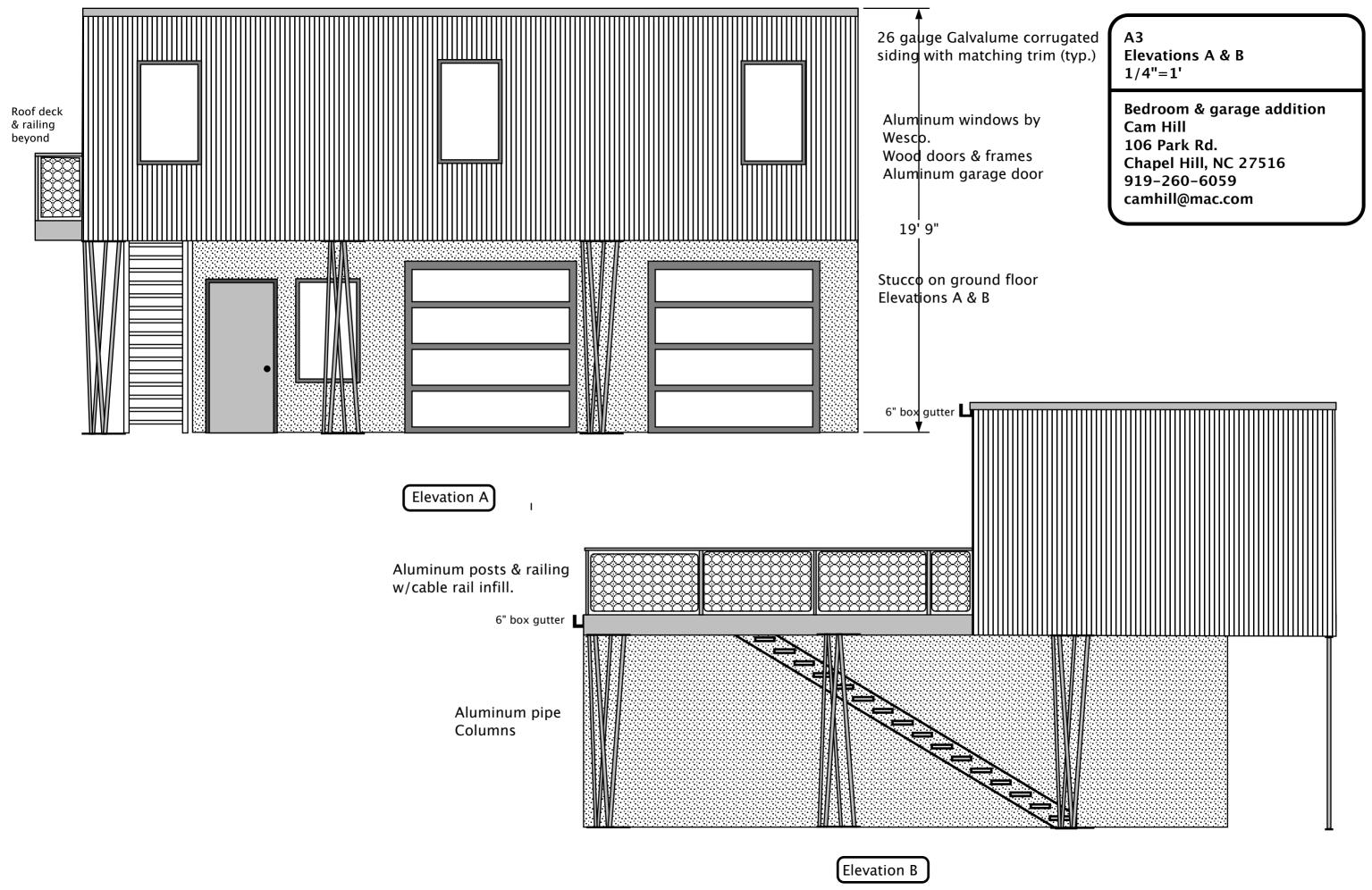
106 Park Rd. Garage site

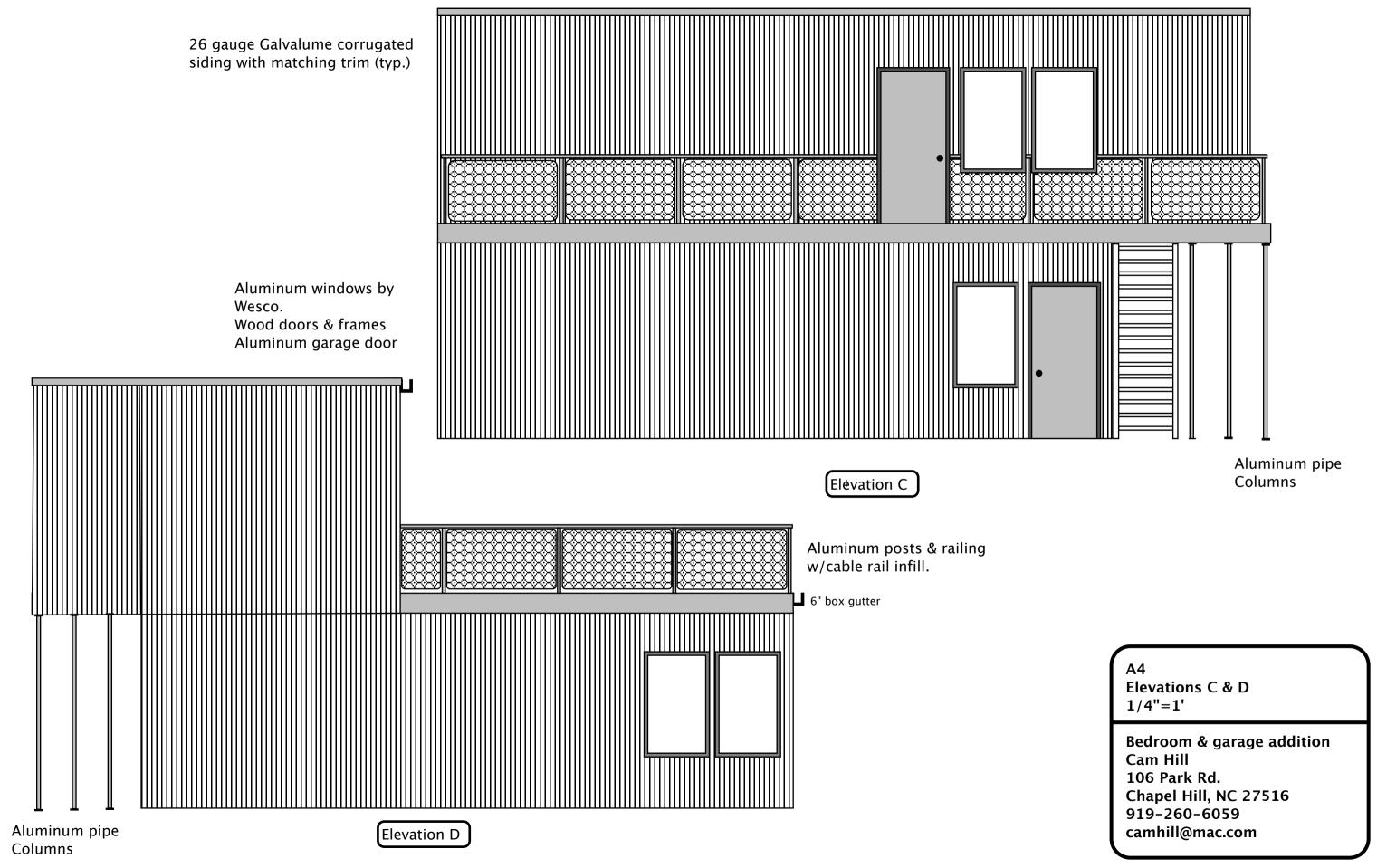


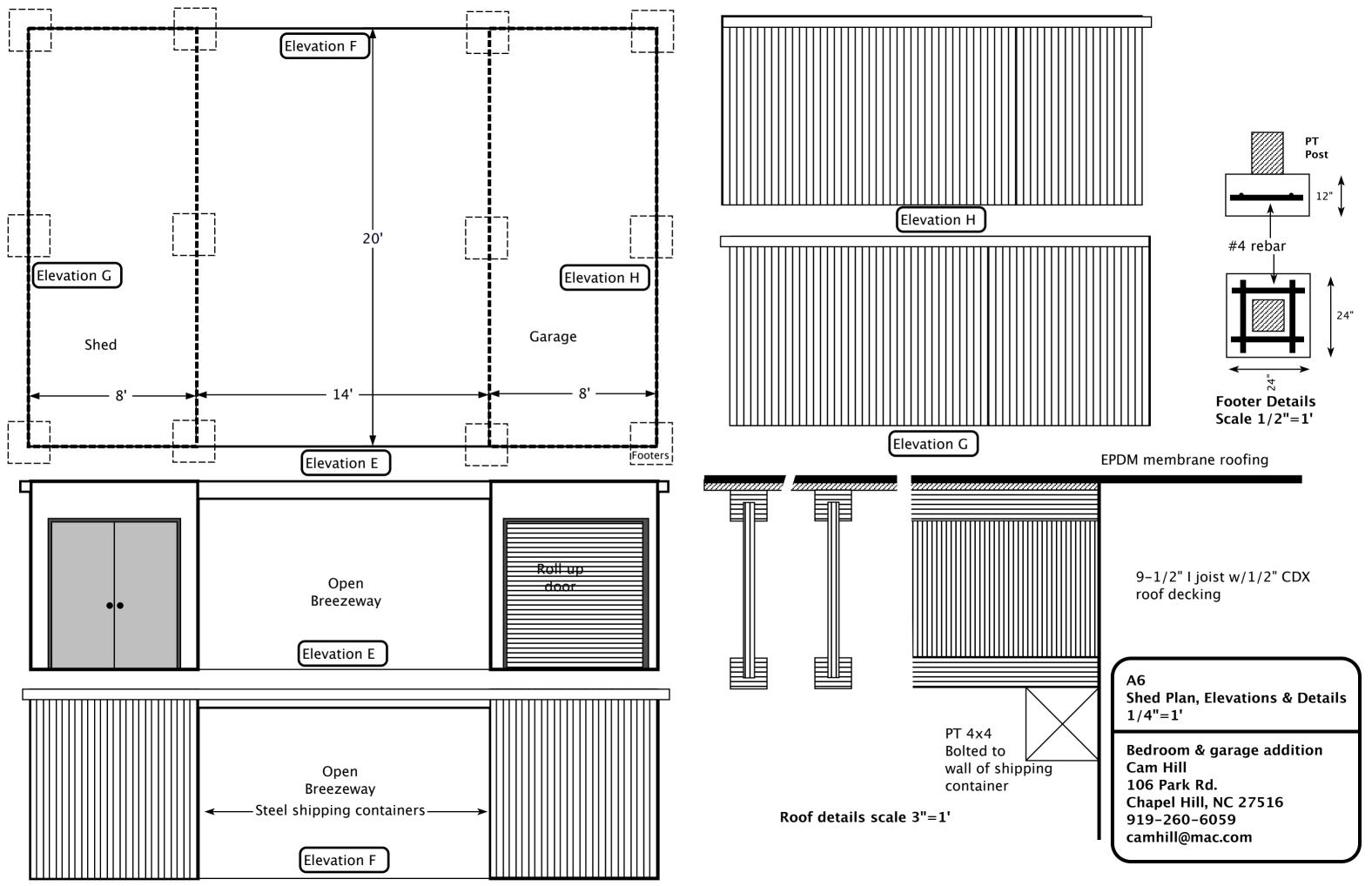












TAYLOR EDNA M 109 ROBERTS ST TATE JEFFREY D 1011 HIGHLAND WOODS ROAD GAUL TODD ERIC 810 S MERRITT MILL RD HAYES RUBEN H 111 ROBERTS ST FARROW ROSCOE B II 120 RESTON CT SANFORD RUTHENA 113 ROBERTS ST P\$ NC JII LP 701 WESTERN AVE KIWA LLC 2922 HATHAWAY RD MAINSAIL DEVELOPMENT LLC PO BOX 16815 FIRST BAPTIST & MANLEY ESTATES INC ATTN MARY ALSTON GREENSTREET BUILDERS INC 206 OAK PARK DR ORANGE COUNTY HOUSING AUTHORITY PO BOX 8181 WOODHILL NC LLC PO BOX 4022 WHITLEY SARAH T 140 WENTWORTH ST EDWARDS WANDA A 136 WENTWORTH ST MYERS WILLIAM H 106 STONY HILL RD PATEL MEHUL 400 MEADOWMONT LN **CARVER TERRY** 202 LLOYD ST BOWERS ALPHONSO H JII 1608 EDGEWOOD DR GRAHAM BARBARA Y 1702 MICHAUX RD 140 LINCOLN LN TYLER DARIN T CHAPEL HILL BOARD OF EDUCATION LINCOLN CENTER **HSIEH SHOWCHIEN** PO BOX 17281 BIEK AARON B 505 ATHERTON ST **BROWN MICHELL CORBETT** 119 JOHNSON ST WANJAU ANTHONY G 104 PARK PL RD **PARRISH DOUG PO BOX 321** 202 RIVER BIRCH LN **BIEK BRIAN** HARRIS MELVINA W **PO BOX 725** ORANGE COUNTY HOUSING AUTHORITY PO BOX 8181 **ESTIRI MOHAMMAD** 11262 DARLENE DR ATWATER EUGENE HRS 169 NEW STREET EMPOWERMENT INC. SUITE 200 JONESES VENTURES LLC 1681 PURPLE SAGE RD FARRAR WESLEY A 126 JOHNSON ST FARRAR CURTIS L 124 JOHNSON ST **EMPOWERMENT JNC** 109 N GRAHAM ST STE 200 COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES P 0 BOX 12545 **DEBERARDINJS JEFFREY T** 120 JOHNSON ST 91 1 KINGS MILL RD DISCHINGER STEPHEN R DUI4E POWER COMPANY LLC OLD HWY 86 INTER CHURCH COUNCIL HOUSING CORP 106 N ELLOITT RD C-1 TGM LAUREL RIDGE LLC 11100 W BROAD ST SILER SEAN 524 DOGWOOD DR PARRISH THEODORE 741 S MERRITT MILL RD **HORTON CINDY** 105A PARK RD ONNIPAUPER LLC 7424 CHAPEL HILL RD

109 B PARK RD

STEPHEN LUCAS D

PARRISH DAVID A

GEER EVA J

FARRINGTON LAURA A ETAL

KIMOSH JOSEPH

COOPER HALR

HARRIS VENCELIN

MACE BENJAMIN C

BIONDI TAMARA F

ROYSTER MARK R

JOLLY RAYMOND JR

KIMOSH JOSEPH W

TITUS GRAHAM D

739 EDWARDS LLC

S AND 5 LIBRAIND INC

WELLS GRAYUM TRUSTEE

BERKAW JEFFREY H

SMITH DIXON J TRUSTEE

BENTON LARRY

MCCOOK MARC B

CHAVIS JENNIE

SYLVESTER WESTON J

WIENER GLYNN

LIU JING M TRUSTEE

PEARCE KENNETH W ETAL

MUSICANT CRAIG D

FUMYXS LLC

WALDEN ALEXANDER

MAYWOOD 827B EDWARDS LLC

ANTONO KURNIAWAN TRUSTEE

RPN CONSULTING INC

ROYSTER MARK R

BERKAW JEFFREY H

MA JJHYUN

JW&S HOLDINGS LLC

GEIST LORI A

GUJARATHI DEVANG

ALTRIDGE GROUP LLC

LYONS DAVID S

AJ IT PROPERTIES LLC

SAAVEDRA LIM DRANK 5

LOOMIS DAVID 0

WOLFENDEN KATHERINE J

GRONBACK GUNNAR B

ZINN ADAM

PARKER MICHAEL R

711 EDWARDS LLC

VILLOPOTO CARMEN MICHAEL

WINFREY WALTER R

3705 SANDY RIDGE LN

516 TUGGLE ST

731 S MERRITT MILL RD

11300 RUMSHILL RD

304 WARREN WAY

4 PROVIDENCE RIDGE

103 JOHNSON ST

204 FOREST CT

802 HWY 54 WEST

8919 PARK RD

11300 RUMSHILL RD

101 JOHNSON SP

1 CASTLEWOOD DRIVE

PO BOX 519

310 AM BER LN

1989 DARBY PL

150 HANAKUA DR

714 S MERRITT MILL RD

99 JOHNSON ST

712 S MERRITT MILL RD

14501 NE 91ST ST

3701 MASON RD

7132 LEAMEADOW DR

PO BOX 14018

825 A EDWARDS ST

PO BOX 311

210 FOREST RUN PL

PO BOX 71672

2250 TOAD HOLLOW TRL

PO BOX 92038

802 HWY 54 WEST

1989 DARBY PL

134 BARCLAY VALLEY DR

2207 WHITE OAK RD

7 10 MERRITT MILL RD

516 PACE ST

PO BOX 1198

107 GRANT ST

101 WHIRLAWAY LN

2504 PORTSTEWART LN

669 CROYLAND AVE

817 EDWARDS ST

817 EDWARDS ST

301 MONTCLAIR WAY

704 S MERRITT MILL RD

202 BRUTON DR

220 LAKE MANOR RD

300 PLEASANT GREEN RD

HOTONG ANTHONY L INGRAM EDWARD J

WILLIAMS EMMA MARIE

KNIGHT DON L TROY KAREN G ROSE JOSHUA M FARRINGTON HELEN S

ALLISON F V
PERRY BERNICE L
POLESKEY STEPHEN L
BARBEE VIRGINIA L
BROWN ADAM
COWELL JOHN W III
GALBREATH MATTIE H

VORA RUCHIR SILER SEAN DELLON EVAN

MCBRIDE PAUL M II TRUSTEE

ORANGE WATER & SEWER AUTHORITY

GOLCHIN AHMAD WINANS TIMOTHY JAY 502 CATES FARM RD

113 CREEL ST 108 JOHNSON ST 147 LAI1E FRONT DR

111 CREEL ST

334 SUNSET CREEK CIR 104 JOHNSON ST 1315 MCLAURIN AVE 949 CROSS LINK RD

105 CREEL ST 104 GRANT ST

319 PROVIDENCE RD 4601 DUCHESS LN 111 GRANT ST

522 DOGWOOD DR 524 DOGWOOD DR 516 DOGWOOD DR 512 DOGWOOD DR

PO BOX 3>66 PO BOX 2066

502 DOGWOOD DR

CARRBORO	NC	2.75E+08
CHAPEL HILL	NC	27514
CARRBORO	NC	2.75E+08
CARRBORO	NC	2.75E+08
FAYETTEVILLE	GA	30214
CARRBORO	NC	2.7SE+08
GLENDALE	CA	91201
RICHMOND	VA	23225
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27517
HILLSBOROUGH	NC	27278
CHAPEL HILL	NC	27515
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27514
Chapel Hill	NC	27516
CHAPEL HILL	NC	27517
Carrboro	NC	27510
CHAPEL HILL	NC	27517
CHAPEL HILL	NC	27514
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27514
Chapel HiJl	NC	27516
CHARLOTTE	NC	28203
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27516
CARRBORO	NC	2.75E+08
CHAPEL HILL	NC	27514
CARRBORO	NC	2.75E+08
HILLSBOROUGH	NC	27278
SANTA ANA	CA	27615
WEST PATERSON	NJ	7424
CHAPEL HILL	NC	27516
CHAPEL HJLL	NC	27516
CHAPEL HILL	NC	2.75E+08
CHAPEL HILL	NC	27514
CHAPEL HILL	NC	2.75E+08
RALEIGH	NC	27615
CHAPEL NJLL	NC	27516
CHAPEL HILL	NC	27517
HILLSBOROUGH	NC	27278
CHAPEL HILL	NC	27514
GLEN ALLEN	VA	23060
Chapel Hill	NC	27516
CHAPEL HILL	NC	2.75E+08
CHAPEL HILL	NC	27516
RALEIGH	NC	27607
CHAPEL HILL	NC	27516
		2,510

DURHAM	NC	27705
DURHAM	NC	2.77E+08
CHAPEL HILL	NC	2.75E+08
RALEIGH	NC	27614
CHAPEL HILL	NC	2.75E+08
DURHAM	NC	27713
CHAPEL HILL	NC	27514
CARRBORO	NC	27510
CHAPEL HILL	NC	27 S 16
CHARLOTTE	NC	28210
RALEIGH	NC	27,614
CHAPEL HILL	NC	27516
DURHAM	NC	27713
KNIGHTDALE	NC	27575
PITTSBORO	NC	27312
THE VILLAGES	FL	32162
KAILUA	HI	96734
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	2.75E+08
Chapel Hill	NC	27514
VANCOUVER	WA	98682
NEW HILL	NC	2.76E+08
DALLAS	TX	75248
SAN FRANCISCO	CA	94114
CHAPEL HILL	NC	27516
GARNER	NC	27529
CARY	NC	2.75E+08
MARIETTA	GA	30007
APEX	NC	27502
SOUTHLAKE	TX	76092
CHAPEL HILL	NC	27516
THE VILLAGES	FL	32162
CARY	NC	27519
RALEIGH	NC	27608
Chapel Hill	NC	27516
RALEIGH	NC	27604
Carrboro	NC	27510
CHAPEL HILL	NC	27516
Chapel Hill	NC	27516
CHARLOTTE	NC	28270
INDIANA	PA	15701
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27516
Chapel Hill	NC	27516
CHAPEL HILL	NC	3E+10
Chapel HilJ	NC	27516
CHAPEL HILL	NC	27516
HILLSBOROUGH	NC	27278

CHAPEL HILL	NC	27516
CHAPEL NJLL	NC	2. 75 E+08
CHAPEL HILL	NC	3E+10
HURDLE MILLS	NC	27541
CHAPEL NJLL	NC	27516
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	2.75E+08
DURHAM	NC	27707
RALEIGH	NC	27610
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27516
Chapel Hill	NC	27514
Durham	NC	27707
CHAPEL HILL	NC	2.7SE+08
CHAPEL HILL	NC	2.75E+08
Chapel Hill	NC	27516
CHAPEL HILL	NC	27516
CHAPEL HILL	NC	27516
CARRBORO	NC	27510
SARATOGA	CA	95070
CHAPEL HILL	NC	27516

500' Notification Map

106 Park Road, Chapel Hill

