

VARIANCE OR APPEAL APPLICATION



TOWN OF CHAPEL HILL
Planning & Development Services
405 Martin Luther King Jr. Blvd.
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9798-01-0353

Date: 1/30/2019

Section A: Project Information

Project Name: Villard Addition

Property Address: 1017 Laurel Hill Rd, Chapel Hill NC

Zip
Code: 27517

Existing Zoning District: R-1 Residential

Description of Request: We are requesting a dimensional variance to build an addition 10' into the Kings Mill/Morgan Creek NCD
25' interior setback.

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

Applicant Information (to whom correspondence will be mailed):

Name: Douglas and Jacqueline Villard

Address: 1017 Laurel Hill Rd

City: Chapel Hill

State: NC

Zip Code: 27517

Phone: _____

Email: douglasvillard@gmail.com

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

Signature: _____

Date: Jan 30, 2019

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Douglas and Jacqueline Villard

Address: 1017 Laurel Hill Rd

City: Chapel Hill

State: NC

Zip Code: 27517

Phone: _____

Email: _____

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

Signature: _____

Date: Jan 30, 2019



**VARIANCE OR APPEAL APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning & Development Services

Variances and Appeals may be granted by the Board of Adjustment for dimensional regulations, water and sewer regulations, steep slope regulations, house size limitations, Resource Conservation District regulations, Jordan Buffer regulations, and Watershed Protection District regulations. The following must accompany your application. Failure to do so will result in your application being considered incomplete.

<input type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text"/>
<input type="checkbox"/>	Digital Files – provide digital files of all plans and documents	
<input type="checkbox"/>	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)	
<input type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$ <input type="text"/>
<input type="checkbox"/>	Written Narrative describing the proposal	
<input type="checkbox"/>	Statement of Justification – Respond to subsection 4.12.2(a)(1-4) of the Land Use Management Ordinance.	
<input type="checkbox"/>	Recorded Plat or Deed of Property	
<input type="checkbox"/>	Stream Determination – necessary for all submittals	
<input type="checkbox"/>	Jurisdictional Wetland Determination – if applicable	
<input type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5" x 11")	

Type of Variance or Appeal (Choose one of the following):

- ☒ **Dimensional Variance** ☐ **Water and Sewer Variance** ☐ **Steep Slope Variance**
- ☐ **House Size Variance**
- ☐ **Resource Conservation District Variance**
- ☐ **Jordan Watershed Riparian Buffer Variance**
- ☐ **Watershed Protection District Variance**
- ☐ **Appeal**

Standing: Explain to the Board how the applicant is an aggrieved party (NC General Statute Sec. 160A-388(b1)(1))

Statement of Justification: Provide justification for decision that is being appealed.



**VARIANCE OR APPEAL APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning & Development Services

Plan Sets (2 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set 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
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

☐

Area Map

- a) Overlay Districts
- b) 1,000 foot notification boundary

☐

Detailed Site Plan

January 25, 2019

Dear Board Members,

Thank you for reviewing our variance request application and the accompanying documents. We wanted to provide you with a little background on how we landed in the Chapel Hill area and our hope for 1017 Laurel Hill Road.

A little about us ...

We moved down to the Chapel Hill area in 2017. Doug is an Emergency Medicine physician and Lt. Colonel in United States Air Force Reserves and Jackie is a government consultant. After years of combat deployments and moving from city-to-city, Doug's commitment to the military was up in 2018, and we had the opportunity to pick where we wanted to lay down some roots and raise our family.

We have Texas and Louisiana roots, had the chance to live abroad while serving, and wound up in Washington D.C. for the last few years. While each of these places is special, when we had the chance to pick our city, we wanted to be in Chapel Hill, NC. We adore the community, the climate, the school systems, and the people. We found 1017 Laurel Hill Rd on a weekend down here and really fell in love with the neighborhood and property.

1017 Laurel Hill Rd ...

We purchased 1017 Laurel Hill Rd in December 2017. The property sits adjacent to the UNC Botanical Gardens, so our neighbors (and former owners) are the UNC Botanical Gardens. The home was originally intended for botanists and scholars while visiting UNC. Fast forward to 2017, and the Botanical Gardens no longer felt the property made sense to hold onto. When we purchased the home from the Botanical Garden Committee, we let them know it was our intent to preserve as much of the natural beauty and native species of the property as possible, no major demolitions or cutting down tons of trees.

Along with the addition, we are updating the electric, plumbing, insulation, windows, roof and crawl space. Our goal is to make the home as energy efficient as possible and reduce our environmental footprint. Additionally, Doug has started a silent battle with the invasive English Ivy that is slowly killing the gorgeous, native trees. With LOTS of pulling, and help from the Goat Squad, we hope to rid the property of the invasive ivy (and hopefully prevent the spread to the Botanical Gardens).

What we'd like to do ...

We're a growing family! Our daughter, Lane Catherine, was born in April 2018, and is almost a year old. We'd like to create more family space (for Lane and her future siblings!) in the home by extending the home out. This will let us create the family space we need and keep with our original plan to preserve the property. Our hope with this extension is that we create a large, open floor plan with the kitchen, living room and dining room all part of a large great room. Next to this (and where the extension comes in) are two additional rooms - one would be a home office and right next to this would be a screened in porch. These two rooms are very intentional for our family. We both work part time from home and having a quiet place away from distractions is our goal. Next to this room, would be the screened in porch. We'd love to take advantage of the climate and outdoor beauty of Chapel Hill as much as

THE VILLARD FAMILY | 1017 LAUREL HILL ROAD | CHAPEL HILL, NC 27571

possible, but sometimes you need a reprieve from the heat, the mosquitos or the rain. And that's where the screened-in porch becomes our living space for those times.

In summary...

We are asking for a small variance to one of the setbacks that is consistent with the spirit, purpose and intent of the ordinance. Much thought and deliberation went into preserving as much of the landscape as possible. An addition in a different direction would require removal of large living trees and would be cost prohibitive. We respectfully request that you grant us a Dimensional Variance of 10' into the Kings Mill/Morgan Creek NCD 25' interior setback for the construction of the office and porch. If you will grant this variance, we will submit our full plan for permitting to ensure the entire project is within all Town of Chapel Hill guidelines and regulations.

Thank you for your time and consideration.

Respectfully,

Doug, Jackie and Lane Villard

Dimensional Variance Application, Statement of Justification

Douglas & Jacqueline Villard

1017 Laurel Hill Road, Chapel Hill NC 27517

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

We believe that an unnecessary hardship would result from the strict application of this ordinance because the house is already nonconforming as the footprint is in the NCD setbacks and is positioned in such a way that it severely limits our ability to repair and add family space to our home. More specifically it is a hardship because the needed repairs were present when we purchased the home. Furthermore, the current layout of the home, as well as the existing topography of the lot, ensure that the only natural way to add family space to the home would be into the NCD setback line.

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

This hardship is peculiar to this lot for 3 main reasons: First, the topography of this lot is such that the current home rests on a small knoll, while the rest of the lot is sloped. Second, this lot is also subject to covenants placed on it by previous owners limiting the clearing of the property and therefore the buildable area of the lot. Thirdly, as the NCD was placed on the lot after the house was built and the home's footprint was already in the setback lines when the NCD was enacted.

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

It can be demonstrated that this hardship did not result from actions taken by the property owner as the current home was built before the NCD was in place and no additions have been documented since that time. Furthermore, we purchased the home knowing that beautification and repairs were necessary and existed before we purchased it.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

We believe the spirit of the interior setbacks lines of the NCD were to maintain the character of the neighborhood when it was enacted. We believe that granting us a variance would not contradict the spirit, purpose, or intent of the variance because of 4 reasons. First, interior setback line we wish to cross is not abutting any other properties in the NCD. Second, the addition we would build with this variance would be "building away" from all other residences in our NCD. Third, we would be fixing up and beautifying a home in the neighborhood that has fallen into disrepair. Fourth, the setback line we wish to cross will be abutting a wooded area.

Additionally, we think that this variance would not negatively affect the abutting neighbor near the setback (the botanical garden) as our plans for the addition would still leave the footprint within the greater R1 zoning setback. And of course we are confident that granting this variance would not negatively affect public safety. We believe that granting this variance would be just because we would not be negatively affecting our neighbor's in the NCD.



20171221000249160 DEED
Bk:RB6405 Pg:327
12/21/2017 12:42:00 PM 1/2

ER
NH

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$780.00

NH

GENERAL WARRANTY DEED

Parcel Identifier Number: 9798-01-0353 *gkb* R/S: \$780.00

Mail after recording to: Grantee at 1017 Laurel Hill Road, Chapel Hill, NC 27517

This instrument was prepared by: Charles H. Thibaut, Attorney

Brief description for the property: New Lot 20, Plat Book 103, Page 151

THIS DEED made this *14th* of *December*, 2017, by and between

GRANTOR

The Botanical Garden Foundation, Inc.
a North Carolina corporation

Mailing Address:
The University of North Carolina
CB 3375 Totten Center
Chapel Hill, NC 27599

GRANTEE

**Douglas R. Villard and
Jacqueline B. Villard**
(a married couple)

Property Address:
1017 Laurel Hill Road
Chapel Hill, NC 27517

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:

BEING all of New Lot 20 containing 1.320 acres (57,508 sq. ft.) as depicted on that survey entitled "Right-of-Way Dedication, Lot-20, W.C. Coker Subdivision" drawn by Philip Post & Associates dated 02/28/07 and recorded in the Orange County Registry in Plat Book 103, Page 151, reference to which is hereby made for a more particular description of same.

This property is conveyed subject to that Declaration of Conservation Restrictions recorded in Book 6382, page 136, Orange County Registry.

The subject property does ____, or does not x contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1775, Page 8, Orange County Registry. Grantor conveys to Grantee all of the Grantors right, title and interest in and to the property described in Book 1775, Page 8, Orange County Registry.

A map showing the above described property is recorded in Plat Book 103, Page 151, Orange County Registry.

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 the 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:

The year 2017 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

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

The Botanical Garden Foundation, Inc.

By: Greg Fitch (SEAL)
Greg Fitch/President

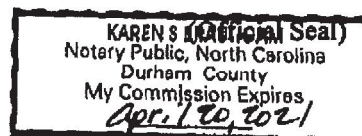
STATE OF NORTH CAROLINA, COUNTY OF ORANGE

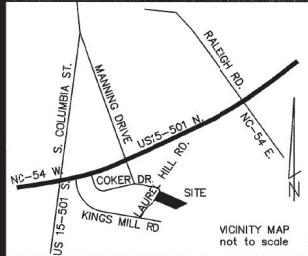
I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Greg Fitch, President of The Botanical Garden Foundation, Inc., a North Carolina corporation.

This the 14th day of December, 2017.

Karen S. Brautigam
Notary Public Karen S. Brautigam
Printed Name: Karen S. Brautigam

My Commission Expires: April 20, 2021





AP
Approved
for
Recording

SURVEY NOTES

1. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
2. THERE WAS NO PUBLISHED GEODETIC CONTROL FOUND WITHIN 2000'
3. ALL DISTANCES FOUND SHOWN ARE US SURVEY FEET AT GROUND SURFACE LEVEL.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY DOCUMENT OF RECORD NOT NOTED IN REFERENCES.
5. THERE WERE NO OBVIOUS ENCROACHMENTS NOTED.
6. THIS PLAT DEDICATES NEW PUBLIC STREET RIGHT-OF-WAY FOR LAUREL HILL ROAD AND A PUBLIC DRAINAGEWAY EASEMENT ON LOT 20 AS SHOWN IN PLAT BOOK 4, PAGE 189 AT THE ORANGE COUNTY REGISTRY.
7. THE RECORDATION OF THIS PLAT IS EXEMPT FROM TOWN OF CHAPEL HILL SUBDIVISION APPROVAL PROCESS.
8. THE RESOURCE CONSERVATION DISTRICT (RCD) LIMITS SHOWN ON PLAT WERE DETERMINED USING 50' OFFSET FROM TOP OF BANK OF POSSIBLE INTERMITTENT STREAM LOCATED EAST OF SUBJECT PROPERTY.
9. THIS PARCEL IS NOT LOCATED WITHIN THE RESOURCE CONSERVATION DISTRICT AS DEFINED IN THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE.

Surveyor's Certificate

I, John A. Woodard, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEC, page 189), that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book SEC, page 189, that the ratio of precision as calculated is 1:12,000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22nd day of January, 2008.

Surveyor

Registration Number L-3234



I hereby certify to one of the following:

- a. That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 2. That the survey is of an existing building or other structure, or natural features, such as a streamcourse or
 3. That the survey is a control survey.
- d. That this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Surveyor

Signature John A. Woodard Date 1-22-08

OWNER'S CERTIFICATE OF DEDICATION

THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

BOTANICAL GARDEN FOUNDATION, INC.
CB 3375 TOTTEN CENTER
CHAPEL HILL, NC 27599
Signature Bill Bracey Date 1/24/08
BILL BRACEY, PRESIDENT

NORTH CAROLINA, Chatham COUNTY
I, Kelly D. Ardon, a NOTARY PUBLIC FOR SAID COUNTY AND STATE
CERTIFY THAT BILL BRACEY PERSONALLY CAME BEFORE
ME THIS DAY AND ACKNOWLEDGED THAT HE IS PRESIDENT
OF BOTANICAL GARDEN FOUNDATION, INC. A CORPORATION, AND THAT BY AUTHORITY
DULY GIVEN AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT
WAS SIGNED IN ITS NAME BY ITS PRESIDENT, SEALED WITH ITS CORPORATE
SEAL, AND ATTESTED BY HERSELF AS ITS ASSISTANT SECRETARY.
WITNESS MY OFFICIAL SEAL, THIS 24th DAY OF January, 2008.

Signature Kelly D. Ardon
NOTARY PUBLIC

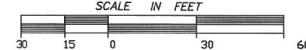
10/22/2011
COMMISSION EXPIRES



LINE TABLE		
LINE	LENGTH	BEARING
L1	586	N83°47'37"W
L2	7074	N18°51'50"E
L3	3491	S28°56'26"W
L4	654	S13°31'48"E
L5	12526	N09°52'50"E
L6	5521	N19°22'30"E
L7	2538	S84°01'24"E

RECORDING OF THIS DOCUMENT DOES NOT REQUIRE
SUBDIVISION APPROVAL IN ACCORDANCE WITH
PARAGRAPH 4.61 OF THE CHAPEL HILL LAND USE
MANAGEMENT ORDINANCE.
Signature John A. Woodard Date 1/24/08
DATE

CURVE TABLE			
CURVE	CHORD DIR.	CHORD DIST.	ARC RADIUS
C2	S07°39'42"W	208.35	214.23 (889.6)



State of North Carolina
County of Orange
I, Tammy R Hicks, Review Officer of
Orange County, certify that the map or plat to which
this certification is affixed meets all statutory requirements
for recording for which the Review Officer has responsibility
as provided by law.
Signature Tammy R Hicks
Orange County and Records/GIS

Date of Certification: 4-17-08

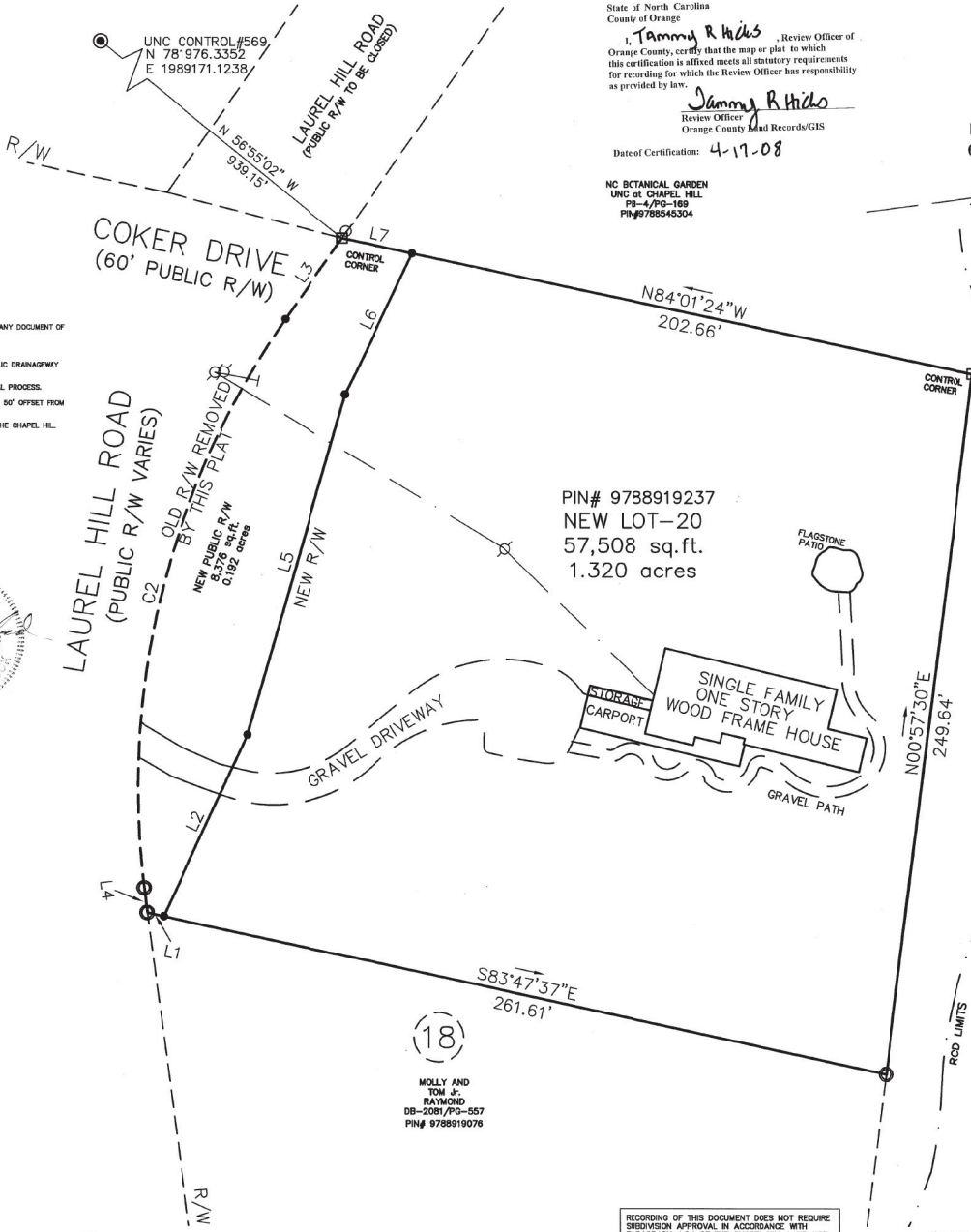
NC BOTANICAL GARDEN
UNC at CHAPEL HILL
PB-4/PG-169
PIN#9788545304

- LEGEND:
- EXISTING CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - NEW IRON ROD WITH ALUMINUM CAP
 - POWER POLE WITH O/H CABLE

SURVEYED AND MAPPED FOR:
BOTANICAL GARDEN FOUNDATION, INC.
CB 3375 TOTTEN CENTER
CHAPEL HILL, NC 27599

OWNERS:
BOTANICAL GARDEN FOUNDATION, INC.
CB 3375 TOTTEN CENTER
CHAPEL HILL, NC 27599

REFERENCES
PB-4, PG-169
DB-1775, PG-8
PIN 9788919237
TMBL 7.68.G.24
UNRECORDED PLAT OF
NC BOTANICAL GARDEN
BY DAVID GRAFFUNDER
DATED: JULY 13, 1988



ENGINEERS
PLANNERS
SURVEYORS
PHILIP POST & ASSOCIATES
401 Providence Rd. # 200
Chapel Hill, NC 27514
(919) 929-1173
483-2800 850-9862
Greensboro, NC
(336) 273-7771

RIGHT-OF-WAY DEDICATION
LOT-20 W.C. COKER SUBDIVISION
1017 LAUREL HILL RD.
TOWN-OF CHAPEL HILL, NC
ORANGE COUNTY

SCALE 1"=30'-0"
DRAWN BY JAW
CHECKED BY PMP
DATE 02/28/07
PROJECT NO. 139702.02
DRAWING NO. A574T01
This drawing is the property of Philip Post and Associates, Inc. and is not to be used for any other project or site without the written consent of Philip Post and Associates, Inc. COPYRIGHT © 2007 Philip Post and Associates, Inc.

REVISIONS
12/07/07 ADD ROD SURVEY DATA
01/16/08 ENLARGE R/W AREA
01/16/08 MYLAR
SHEET 1
OF 1

P103/151

Notes

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- 3) This property is not in a flood hazard zone per FIRI panel 9785, map #3710978500K, effective Nov. 17, 2017.
- 4) Jurisdiction and location of stream may be subject to change; survey based on actual field data.
- 5) This property is zoned R-1 per ToCH GIS.
- 6) Dimensional standards for R-1 per ToCH LUMO:
 - Minimum street setback : 28'
 - Minimum interior setback : 14'
 - Minimum solar setback : 17'
- 7) This property is in the Jordan Lake Watershed Protection District per ToCH GIS.
- 8) This property is in the Kings Mill/Morgan Creek Neighborhood Conservation District (CD-3) per ToCH GIS.
- 9) This property may be subject to restrictive covenants recorded in D.B. 6382-136.
- 10) This property is not in a resource conservation district as defined by ToCH LUMO.

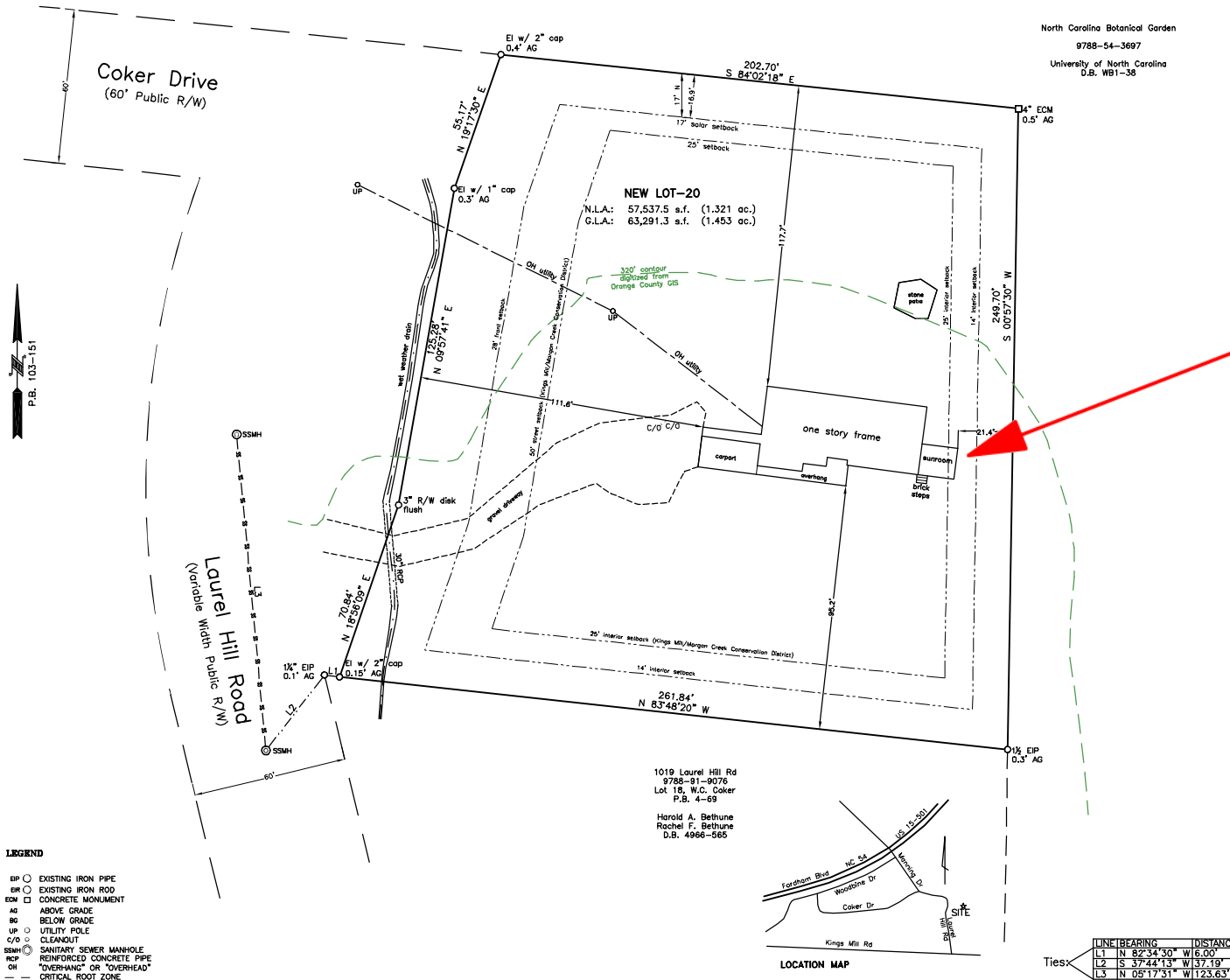
Existing conditions

Existing Impervious Surfaces	
gravel driveway	2,543 s.f.
house	1,994 s.f.
carport	278 s.f.
overhang	207 s.f.
stone patio	187 s.f.
brick steps	12 s.f.
Total	5,221 s.f.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6405, PAGE 327); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS A MAXIMUM OF 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 23rd DAY OF JANUARY, 2019.



North Carolina Botanical Garden
9788-54-3697
University of North Carolina
D.B. W61-36



sunroom existed before NCD overlay, and is 3.6' into the NCD 25' interior setback

PROPERTY OF
Douglas R. Villard
Jaqueline B. Villard
PROPERTY ADDRESS: 1017 Laurel Hill Road
New Lot 20, "Right-of-Way dedication, Lot-20, W.C. Coker Subdivision, 1017 Laurel Hill Rd."
PIN REFERENCE: 9788-01-0353
DEED REFERENCE: 6405-327
PLAT REFERENCE: 103-151

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA
SCALE: 1" = 30'
JANUARY 23, 2019

FREEHOLD LAND SURVEYS, INC. C-165

mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD., SUITE 104
CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com

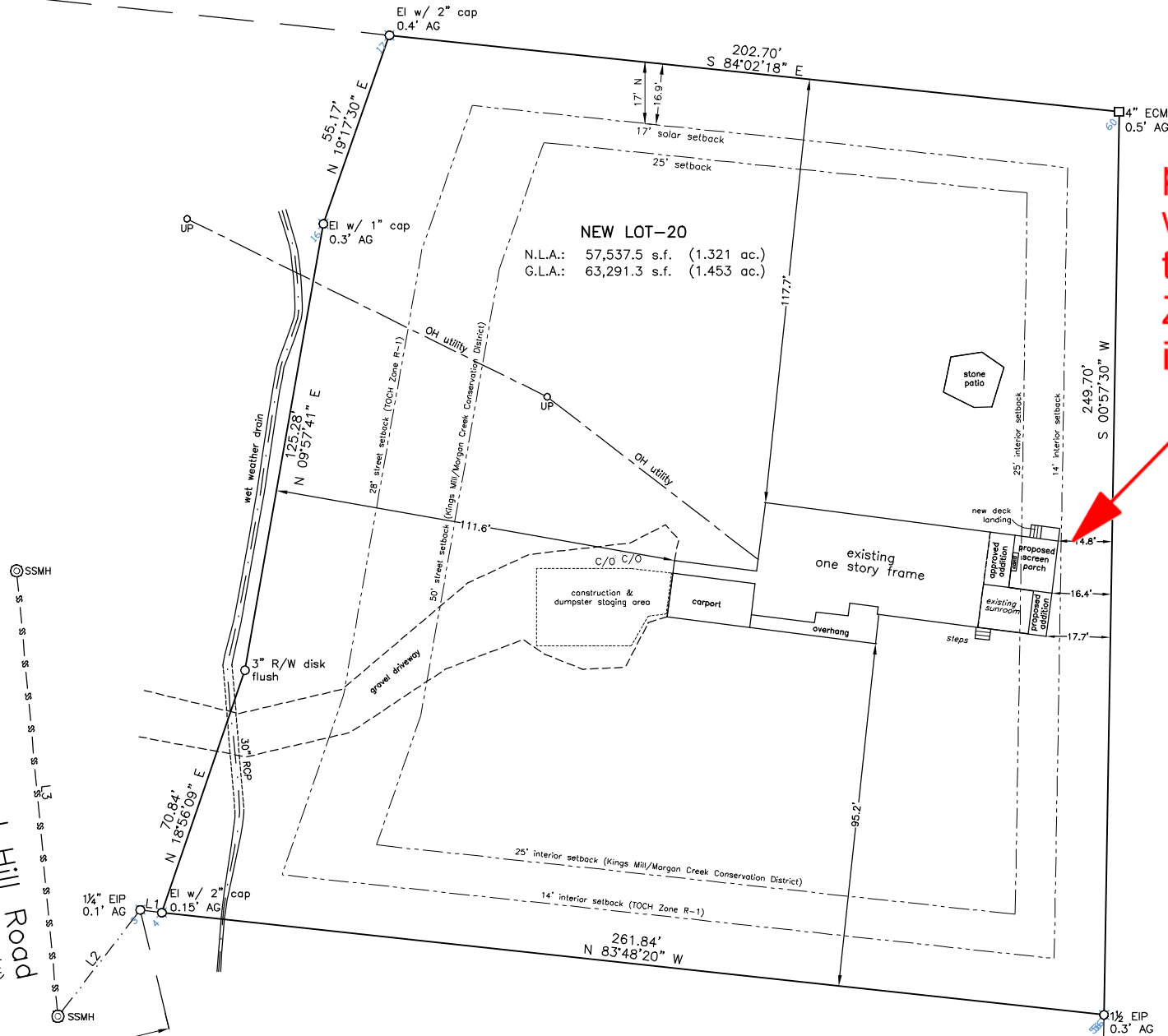
STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J4738

SITE PLAN

Coker Drive
(60' Public R/W)

Laurel Hill Road
(Variable Width Public R/W)

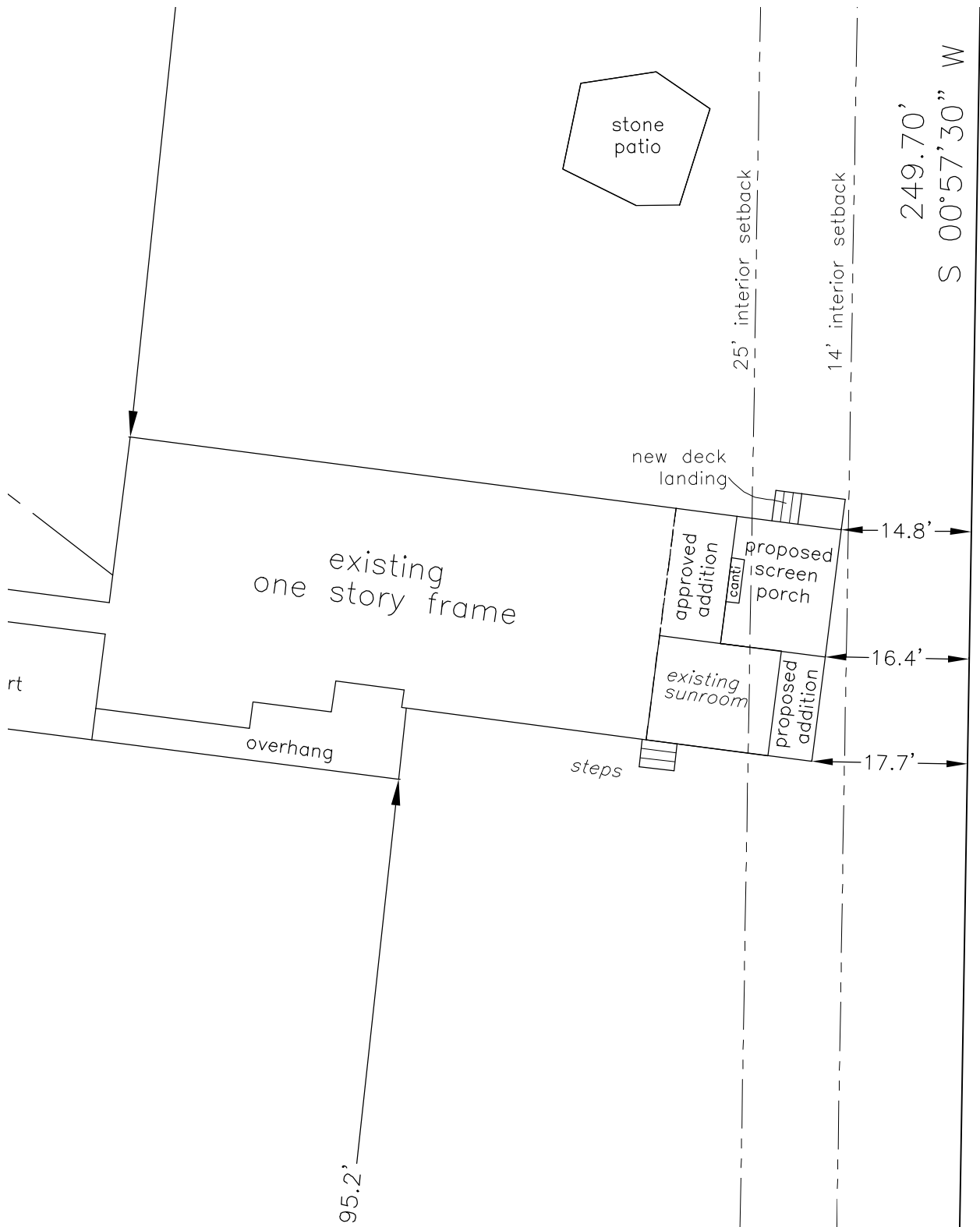


proposed addition
would not go into
the underlying
Zone R-1, 14'
interior setback

North Carolina Botanical Garden
9788-54-3697
University of North Carolina
D.B. WB1-38

1019 Laurel Hill Rd
9788-91-9076
Lot 18, W.C. Coker
P.B. 4-69

Harold A. Bethune
Rachel F. Bethune
D.B. 4966-565



SITE PLAN

North Carolina Botanical Garden

9788-54-3697

University of North Carolina
D.B. WB1-38

[illegible]

As per North Carolina Building Code, plans are to be used as a guide only. The written text of The Residential Building Code shall take precedence. Do not scale. Dimensions govern in all areas. Contractor to verify all dimensions prior to construction. Designer assumes no liability for errors and/or omissions.

EASY LIVING PLANS
GUESS ROAD
DURHAM, NORTH CAROLINA 27706

$\Delta N = 19$
Dec 27th

DEC 18

 $\frac{1}{4} \times 10$

own Δ / G

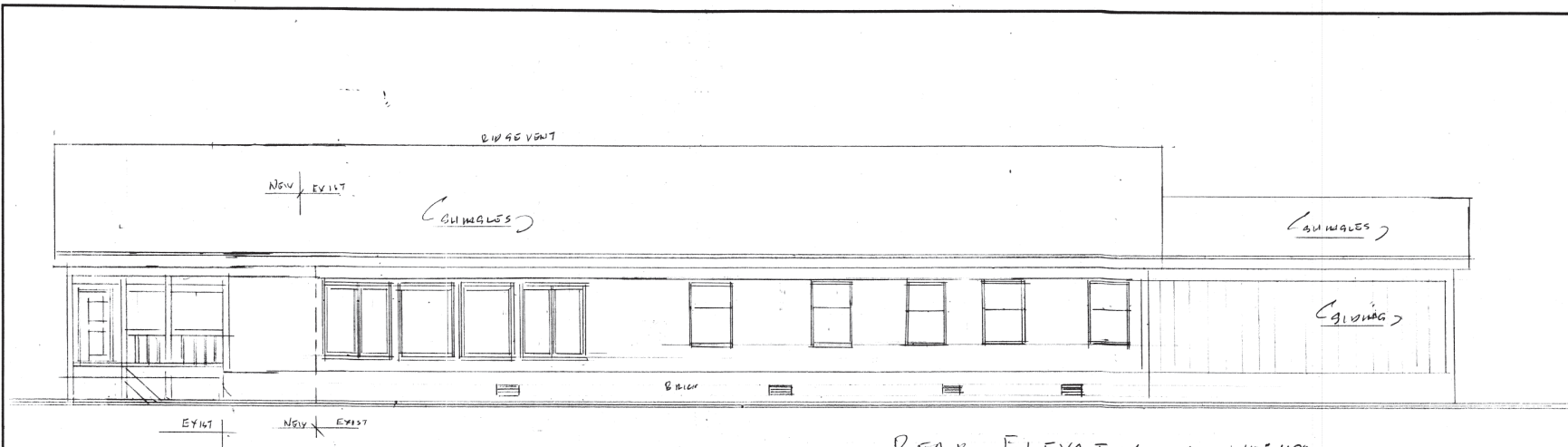
CHAP 32110

A-2

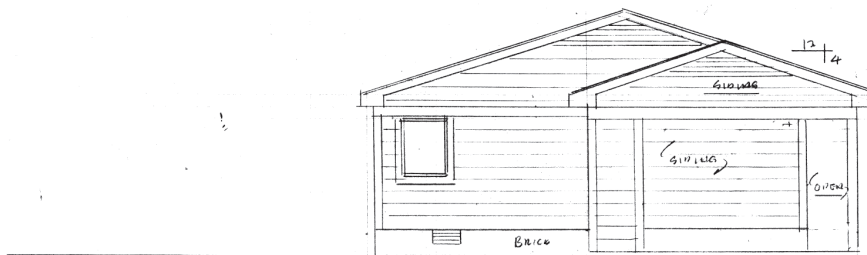
4 Sheets

Ex. R-1

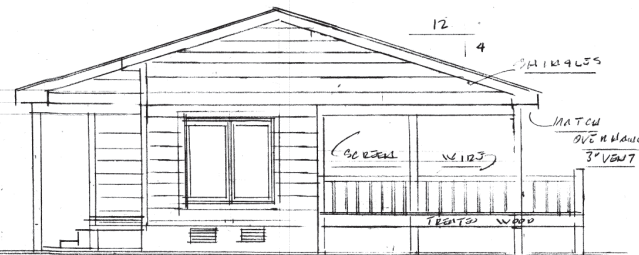
ELEVATIONS



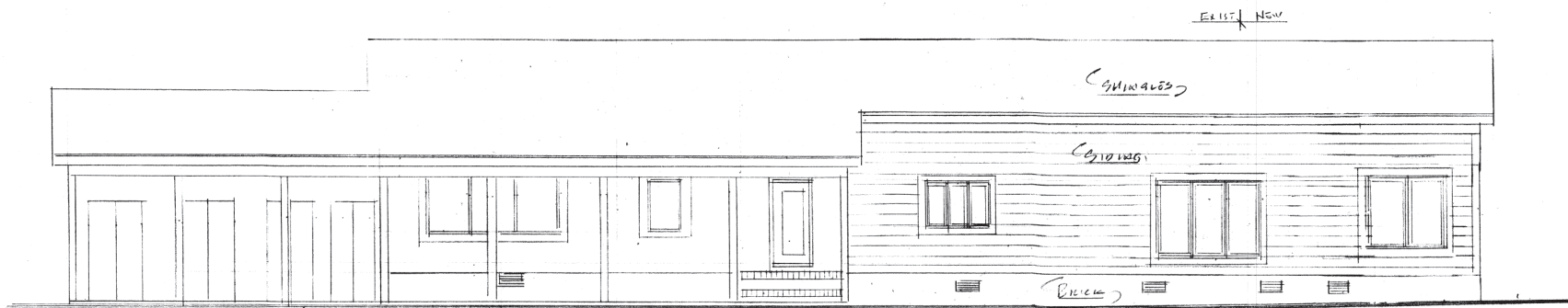
DEAR ELEVATION Scale: 1" = 10'



LEFT ELEVATION 1/4"-10"



R. GUT ELEVATION 1/4"-110"



FRONT ELEVATION $1/4" = 110'$

NEW
PGC 27
REV. JAN - 19

REVISIONS	DATE

As per North Carolina Building Code, plans are to be used as a guide only. The written text of The Residential Building Code shall take precedence. Do not scale. Dimensions govern in all areas. Contractor to verify all dimensions prior to construction. Designer assumes no liability for errors and/or omissions.

EASY LIVING PLANS
GUESS ROAD
DURHAM, NORTH CAROLINA 27705

JAN 24
DEC 22

Date Nov 18

Scale $1/4" = 1'$

Drawn *A/G*

Job *Charles H.*

Sheet 4

A. 1









Proposed addition
extends 5' beyond
existing sunroom



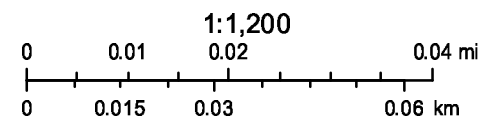


Orange County

Aerial image



January 23, 2019



Orange County



January 23, 2019

