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.townofchapethill.org

Parcel Idei	ntifier Number (PIN):	9788252298			Date:	3/1/19	,
Section A	A: Project Info	rmation	'n					
Orojost N								
Project Na			V Patterson Place					
Property A		412 v	v Patterson Place,	Chapel Hill NC		Zip Code:	27516	
Existing Zo	oning District:	R-3						
		Appli Chap	cation for Certifica e Hill, on an extre	ate of Appropriater mely challenging lo	iess: Construci t.	tion of a new dwellin	g on W Patterso	on Pi in
Section E	B: Applicant, C)wner.	and/or Contract	t Purchaser Infor	mation			
			and or contract	r di dilaser fillori	madon			
A			•					
жер Name:	Keith Shaw	ition (t	o whom corresp	ondence will be r	nailed):			
Address:	180 Providen	co Euite	. # 0					
City:	Chapel Hill	ce Suite	:#0	Chaha.	ME	الدر فعور در وهد	. *****	
	<u> </u>			State:	NC	Zip Code	27514	
Phone:	919-493-052	<u></u>		Email:	kelth@shav	vdesign.us		
	plied with this		nt hereby certification is true and		st of their kno	owledge and belief, Date:	all informatio	n
		Purcha	ser Information:					
\boxtimes	Owner			Conti	ract Purchase	er		
Name:	James Kitche	n						
Address:	109 New Cas							
City:	Chapel Hill		A	State:	NC	Zip Cod	e: 27517	
Phone:	919-801-523)		Email:	jim@jimkito	chen.org		
			nt hereby certification is true and	•	st of their kn	owledge and belief	, all information	on
Signature	:///	12				Date:	2/201	9
			* ,	Page 1	of 3			



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.

	Application fee (refer to fee schedule) Amount Paid \$
X	Digital Files – provide digital files of all plans and documents
Х	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)
	Mailing fee for above mailing list Amount Paid \$
	Written Narrative describing the proposal
	Statement of Justification – Respond to subsection 4.12.2(a)(1-4) of the Land Use Management Ordinance.
Х	Recorded Plat or Deed of Property
X	Stream Determination – necessary for all submittals
N/A	Jurisdictional Wetland Determination – if applicable
Х	Reduced Site Plan Set (reduced to 8.5" x 11")
Type o	of Variance or Appeal (Choose one of the following):
Г	Dimensional Variance Water and Sewer Variance Steep Slope Variance
_	
	House Size Variance
_	December Commentation District Variance
L	Resource Conservation District Variance
Г	Jordan Watershed Riparian Buffer Variance
	Watershed Protection District Variance
5	
Ľ	Appeal
St	anding: Explain to the Board how the applicant is an aggrieved party (NC General Statute Sec. 160A-388(b1)(1)
	atement of Justification: Provide justification for decision that is being appealed.
3.	
	D 2 of 2
	Page 2 of 3



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

X Area Map

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

X Detailed Site Plan

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412 and 417 WEST PATTERSON CHAPEL HILL, NC 27516 NARRITIVE & STATEMENT ON JUSTIFICATION 4.12.2(A)(1-4)

Under N.C.G.S. §160A-388, §160A-393, §160A-400.9 and Land Use Management Ordinance of the Town of Chapel Hill ("LUMO") §§3.6.2, 4.10 and 4.12, property owner, James Kitchen ("Appellant"), appeals to the Board of Adjustment of the Town of Chapel Hill, the Town of Chapel Hill Historic District Commission's ("HDC") February 22, 2019 denial of his December 12, 2018 Application for a Certificate of Appropriateness for 412 and 417 W. Patterson Place. This appeal is made within the latter of 30 days of filing the decision being appealed or the delivery of the required written notice of the decision to the property owners. The written notice of the decision was provided to the architect for the property owners by letter dated February 22,2019 sent by certified mail return receipt requested. The letter stated that the written decision will be filed with the Office of Planning Department on February 22, 2019. A copy of the letter and the Town of Chapel Hill Historic District Commission's written decision is attached as Exhibit A.

Decision Being Appealed

The decision being appealed is the <u>February 12, 2019</u> denial by the Historic District Commission of Appellant's Application for a Certificate of Appropriateness.

Standing

Appellant is the owner of the property at 412 and 417 W. Patterson Place. See, Deed recorded at Book PL, Page 52, Orange County Registry attached as Exhibit B. As owner of the property, the Appellant has standing to appeal the decision of the Historic District Commission and the determination by the Director of Planning and Development Services to the Board of Adjustment. See, N.C.G.S. §160A-388(b1(1) and§393(d)(1)a.

<u>History</u>

412 and 417 West Patterson Place are lots in the Cameron-McCauley Historic District. The underlying zoning is residential (R-3). There are currently no improvements on either property. Appellant purchased these lots located at 412 and 417 West Patterson Place to build single family homes.

At the <u>January 8th, 2019</u> HDC meeting, Appellant presented plans to construct a new home on both 412 and 417 lots. The HDC focused their attention on the potential presence of antique hydrology and student parking, (both of which are not in HDC jurisdiction). On style and proportion, the HDC noted; "...the details of these houses are sufficiently similar to the details of the other housing in the district to pass muster...". The chair commented favorably on the two-story design roof height. Observing the portion of the application noting the importance of having the roof line match the surrounding content, the Chair stated "...I thought was thoughtful on your part, and really would make them fit in better with the neighborhood. I thought that was an important part of the proposal, and certainly responsive to the question of why they're two stories instead of more generally one or one-and-a-half stories. Another board member stated;



1

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"I'm not too bothered by the two-story format, because as you come down West Patterson from Ransom [ph], there are, in fact, 11 houses on the street. The first four on the left as you come down Patterson from Ransom, the first four on the left are two-story, then there are two one-story houses. On the right, there are two two-story houses, followed by three one-story houses, so the fact that these are two-story houses and one of them is only 1,000 square feet, which is not going to loom too large on the horizon, doesn't bother me too much."

The HDC suggested the Appellant provide a Master Parking Plan for the proposed houses (412 and 417) that also include the existing houses at the end of the street, a photo that shows the roofline comparison to the adjacent dwellings, a site plan showing both 412 and 417's footprint, a full color overlay of all items/utilities related to the site,

The HDC continued consideration of the Application for Certificate of Appropriateness on the merits until its February 12, 2019 meeting.

At the February 12, 2019 meeting, Appellant's Applications for Certificate of Appropriateness for a single-family house on both lots 412 and 417 W Patterson PI were again considered. The Appellant provided the information requested in the first meeting; and made another presentation explaining the existing site plan with utilities, easements, topography, setbacks and finish ground cover overlays. The Appellant also provided a color rendering of the front elevation along with a mock-up digital model of the proposed dwelling next to the neighboring building.

In this meeting, the HDC discussed the size of the lots and opined that these lots (that conform to LUMO requirements) are "just not big enough." Both lots are legal lots and the Appellant proposed homes in compliance with LUMO, as well as the difficult topography.

In contract to the statements made in the January 8, 2019 hearing, the aspect of the two-story proposed structures was again discussed. The HDC stated they had focused on homes directly on the street, but the proposed homes should be compared to the entire historic district not the majority of the street. A member stated, "...it is a really tight street with lots of buildings on it. So I would disagree with your opinion there that that is in support of your application [sited pg. 53 of Design guidelines; "site a new building so it doesn't compromise the overall historic character of the site including its topography, significant site features, and distinctive views"] because to me that is a significant site feature that you are destroying by putting that house at the end" [of the street]. This statement suggests the HDC will not allow development on this buildable lot, because it will change the current view. The Chair also stated, (in discussion about the two-story design) "...They're going to stick up in the air. They're going to look, in my view, mass and scale inappropriate." This statement contradicted the Chair's observations and guidance from the previous meeting (that the proposed roof lines matching the surrounding homes was "thoughtful and responsive"). As no elevation changes had been made, nor had other evidence been presented, this statement was both arbitrary and capricious.

Prior to the motion, a board member commented in favor of the project. The board member, that has the most architectural qualifications, stated, "I am clearly the dissenting voice on this application tonight. You know, in my opinion, given the site constraints and other constraints here, I think these are fairly small—very small, actually. These homes are smaller than most of the bungalows, square footage-wise, that exist on that street." ... "these are not large homes that are proposed. And I think they are sensitive to the character of the street. I know they're a



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bit taller, but my opinion is that the façade has to be proportionate; it doesn't have to be equal to the adjoining properties. It is directly adjacent to, you know, that—the two-story home, the brown one, which I know does not have any historical significance, but—...you know, the parking, if we strictly interpret it with the guidelines, there is landscaping shown between the parking and the front of the house. So the pavement does not abut the front of the house, which is what's restricted in that particular guideline, so" ... "I don't know the details of what they're adding, but the pavement does not abut the front of the house, which is what the guidelines say we cannot allow." ... "almost every application that comes before us has some existing site restriction that we have to work around, whether it's an easement, or an existing tree, or drive, or—you know".

A predominant focus of the meeting was assumed economic benefit from student housing. The Appellant did not, and does not, intend to build student housing on these lots, as this is not the highest and best use of these valuable lots. For the HDC to assume that student housing would be built on these lots, was again outside of HDC jurisdiction. The possible uses of development within the historic district is not within the jurisdiction of the HDC. The Chair expressed his opinion on renting an 800 sq.ft. house in Chapel Hill. He discussed the difference between the proposed design and an 800 sq.ft. home regarding the potential number of tenants or occupants. He also opined on the types of potential vehicles, students might drive and locations they would park. A statement was made about a committee taking count of the number of student rentals compared to single family homes. The chair expressed a preference for a 1-story height (again contradicting his statements, guidance and opinions in the January 8, 2019 meeting), and for a single family occupied structure. The chair opined this was a time to stop allowing student rentals to be built in the historic district, which is outside of HDC jurisdiction. Another member on the board stated, "...I'm just not really sure how we go forward with saying that a, you know, a two-story building on such a small lot, just because the argument for economics' sake is going to be an appropriate matter".

A member of the public submitted a statement of opinion about the proposed dwellings. She expressed concerns about street parking availability, cars parking in front of the proposed homes affecting the look of the neighborhood as well as people using the 412 W Patterson property to turn around in to leave the street. She also discussed the current student rentals and assumed student rentals.

The Appellant, in conjunction with the Town of Chapel Hill staff, had developed a master parking plan off W Patterson PI for the proposed houses along with the adjacent dwellings. With this off-street parking plan, there will be no need, for residents of these homes, to have street parking permits. The proposed parking layout has been attached and submitted with this BOA application. To the extent the HDC had concerns about on-street parking, those concerns were outside its jurisdiction and, in fact, the Town of Chapel Hill issues street parking permits in this area.

Another member of the public submitted a statement about an existing tree that would be removed. Her concern was that this tree (on Appellant's property) stands about 2-stories tall and casts shade on the side of her home. The tree's shade keeps her house cool in the summer. She stated "...I would argue that it would not be within the keeping of the historical nature to build anything in these lots, that part of the character is having this open space as greenery and screening for the neighborhood on Patterson itself. Having that natural buffer between it and the railroad tracks associated with the Cogen plant [ph] on the other side...". She also



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expressed that the "...the ancient pipes that are at the bottom of the pit, may be of historical interest to somebody..." The removal of a tree on the property is not in the Historic District Commissions' purview and the HDC may not deny development on a lot because of underground features (if any exist) or to keep the lot undeveloped.

Decision by HDC

The Order issued by the HDC states (i) the proposed two-story house is not consistent with the height and scale of neighboring historic structures that are generally one to one and one-half stories tall in height; (ii) the setback and placement of the proposed house on the site is not consistent with average setbacks of adjacent buildings; (iii) the general form and proportion of the proposed house is incongruous with the typical historic bungalow house forms that characterize the street; and (iv) the proposed architectural scale of the new house detracts from the character of the street as it is incongruous with the mass, scale and height of neighboring historic houses. These findings are not supported by the evidence before the HDC.

Errors.

- 1. The HDC erred by failing to base their decision on competent, material and substantial evidence in the whole record. The competent, material and substantial evidence in the whole record demonstrates that the development as proposed in the Application is congruous with the Historic District and that Appellant's Application met all requirements for the grant of a Certificate of Appropriateness. There is no competent, material or substantial evidence in the record to support denial of the Applications for Certificate of Appropriateness. There is no competent, material and substantial evidence in the record to support the HDC's findings or its conclusion that the development as proposed is inconsistent with the applicable Design Guidelines. There is no competent, material and substantial evidence in the record to support the HDC's findings or its conclusion that the development as proposed is incongruous with the special character of the Historic District or that the Application for a Certificate of Appropriateness should not be allowed.
- 2. The HDC erred by basing its decision on errors of law, including its flawed interpretation of North Carolina statutes, its flawed interpretation of caselaw interpreting those statutes, its flawed interpretation of LUMO (especially LUMO §3.6.2), and its flawed interpretation of its Rules of Procedure and Design Guidelines in contravention of LUMO and N.C.G.S. §400.9.
- 3. The decision of the HDC was arbitrary and capricious.

Reservation of Rights to Raise Additional Issues.

Under N.C.G.S. §160A-388(b)(8), Appellant is not limited at the hearing of this appeal to matters stated in this Statement of Justification. Appellant reserves all rights to raise additional issues at the hearing. <u>Prayer for Relief.</u>



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Prayer for Relief

Appellant respectfully requests the Board of Adjustment review the decision of the Historic District Commission of the Town of Chapel Hill, reverse and vacate the decision, and remand this matter to the Historic District Commission with instructions it grant Appellants' Applications for a Certificate of Appropriateness.



TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS WRITTEN DECISION

Application Number:

18-132

Subject Property Address:

412 W Patterson Place

Applicant:

Keith Shaw, AIA

Filing Date:

12/12/2018

Meeting Date:

1/8/2019, 2/12/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: CAMERON-MCCAULEY

Zoning District: R-3

Nature of Project: Construction of a new single family home

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials
- B. Public Testimony

III. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

Based upon the Application submitted on this matter, considered under the Historic District Commission Review Criteria set out in LUMO section 3.6.2(e), and the Design Guidelines for the Chapel Hill Historic Districts, Commissioner Kyser moved to deny the above stated application based on the following findings of fact and conclusions of law:

- A. The application is for the construction of a new single family house on a vacant lot located at 412 W. Patterson Place (West Patterson Place Lot #3).
- B. LUMO Section 3.6.2(e)(4) Review Criterion A through H, and J are applicable to this Application.
- C. Factual findings related to the application are as follows: (i) the proposed two-story house is not consistent with the height and scale of neighboring historic structures that are generally one to one and one-half stories tall in height; (ii) the setback and placement of the proposed house on the site is not consistent with average setbacks of adjacent buildings; (iii) the general form and proportion of the proposed house is incongruous with the typical historic bungalow house forms that characterize the street; and (iv) the proposed architectural scale of the new house detracts from the character of the street as it is incongruous with the mass, scale, and height of neighboring historic houses.
- D. The application does not comply with the following Design Guidelines: *New Construction* guidelines 1 through 9 on page 53; and *Additions* guidelines on page 54 (see the third paragraph on page 54 for discussion of roof forms and height).
- E. Based upon the foregoing, the Commission concludes that the proposal for the item above is incongruous with the special character of the Historic District and that the Application for a Certificate of Appropriateness should be denied.

IV. DECISION ON THE APPLICATION

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **denied** the Application for a Certificate of Appropriateness as referenced in Section I of this document on the basis that it **would be incongruous** with the special character of the district.

Vote Total: 5-2 Members Voting: 7

Signed this the 22 day of 7 day of , 2019.

Robert Epting, Commission Chair

Date Filed with Town of Chapel Hill Planning Department: Floward 22, 2019.

NOTE:

Any decision of the Historic District Commission in granting or denying a Certificate of Appropriateness may be appealed to the Board of Adjustment and shall be reviewed on the record. An application for appeal shall be filed with the Town Clerk within thirty (30) days of the filing of the decision being appealed or the delivery of any required written notice of the decision, whichever is later. If any application for appeal to the above referenced Certificate of Appropriateness is filed with the Town Clerk, the Town will be sure to contact you.



QUESTIONS? Call or email us!

Town of Chapel Hill Office of Planning and Sustainability Development Services 919-969-5066 planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	412 WEST PATTERSON PLACE			
Project Description: New Construction:	Permit:				
Constructing a new two-story, Craftsman inspired house at the end of the gravel cul-de-sac of W. Patterson Place that blends					
into the heritage and character of the community.		STAFF REVIEW			
	Applica	tion complete and accepted			
		tion not complete and ith a notation of deficiencies			
	BY:				
	DATE:				
Instructions: Submit one paper copy and a digital copy of all application materials coll	ated in one f	ile (pdf preferred)			
Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.					
Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.					

A: Property Info	rmation						
Property Address:	412 West F	Patterson Pla	ace		Parcel ID	Number: 9788252298	
Property Owner(s)	: James Kit	chen			Email:	Jim@jimkitchen.org	
Property Owner Address: 109 New Castle Dr							
City: CHAPEL	HILL State:	NC	Zip:	27517	Phon	ne: 919-801-5230	
Historic District:	☑ Cameron-McCau	ey 🗆 Frankli	n-Rosemar	y 🗌 Gimgl	noul	Zoning District: R-3	

B: Ap	plicant Information					
Appli	cant: KEITH SHAW, AIA				Role (owner, architect, other):	ARCHITECT
Addre	ess (if different from above): 180 PR	OVIDENCE R	D. SUITE	E #8		
City:	Chapel Hill	State:	NC	Zip:	27514	



QUESTIONS? Call or email us!

Town of Chapel Hill Office of Planning and Sustainability

Development Services 919-969-5066 planning@townofchapelhill.org

Email: keith@shawdesign.us Ph: 919-493-0528

C. Application Type (check all boxes that apply)					
☐ Minor Work Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Design Guidelines (p. 69) for a list of minor works.					
☑ Historic District Commission Review Includes all exterior changes to structures and features other than minor works					
☐Site-work only (walkways, fencing, walls, etc.)	☐ After-the-fact application (for unauthorized work already performed).				
☐ Restoration or alteration	☐ Demolition or moving of a site feature.				
⊠ New construction or additions	☐ Request for review of new application after previous denial				
□Sign					

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the Orange County Real Estate Data website. Information about lot placement can be found on the Chapel Hill and Orange County Interactive GIS portals.

Zoning District:	Min	imum setbac	ks	Maxim	um heights		Lot size
R-3	Street	Interior	Solar	Primary	Secondary		.15 ACRES 6,557 SQ.FT.
Required by zoning	24	8	11	29	60		
Proposed	17'-4 1/2'' Complies to average of surrounding lots	12'-2 ½"	11'- 0 1/2"	27'-6"	36'-6"		
	Existing	Change	Total	Total Floo	or Area Ratio		
Floor Area (main structure)	0	+1,095 Main Bldg	1,095	Existing	Proposed	ISA	/NLA ratio
Floor Area (all other)	0	+ 56 Front Porch	56	960 Gravel	1,151	Existing	Proposed
Impervious Surface Area (ISA)	0	+1,151	1,151	960	2,111	.146	.321
New Land Disturbance (10FT PERIMETER)			3,322				



QUESTIONS? Call or email us!

Town of Chapel Hill Office of Planning and Sustainability

Development Services 919-969-5066 planning@townofchapelhill.org

E: Applicable Design Guidelines

The Town's <u>Design Guidelines for the Chapel Hill Historic Districts</u> are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in <u>Section 3.6.2(e)(4)</u> of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
PG. 2	Intro / Intent	"The majority of the houses in the district are bungalows and houses built in the nationally popular twentieth-century styles such as Colonial Revival, Craftsman, and Tudor Revival."
		The proposed design is Craftsman inspired 2-story dwelling.
		"new construction shall not destroy historical materials, features, and spatial relationships that characterize the property. The new work shall be differential from the old and shall be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment."
PG. 5	Differential Design	The proposed design is different to the existing (old) in the sense of its full 2-story dwelling. The reasoning for a full 2-story is to allow the roof line to align and be compatible to the surrounding existing buildings that sit at a higher elevation than our lot. It would be out of place if the dwelling's roofline was lowered, as you drove down the street to the lower elevation. The key features include: roof brackets, tapered front columns, engaging front porch, double hung windows, side gable main roofline, mixture of horizontal siding with lover accents as the gable treatment.
		"Introduce new buildings in ways that are compatible with the visual and associative characteristics of the historic district"
PG. 5	Guidelines Setting	The proposed construction utilizes materials (i.e 3-tab roofing, brick, clapboard siding exposure) and features (i.e. 3/1 windows, water table trim, front porch) that are represented throughout the neighborhood.
		"new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired"
PG. 5	Historic Property	The proposed dwelling is located towards the front of the lot (street) in order to maintain and avoid the steep grade drop off towards the rear. By maintaining the existing topography, the character of the historic lot remains intact.
PG. 36	Roof	"Whether flat, hipped, shed, gable, gambrel or a combination of these forms, the form and pitch of the roof contributes strongly to the architectural character of any building""Today, asphalt or fiberglass shingles are common roofing materials in the historic district"
		The proposed side-gabled roof with an offset gross gable blends with the surrounding side-gable rooflines that have dormers and decorative



		elements on the roof. Using 3-tab asphalt shingles ensures the finish roofing does not stand out as unique in comparison to the neighborhood.
PG. 37	Roof Features	"It is not appropriate to introduce roof features or details to a historic property in an attempt to create a false historic appearance." The proposed does not have a chimney, like the majority or the surrounding
		context. Adding a brick chimney to match the surrounding, would go against the above guidelines.
PG. 40	Windows & Doors	The proposed doublehung windows respect the SDL configuration of the surrounding neighborhood of 3 over 1 double hung. The trim surround consists of a historic sill, a 5 ½" casing with a traditional drip cap over the head.
PG. 42 Porches & Entrances		"Traditional front porches contribute significantly to the overall historic character of houses within Chapel Hill"
		The proposed front porch frames the front entry with (2) tapered columns down to a brick base.
		"Site new buildings to be consistent with neighboring historic buildings in orientation to and setback from the street"
		"Design and site a new building so it does not compromise the overall historic character of the site, including its topography"
		"Design new buildings to be compatible in roof form, massing, and overall proportion with the neighboring historic buildings"
PG. 52	New Construction	"Designing new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings"
		The proposed construction is located close to the front yard setback, like the surrounding buildings. Doing so allows existing topography to remain true to its historic character, as the grade drops off significantly to the rear. Respecting the neighborhood, we are having the main roofline (gable) running perpendicular to the street, maintaining the sense of horizontal design.
PG. 57	Decks	"Introduce decks in inconspicuous areas that are not visible from the street" The proposed deck is in the rear, approx. centered to the core of the dwelling.



F. Checklist of Application Materials					
Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	\boxtimes				
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:	\boxtimes				
Current property information for the lot and all structures, including Building Sketches and Building Details, from <u>Orange County Real Estate</u> <u>Data</u> .					
The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill , for Franklin-Rosemary see Chapel Hill Hill Historic District, for Gimghoul see Gimghoul . (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)					
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". A. The height of the building in relation to the average height of the nearest					
 adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. 					
D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials.					
F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.G. General form and proportions of buildings and structures.					
H. Appurtenant fixtures and other features such as lighting.I. Structural conditions and soundness.					



J. Architectural scale.				
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	\boxtimes			
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)				
Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks.				
Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work.				
Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.				
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.				
☑ Elevation drawings showing all proposed changes above current grade from front, back, and both sides.				
Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs).				
oxtimes Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)				
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals.				
For each of the nearest adjacent and opposite properties, provide:				
oxtimes The height of each building (if an estimate, indicate that).				
The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).				
oxtimes The size of each lot (net land area in square feet).				
☑ The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so.				
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).		\boxtimes		



 Provide a written description of a remodeling, and any alterations t outbuildings on the site plan of the 	to the structure(s). Make note of any			
or carpenter, briefly noting any son associated with the property. Pro	, giving the construction date and architect ignificant events, persons and/or families wide current exterior photographs of the e digital equivalent). If information is nary of sources consulted.			
 If an argument about structural s and sealed report from a profess 	oundness is being made, attach a signed ional engineer.			
would cause the property owner	explaining how a delay in demolition to suffer extreme hardship or be fficial use or return from such property by			
☐ Provide any records about the st	ructure to be demolished.			
9. Mailing notification fee per Planning & addresses, please refer to the Town's I				
10. Certificate of Appropriateness fee per	Planning & Sustainability Fee Schedule			



QUESTIONS? Call or email us!

Town of Chapel Hill Office of Planning and Sustainability

Development Services 919-969-5066 planning@townofchapelhill.org

G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Applicant (printed name)	Signature	Date	
JAMES KITCHEN			
Property Owner	Signature	Date	
(if different from above)			



QUESTIONS? Call or email us!

Town of Chapel Hill Office of Planning and Sustainability

Development Services 919-969-5066 planning@townofchapelhill.org

Certificate of Appropriateness Supplemental Requirements

*In addition to Residential Zoning OR Administrative Zoning Compliance Permit Requirements

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* **materials listed** <u>on this sheet</u>. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

- 1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
- 2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

**COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.

Required Application Materials

(In addition to Residential Zoning Compliance Permit or Administrative Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
2. Recorded plat or deed verifying property's current ownership
3. Recorded plat of easements, right-of-way, and dedications, if applicable
4. Mailing List of Property Owners, applicable within 100 feet of property boundaries
The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
7. Reduced Site Plan Set (reduced to 8.5" x 11")
8. Building Elevations (label building height from top of roof to finished grade line)
9. Floor Plan, only if accessory apartment, duplex, or commercial application.
•

(Continued)



Town of Chapel Hill Office of Planning and Sustainability

QUESTIONS? Call or email us! Development Services 919-969-5066 planning@townofchapelhill.org

10. Written Description 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. The height of the building in relation to the average height of the nearest adjacent and opposite buildings: b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings; The exterior construction materials, including textures and patterns; d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials; The roof shape, form, and materials; The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors); g) The general form and proportion of the buildings; The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.); The architectural scale in relation to existing structures and surrounding buildings; and j) Structural conditions and soundness. 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. 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. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan. 11. Information Regarding Surrounding Properties For new construction or large projects, the applicant is required to provide information on: The height of the nearest adjacent and opposite buildings; • The setback and placement of the nearest adjacent and opposite buildings; The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families

12. **Demolition Information (if applicable)**

associate with the property.

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1

WEST PATTERSON PLACE LOT #3
CHAPEL HILL, NC 27516
CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

DESCRIPTION OF PHYSICAL CHANGES PROPOSED:

1. NEW CONSTRUCTION ON EMPTY LOT – The owner is proposing a new, craftsman inspired, dwelling on empty lot # 3 on W Patterson Place. The side-gabled dwelling would have a footprint that covers 20% of the lot and sits towards the front of the lot, within all the required setbacks of zoning district R-3. It is important to sit towards the front to maintain the average distance back from the property line, compared to the dwellings on the North side of W. Patterson. As the lot is located towards the lowest elevation of the street, it is crucial to propose a full 2 story dwelling to have the roof lines align to the surrounding rooflines. By aligning the roof lines, it avoids the proposed dwelling to look un-proportional to the historic neighbors.

Material-wise, the design will respect the surrounding context by utilizing "modern" historical windows, doors, siding, and roofing in terms of physical appearance. The windows will be the energy-efficient version of the historical three-over-one SDL white doublehungs manufactured by Sierra Pacific (or clad exterior equal). The front exterior door onto the front covered porch - to be a solid 4 panel door with flanking sidelites. The exterior door to the rear deck will be cottage style, with a two-over-one SDL pattern that aligns to the pattern of the surrounding windows. Siding will be JamesHardie hardieplank wood grain lap siding, which most closely matches the existing neighborhoods aesthetics / character. Roofing will be comparable to the Owens Corning Supreme estate gray 3-tab asphalt roofing shingles. The front porch (5'-6" x 20'-0") will have wood decking boards with beadboard ceiling finish.



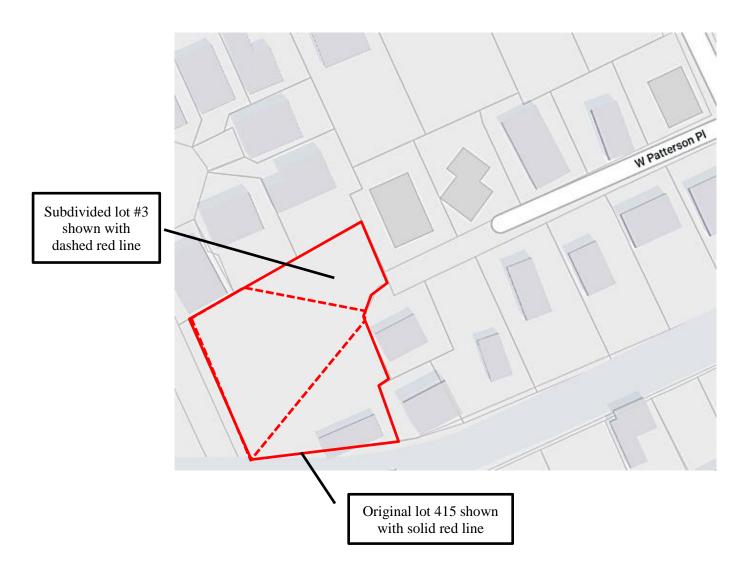
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WEST PATTERSON PLACE LOT #3 CHAPEL HILL, NC 27516 CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

HISTORY INFORMATION:

1. The original property, 415 W. Patterson Pl. (.71 acres) was subdivided into 3 parcels on September 21, 2018 and recorded in PB 119, pg. 52. This property, lot #3, consist of .15 acres of un-constructed virgin soils.





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WEST PATTERSON PLACE LOT #3 CHAPEL HILL, NC 27516 CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

JUSTIFICATION OF APPROPRIATENESS:

A. Height of building:

"Introduce new buildings and other structures in ways that are compatible with the visual and associative characteristics of the historic district." – (Design Guidelines pg. 9)

With the lot located at the end of the downhill street, the proposed height of the full 2-story dwelling is 27'-6" from front (street) grade to the apex of the roof. This height remains well under the maximum primary height of 29' in the R-3 zoning district. It is important to have a full 2-story dwelling to allow the roof line to align with the surrounding dwellings, that are placed on a higher elevation of the street, to avoid this disconnect of proportion.

B. Setback and placement on lot:

"Site new buildings to be consistent with neighboring historic buildings..." - (Design Guidelines pg. 52)

It is placed approx. 17'-4 ½" back from the front (street) property line, which is the average setback of the dwellings on the North side of the street. By complying to the required setbacks and following the Design Guidelines, the engaging front porch contributes "significantly to the overall historic character of house" (pg. 42). The dwelling will be 80 ft from the rear property line and 12'-2 ½" from the side property line.

C. <u>Exterior construction materials</u>: The proposed dwelling will match (in kind) to the existing surrounding historical roofs, windows, doors, siding, and roofing in terms of physical appearance.

All roofing will be gray 3-tab asphalt shingles (as accepted per pg. 36 of the Design Guidelines). New windows shall be a mixture of three-over-one and two-over-one SDL (determined by proportions – see elevations attached) doublehungs. Siding will be James Hardie hardieplank wood grain lap siding, which is the modern material that most closely matches the character of the surrounding dwellings. The front porch (with wood decking boards) will have 3 tapered craftsman columns down to a brick square base.



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D. Architectural detailing: To uphold the craftsman style inspired exterior, key architectural details include: three-over-one windows with a historical sill and 5 ½" trim surround with a traditional drip cap. Doors have 5 ½" trim surround with a traditional drip cap. Corner boards to be 6". Water table to be 7 ¼" with traditional drip cap. Diamond louvers, on the front, as the main gable treatments. Large overhangs supported by painted wood brackets. Front porch to have exposed rafter tails. Front elevation exposed foundation to have brick veneer as the sides and rear will have painted exposed foundation, like adjacent property 413.

E. Roof shapes, forms, and materials:

"Design new buildings to be compatible in roof form, massing, and overall proportion with the neighboring historic buildings" (Design Guidelines pg. 52)

"Retain and preserve the details, features, and material surfaces of historic roofs."
(Design Guidelines pg. 37)

Staying relevant to the surrounding context, the main roofline runs perpendicular to the street (side-gabled) with a small offset cross-gable. This keeps the appearance linear. Supporting the large overhangs with painted wood brackets, captures the craftsman style. All finished roofing will be 3-tab asphalt shingles.

F. Elements of fenestration:

"Design a new building so that the placement, shape, scale, size, materials, pattern and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings" - (Design Guidelines pg. 53)

The windows that are being proposed, are to be a mixture of three-over-one and two-over-one SDL's (determined by proportions – see attached elevations). The windows will be energy-efficient versions of the historical three-over-one doublehungs. Window sizes were selected to comply to today's safety codes while remain comparable in scale and proportion to the surrounding dwellings. Placement of the windows stay within rhythm to windows and doors that are above and below.



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The exterior doors; front door to be a solid 4 panel door with flanking sidelites and the rear glass exterior doors to be cottage style two-over-one (allows the doors to aesthetically compliment the flanking windows).

- **G.** <u>Form and proportions of buildings and structures</u>: Keeping the overall design simple, the proposed front elevation aesthetically symmetrical and visually balanced across the center line of the dwelling.
 - "Design new buildings that are compatible with but subtly discernible from historic buildings in the districts."
 - (Design Guidelines pg. 53)

The design begins with a simple "box" with a focus to the lower level in the front with the engaging front porch. The second floor visually gets pushed towards the rear behind the gable of the entry. The historic aesthetic of the neighborhood focuses at the entry and front porch as the second floor is visually pushed towards the rear of the property.

- "...it is important to limit any excavation, regrading, or ground disturbance and to protect significant site features, so they are not damaged or destroyed."
- (Design Guidelines pg. 54)

Land disturbance and grading will be minimal and kept to the front of the lot to maintain the existing topography as it drops off significantly to the rear.

H. Appurtenant fixtures and features:

"It is not appropriate to introduce period lighting fixtures in an attempt to create a false historical appearance" – (Design Guidelines pg. 23)

The front entry light fixture will be surface-mounted in the beadboard ceiling. The fixture will be subtle, so it will not stand out and compete with the engaging front porch, like the surrounding dwellings.

I. <u>Structural conditions and soundness</u>: The proposed dwelling is a completely new build to the property. The structural design intent is to utilize a step foundation wall/footing with 2x6 wood stud walls up to main level wood floor system. As for the roof, we will utilize common wood roof trusses.



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WEST PATTERSON PLACE LOT #3 CHAPEL HILL, NC 27516 CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

EXISITING CONDITON PHOTOS:







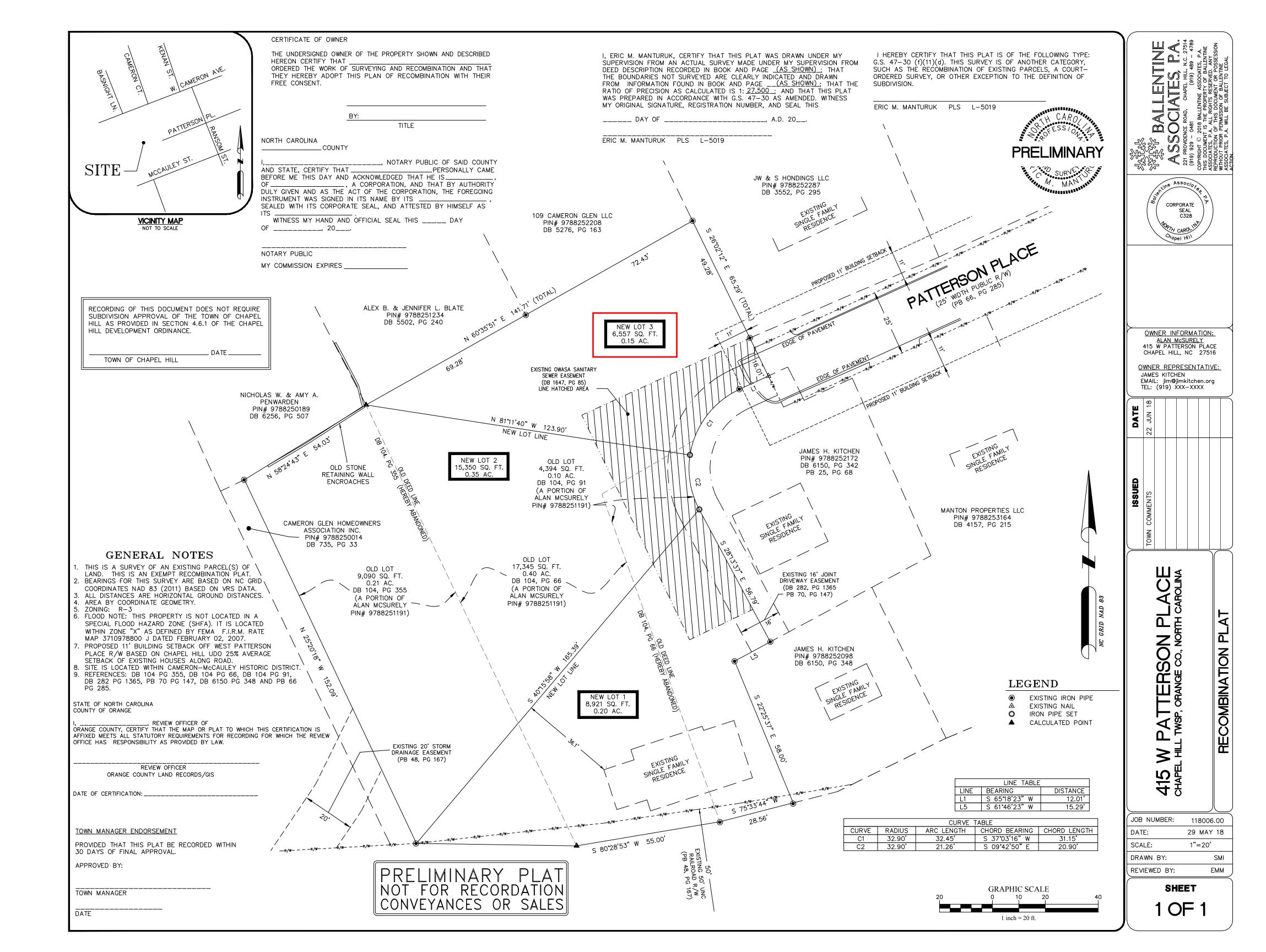
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PROPERTY INFORMATION:

PIN: 9788-25-2298 ADDRESS: W PATTERSON PL. LOT # 3 OWNER: JAMES KITCHEN

.15 ACRES (6,557) SQ. FT.) ZONING: R-3 RCD: NO

PROPOSED AREA OF DISTURBANCE:

- *APPROX. 3,332 SF
- * EVERY EFFORT TO MINIMIZE AREA OF DISTURBANCE WILL ME MADE

PROPOSED IMPERVIOUS AREA:

10" /

- + 960 SF EXISTING GRAVEL
- + 1,095 SF PRINCIPLE BUILDING FOOTPRINT

24"

CRITICAL ROOT

ZONE (CRZ)

- 56 SF FRONT PORCH FOOTPRINT
- + 2,111 SF TOTAL IMPERVIOUS AREA

(160 SF REAR DECK NOT INCLUDED - SURFACE IS PERVIOUS)

TREE PROTECTION

SILT FENCE

LINE OF EXISTING GRAVEL PARKING

ISA / NLA RATIO:

- * EXISTING ISA: 960 SF (GRAVEL PARKING)
- * PROPOSED ISA: (960 SF + 1,151 SF) = 2,111 SF

BAC

EXISTING GRAVEL

 $^{igstyle }$ EXISTING OWASA SANITARY

SEWER EASEMENT (DB 1647, PG 85) LINE HATCHED AREA

STAGING .

AREA

- * PROPOSED ISA / NLA RATIO: 32%

CONSTRUCTION NOTES:

- * DUMPSTER, STAGING AREA AND THEIR TRAVEL/ACCESS POINTS LOCATED ON EXISTING GRAVEL PARKING SURFACE.
- * CONSTRUCTION ENTRANCE LOCATED ON EXISTING SHARED **GRAVEL DRIVE**
- * ADJACENT LOTS ARE OWNED BY SAME APPLICANT (JAMES KITCHEN). 417 W.PATTERSON (WEST) HAS ALSO BEEN SUBMITTED FOR APPROVALS. THEREFORE, LOCATION OF STAGING AND DUMPSTER CAN BE SHARED BETWEEN THE TWO PROJECTS.

ELM

8' SIDE SETBACK

HICKORY

DRAINAGE INFORMATION:

A/C PAD

-WATER METER

POLE RELOCATED **EXISTING GRAVEL PARKING**

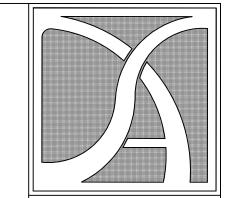
· DECK

LINE OF EXISTING GRAVEL PARKING

* ROOF DOWNSPOUTS TIED IN TO SPLASH BLOCKS - SEE SHEET C103 FOR STANDARD **DETAILS**

SCALE

Downspout Outlet #	Area of Room (sq.ft.)	
DS1	240	
DS2	160	
DS3	140	
DS4	300	
DS5	168	
DS6	82	



SHAW DESIGN ASSOCIATES, P.A. DESIGN

PLANNING

GRAPHICS 180 PROVIDENCE RD SUITE #8 CHAPEL HILL, NC 27514 (919) 493-0528

THE USE OF THESE PLANS AND SPECIFICATIONS SHAL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THE WERE PREPARED, AND PUBLICATION THEREOF IS REPRODUCTION, OR PUBLICATION BY ANY METHOD, II WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE DESIGNS, PLANS AND SPECIFICATIONS REMAIN IN THE

WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

JIM KITCHEN RESIDENCE 412 W. PATTERSON PLACE CHAPEL HILL, NC 27516 **PLANS** POSED PRO



REVISIONS

12/26/2018 DATE

C102

2-C102 PROPOSED SITE PLAN 1-C102 PROPOSED SITE PLAN TREE PROTECTION, DISTURBANCE, AND STAGING SCALE: AS SHOWN UTILITY & DRAINAGE SCALE: AS SHOWN



PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

January 2, 2018

Mr. Alan McSurely 415 W. Patterson Place Chapel Hill, NC 27516

RE: Stream Determination for 415 W. Patterson Place, Chapel Hill, NC (PIN 9788-25-1191)

Dear Mr. McSurely:

As requested, the Town Public Works Department has performed a stream determination for the property identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Town's Jordan Lake Watershed Riparian Buffer regulations are highlighted. Locations of all features on the map are approximate and must be field surveyed for precise location.

This stream determination information is used to determine the location and extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffers. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on this property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffer on this property and the applicable corresponding regulations.

This stream determination will remain in effect for five years from the date of the site visit, after which a new stream determination with site visit will be required.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30 days** of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-7202 or aweakley@townofchapelhill.org. If you have questions regarding the Town's Resource Conservation District (RCD) or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at: http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances.

Regards,

Allison Schwarz Weakley Stormwater Analyst

AllisonWeakley



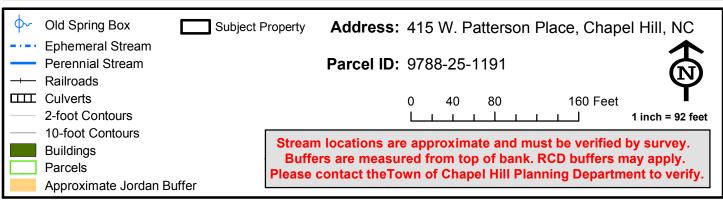
PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9788-25-1191	415 W. Patterson Place
These are the results of a site visit conducted on 12/19/2017 by Town S	to the properties listed above for a stream determination taff:
☐ No perennial, intermittent, or epon or near the property(ies) in question	hemeral streams or perennial waterbodies were identified ion.
Perennial, intermittent, or ephen or near the property(ies) in question	neral streams, or perennial waterbodies, were identified on and shown on the attached map(s).
Riparian Buffers, and their approxi	r Town flow classifications, presence of Jordan Watershed mate locations is attached. Origins or breakpoints that marked on the map. Stream classification forms and are also attached.
Other conditions exist which may all Jordan Watershed Riparian Buffer:	fect the location of the Resource Conservation District or
	he area. Precise location of the Base Flood Elevation and istrict must determined by a field survey commissioned by
	ittent stream are piped in the area, as shown on the map. ciated Jordan Watershed Riparian Buffer.
	s have been identified in the area. A formal review by a l Wetland Delineation is recommended.
AllisonWeakley	
Town Staff Signature	

Stream Determination Area Map





USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

100 200 300 400 Feet

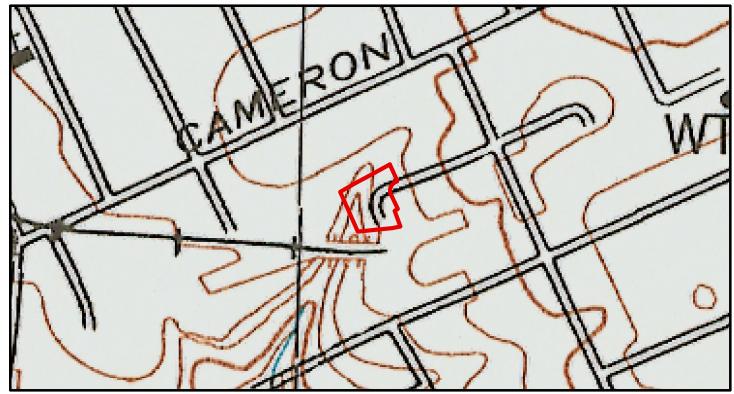
1 inch = 333 feet

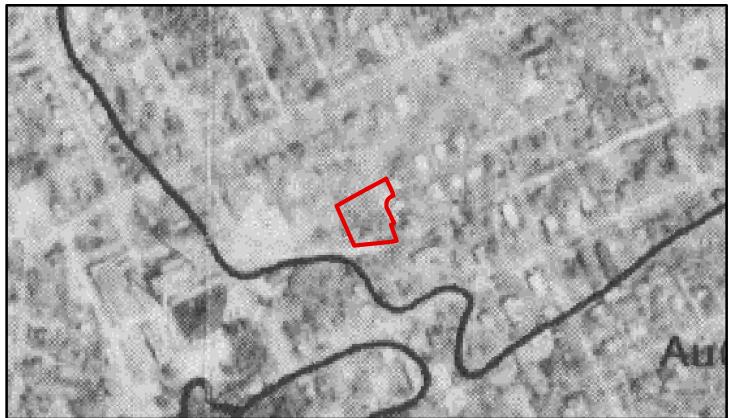
Address: 415 W. Patterson Place, Chapel Hill, NC

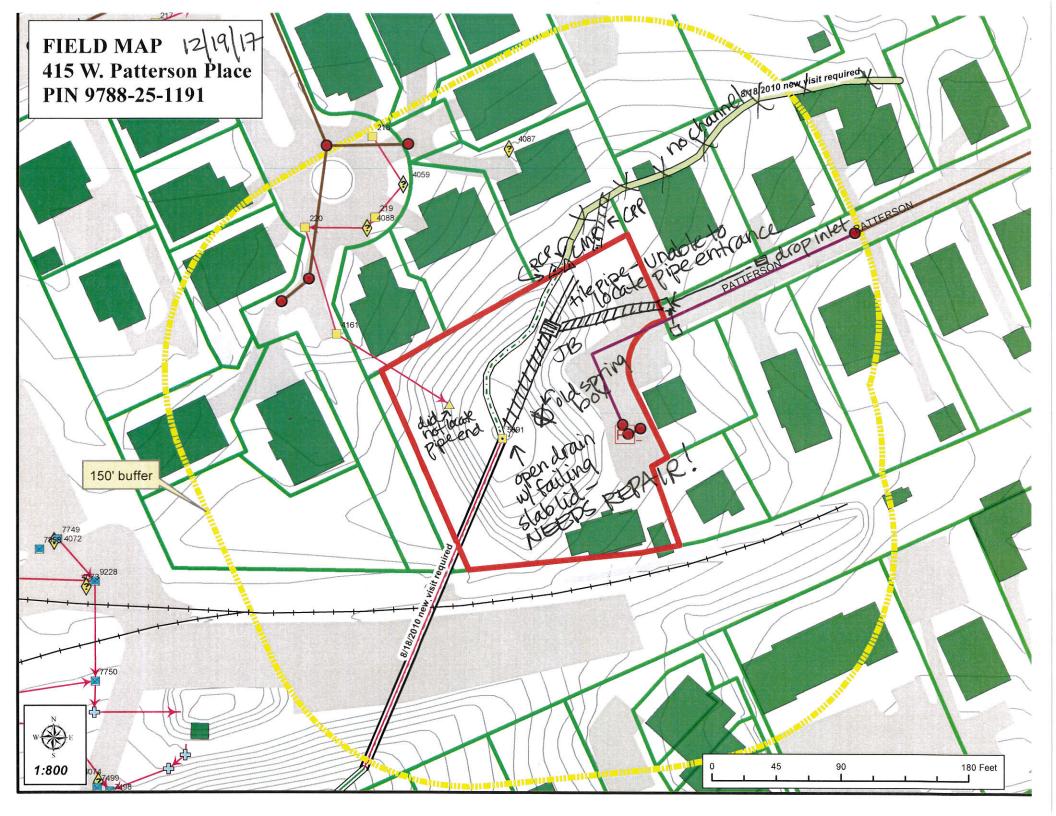
Parcel ID: 9788-25-1191



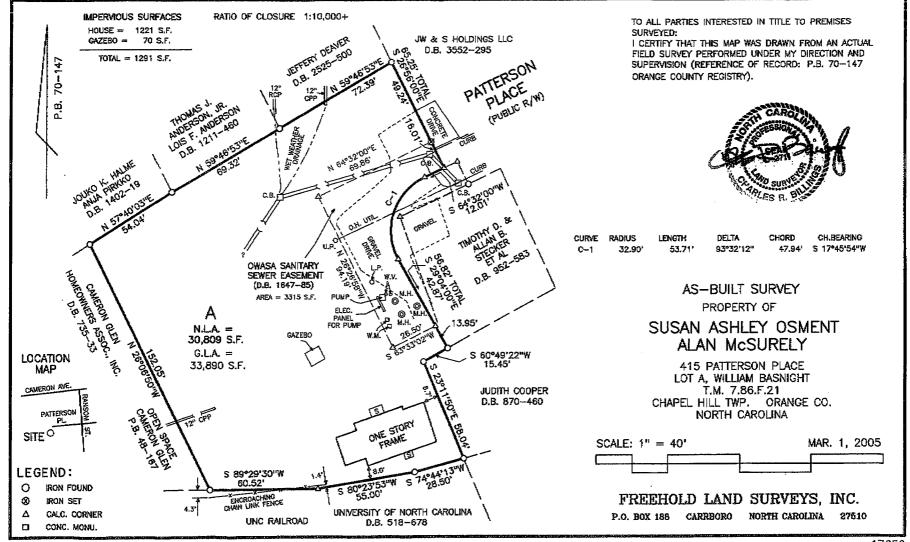
Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 1/2/2018



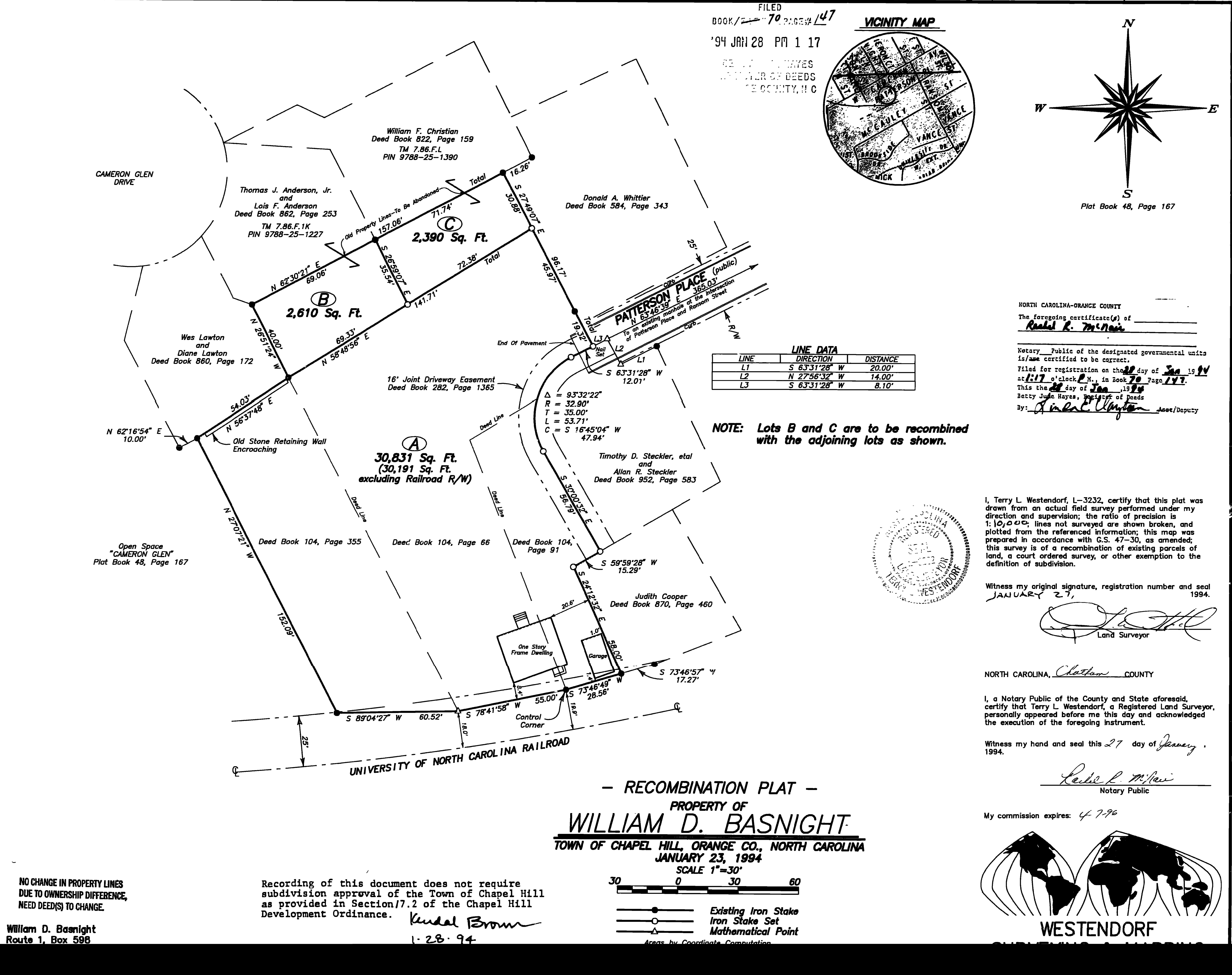




Date: [2] [9] [7	Project/Site: Paragraph Projec		Latitude: 35, 906 Longitude: 79, 06 Other e.g. Quad Name:	
Evaluator: Weakley & Salat				
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*				
A. Geomorphology (Subtotal = 5,5)	Absent	Weak	Moderate	Strong
1 ^{a.} Continuity of channel bed and bank	0	(1)	2	3
2. Sinuosity of channel along thalweg	0	(1)	2	3
In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	(0)	(4)	2	3
5. Active/relict floodplain	(0)	1	2	3
6. Depositional bars or benches	(0)	1	2	3
7. Recent alluvial deposits	0,	(1)	2	3
8. Headcuts	(0)	1	2	3
9. Grade control	0	(0.5)	1	1.5
10. Natural valley	0	0.5	(1)	1.5
11. Second or greater order channel	(No	0 = 0	Yes = 3	
artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal =)				
12. Presence of Baseflow	(0)	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	(0)	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	(No	0 = 0	Yes =	3
C. Biology (Subtotal =)	7 11 1			
18. Fibrous roots in streambed	3	2	(1)	0
19. Rooted upland plants in streambed Junans	3	2	1	0
20. Macrobenthos (note diversity and abundance) 4	9	1	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	Ø	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	(0)	0.5	1	1.5
26. Wetland plants in streambed YOVe		FACW = 0.75; OBI	L = 1.5 Other = 0	
*perennial streams may also be identified using other methods	. See p. 35 of manua	ıl.		
Notes:				
sketch: Feature begins e pi down channel armore roots of large walnu	pe outf d with	Fall, Stor boulder	mwaden is & uni	flou



Book 70 Page 14







PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

12/5 N AE

REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

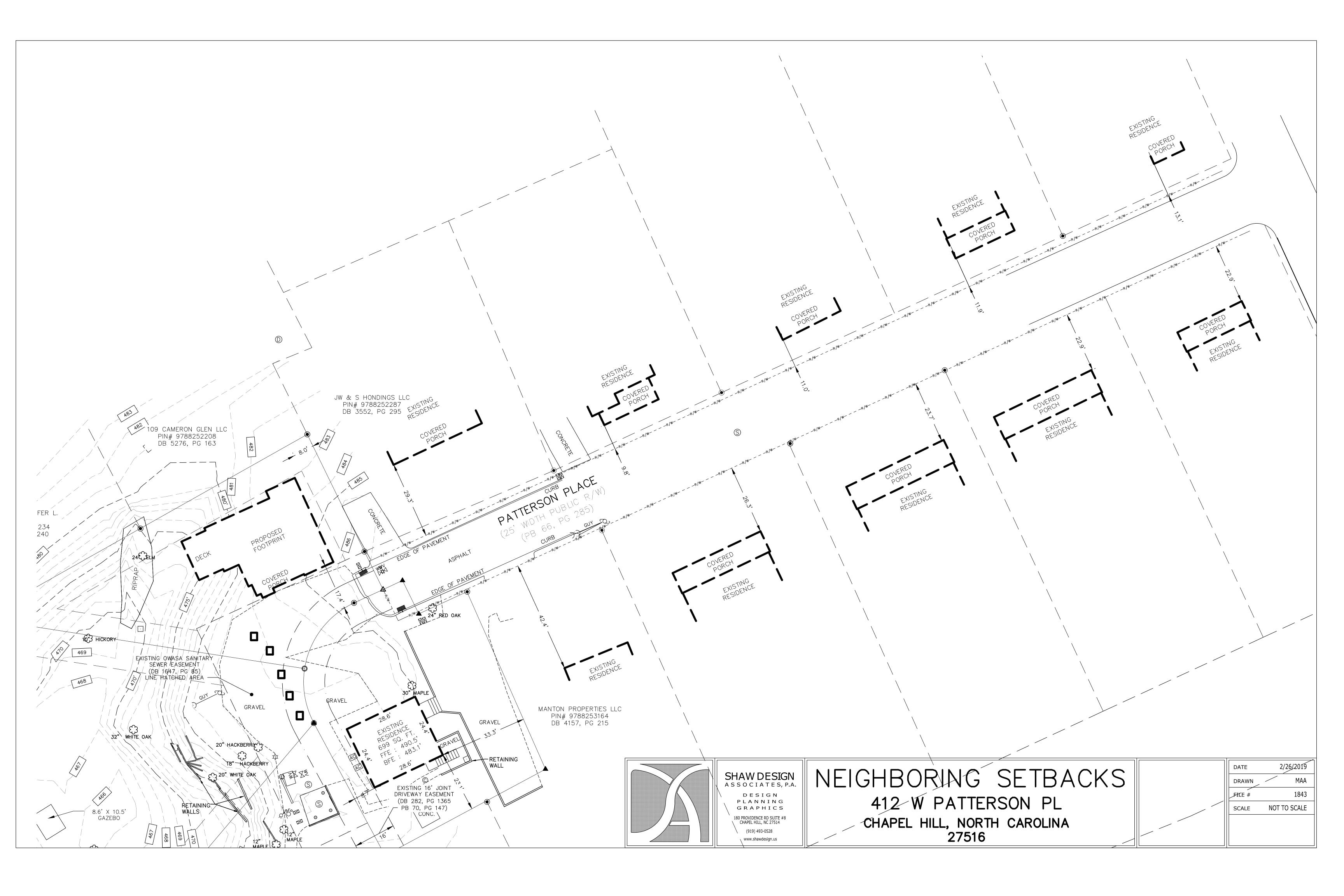
A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

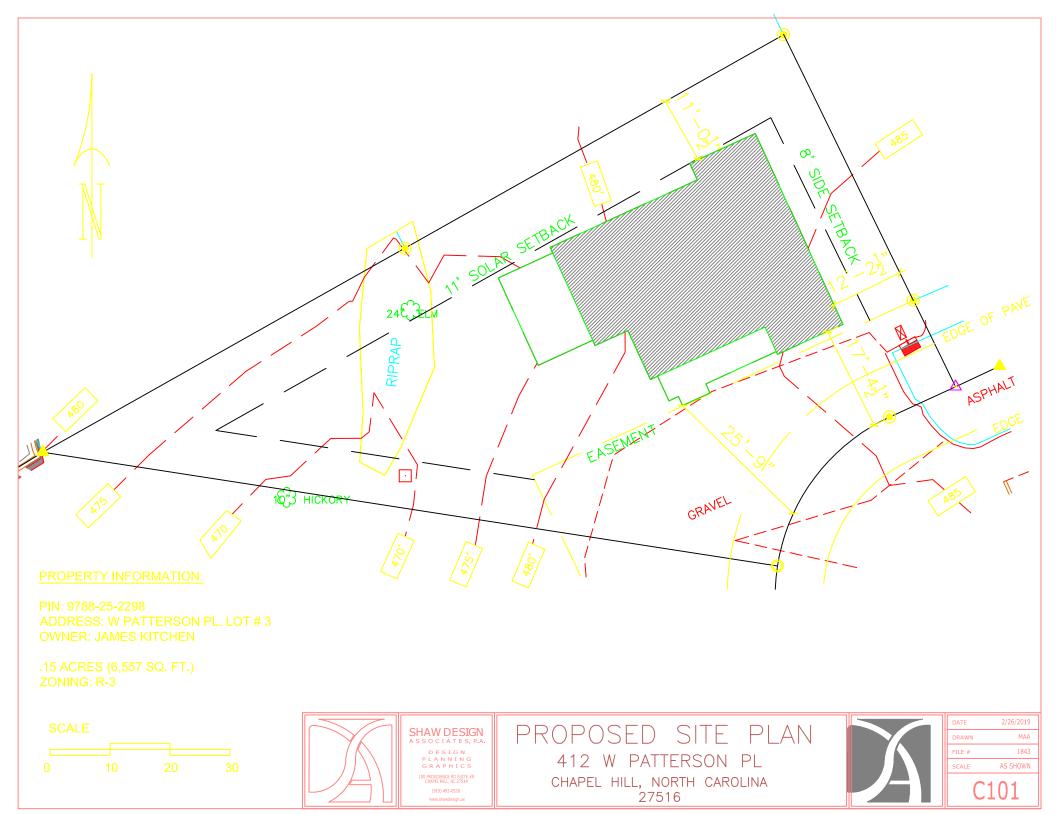
Requests may be emailed (aweakley@townofchapelhill.org), faxed, dropped off at Town Hall or the

Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst." Requestor's Name: Mailing Address: City, State, ZIP: Phone / FAX / Email: Check method(s) for report to be sent: US Mail ☐ Email ☐ FAX Call for pickup Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination: Owner Name(s): Company Name (if applicable): **Property Information** Fill in both columns, or fill in Parcel ID Number (PIN) and attach a site map indicating location. Parcel ID Number (PIN) Address / Location Description

Where the total area of the property(ies) to visit is over 3 acres, please attach an as-built drawing or a

topographic map with current landmarks.





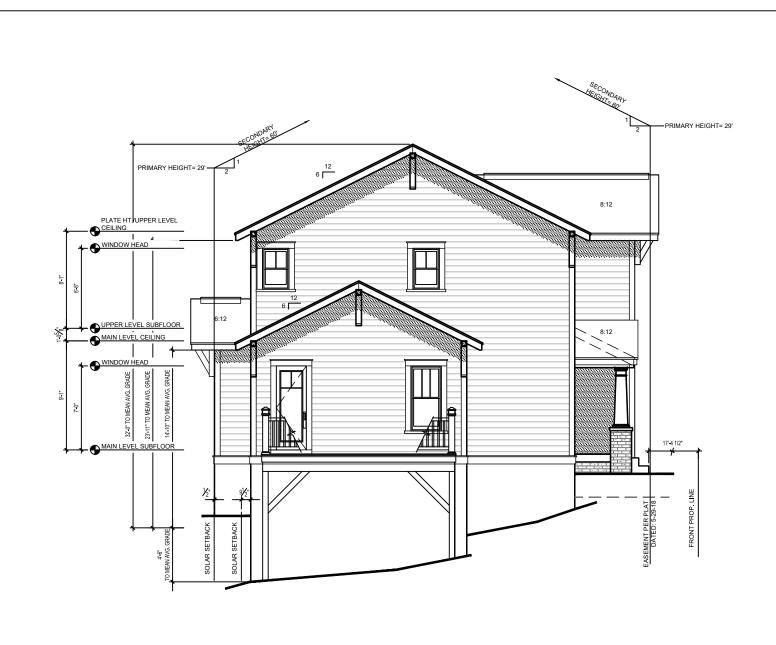




FRONT (SOUTH) ELEVATION

412 W PATTERSON PL CHAPEL HILL, NORTH CAROLINA 27516

A201		
SCALE	1/8" = 1'-0"	
FILE #	1843	
DRAWN	MAA	
DATE	12/26/2018	

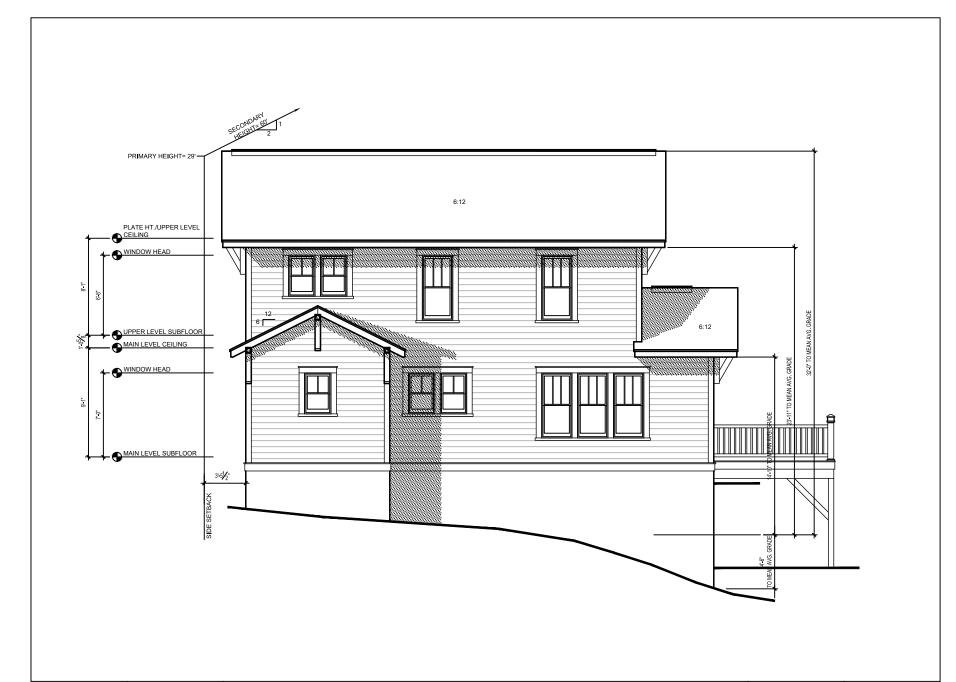




LEFT (WEST) ELEVATION

412 W PATTERSON PL CHAPEL HILL, NORTH CAROLINA 27516

A202		
SCALE	1/8" = 1'-0"	
FILE #	1843	
DRAWN	MAA	
DATE	12/26/2018	

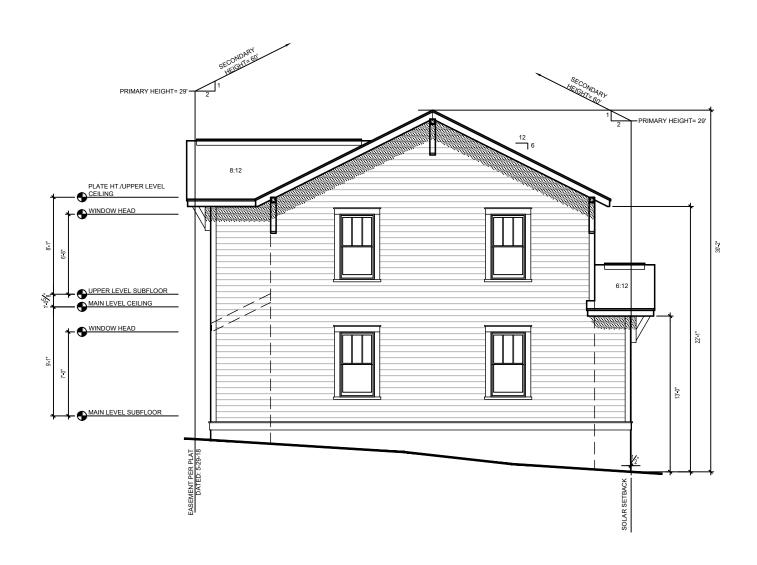




REAR (NORTH) ELEVATION

412 W PATTERSON PL CHAPEL HILL, NORTH CAROLINA 27516

A203		
SCALE	1/8" = 1'-0"	
FILE #	1843	
DRAWN	MAA	
DATE	12/26/2018	





RIGHT (EAST) ELEVATION

412 W PATTERSON PL CHAPEL HILL, NORTH CAROLINA 27516

A204		
SCALE	1/8" = 1'-0"	
FILE #	1843	
DRAWN	MAA	
DATE	12/26/2018	



410 W Patterson 1,440 sq.ft. - 1 story



406 W Patterson 2,514 sq.ft. - 1.5-1.75 story



402 W Patterson 1,777 sq.ft. - 1.75 story with 1/2 basement



210 Ransom St 1,088sq.ft. - 1 story with 1/4 basemet



PROPOSED 412 W Patterson 1,095 sq.ft. footprint (1,975 total sq.ft.)- 2 story



al sq.ft.)- 2 story

8 9788/25249 0.35A

9788/25249 0.35A

9788/25249 0.20A

9788/25249 0.20A

9788/25249 0.20A

9788/25249 0.35A



401 W Patterson 2,065 sq.ft. - 1.75 story



413 W Patterson 1,344 sq.ft. - 2 story



409 W Patterson 1,830 sq.ft. - 1.5 story



407 W Patterson 1,971 sq.ft. - 1.75 story with 1/2 basement

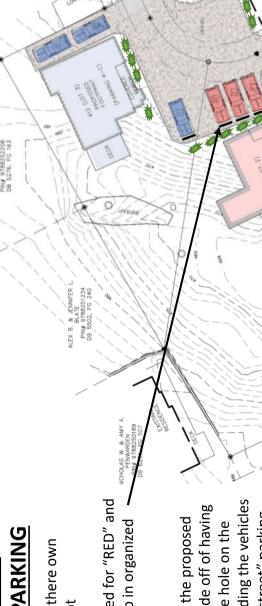


403 W Patterson 1,960 sq.ft. - 1.5 story

PROPOSED:

MASTER PARKING

- Each dwelling has there own Parking on their lot
- Parking curbs added for "RED" and (1) "BLUE" for help in organized
- ots as well as sending the vehicles dwelling(s) is a trade off of having to find other "off-street" parking. Parking in front of the proposed to "fill-in" the large hole on the



Reference to Design Guidelines: (same as previous slide)

- properties requiring neighborly • (pg. 18) "...a shared driveway accommodates adjoining <u>cooperation"</u>
- usually lead **from the street** to a • (pg. 18) "Single lane driveways rear or <u>s**ide yard** p</u>arking"
- (pg. 19) "If a historic driveway, match the original....replace it missing, either replace it to or **offstreet** parking area is with a new feature that is compatible..."

ANTON PROP PIN# 9788 DB 4157,

driveways and offstreet parking and detail with the character of configuration, material, scale, the building, site and district" (pg. 19) "Construct new areas in traditional



SHAW DESIGN ASSOCIATES, P.A. Chapel Hill, North Carolina 27514 (919)493-0528 | www.shawdesign.us

CHAPEL HILL, NC 27516 417 & 412 WEST PATTERSON PLACE



RG CHAPEL HILL HOLDINGS LL... YESULAITIS FAMILY TRUST JONES ADAM W 721 MT CARMEL CH RD 412 BROOKSIDE DR 712 GIMGHOUL RD CHAPEL HILL CHAPEL HILL CHAPEL HILL NC NC NC 27517 275162906 27514 UNIVERSITY OF N C WEST GWENDOLYN R SAYRE ALEXANDER L **UNKNOWN ADDRESS** 1408 NALLEY CIR 125 S GRAHAM ST CHAPEL HILL **DECATUR** Chapel Hill NC GΑ NC 27515 30033 27516 STEAGALL THOMAS M NIELSEN KAY FOWLER LC PARTNERS LLC 11700 MAN O WAR TRAIL 2383 MONTEREY DR NE PO BOX 3000 WHITSETT RALEIGH MARIETTA NC GΑ NC 27613 300683049 27377 GRAHAM BARBARA Y STATE OF NORTH CAROLINA ROUNDTREE LYNN PAUL 501 S MERRITT MILL RD 9001 MAIL SERVICE CENTER **5010 CAROLWOOD LANE** Chapel Hill RALEIGH DURHAM NC NC NC 27516 276999001 277138058 GORFKLE KENNETH M STOKES LUCY GARDNER FEARRINGTON WILBER L 3 LANIER DR P O BOX 52238 117 S GRAHAM ST CHAPEL HILL CHAPEL HILL DURHAM NC NC NC 27517 27717 275162325 NORTH CAROLINA STATE OF BRIGGS EDWARD OWENS SR P O BOX 629 9018 ABILENE PLACE UNIVERSITY OF N C RALEIGH CLINTON **UNKNOWN ADDRESS** NC MD 276020629 207353606 **UNC PROPERTIES 3 LLC** STATE OF NORTH CAROLINA NORTH CAROLINA STATE OF 1321 MAIL SERVICE CENTER P O BOX 629 1611 FERNCLIFF RD RALEIGH RALEIGH CHARLOTTE NC NC NC 276026029 28211 276991321 LEDER DAVID A WALKER SANDRA G ETAL PARK JUNHIE Y 420 BROOKSIDE DR 126 S GRAHAM ST 3019 BUCKINGHAM WAY CHAPEL HILL CHAPEL HILL **APEX** NC NC NC 27516 27516 27502 NORTH CAROLINA STATE OF **GRIFFIN ALFRED** JW & S HOLDINGS LLC 43 WEST 75TH ST 2A 9001 MAIL SERVICE CENTER 2207 WHITE OAK RD RALEIGH **NEW YORK** RALEIGH NC NY NC 10023 276999001 27608 MARTINEZ VICTORIA L SAYRE ALEX ETAL MANLEY JOHN R II 416 BROOKSIDE DR 110 OLDHAM PL 101 APPLE ST CHAPEL HILL CHAPEL HILL CHAPEL HILL NC NC NC

27516

27514

AFFORDABLE ALTERNATIVES L... 510 MEADOWMONT VILLAGE CI... Chapel Hill

NC 27517

MOORE SIDNEY A 122 S ROBERSON ST CHAPEL HILL

NC 27516

FIRST BAPTISH CHURCH TRUS...
106 N ROBERSON ST

CHAPEL HILL

NC 27516

FRANKLIN WEST LLC 5310 S ALSTON AVE #210

DURHAM NC 27713

TRUE BLUE PROPERTIES LLC 712 MARKET ST

WILMINGTON NC

NC 28401

STOKES LUCY G P O BOX 52238 DURHAM

NC 27717

WHITE DAVID G 6684 OLD NC 86 CHAPEL HILL

NC 27516

CHAPEL HILL HOUSING AUTHO...
405 MARTIN LUTHER KING JR B...

CHAPEL HILL

NC 27514

UNC PROPERTIES 1 LLC 1611 FERNCLIFF RD

CHARLOTTE

NC 28211

CRAIG P H 7503 SUNRISE RD CHAPEL HILL

NC

275149718

CRAIG P H JR 7503 SUNRISE RD CHAPEL HILL

NC

275149718

CRAIG P H JR 7503 SUNRISE RD CHAPEL HILL

NC

275149718

CUMMINS BRADLEY K 500 W CAMERON AVE

CHAPEL HILL

NC 27516

ROBERSON STREET PARTNER...

9221 BRACKEN LN CHAPEL HILL

NC 27516

ROBERSON STREET PARTNER...

9221 BRACKEN LN CHAPEL HILL

NC 27516

PENDERGRAFT JAMES W C

103 PRINCE ST CARRBORO

NC

275102215

CRAIG P H JR 7503 SUNRISE RD CHAPEL HILL

NC

275149718

RIDDLE JOSEPH P III

PO BOX 53729 FAYETTEVILLE

NC

283053729

CRAIG P H

7503 SUNRISE RD CHAPEL HILL

NC

275149718

CHAPEL HILL HOUSING AUTHO...
405 MARTIN LUTHER KING JR B...

CHAPEL HILL

NC 27514 STABLER DIANNE L 123 PRIESTLY CREEK DR

CHAPEL HILL

NC

275145432

COOK FAMILY PROPERTIES LL...

640 MORGAN CREEK RD

Chapel Hill

NC 27517

STABLER DIANNE L 123 PRIESTLY CREEK DR

CHAPEL HILL

NC

275145432

DEGRAFENREIDT PHYLIS

111 BASNIGHT LN CHAPEL HILL

NC

275162309

POTEAT WILLIAM O 438 WEST CAMERON ST

CHAPEL HILL

NC

275162710

ONTJES ETHAN A 5304 COSMOS CT

RALEIGH NC 27813

PIPKIN R MICHAEL

109 PRIESTLY CREEK DR

CHAPEL HILL

NC 27514

BETHUNE LAUREN LEE ETAL

1001 WOOD SAGE DR

CHAPEL HILL

NC 27516

FUGELSO OTIS J 117 BASNIGHT LN CHAPEL HILL

NC

275162309

ALBERNAZ PROPERTIES LLC

3800 CHARLESTON CT

GREENVILLE

NC 27834 CRAIG P H JR 7503 SUNRISE RD CHAPEL HILL NC

INC

275149718

MAXWELL DANIEL JR 427 CAMERON AVE CHAPEL HILL

NC

275162706

REED JASON W 434 W CAMERON AVE CHAPEL HILL

NC

275162709

WEBB WILLIAM WOODWARD J...

2410 LAKE DR RALEIGH NC 27609

SCHOSSOW RICHARD C 123 BASNIGHT LN

CHAPEL HILL NC

SCHOPLER FAMILY LLC 8220 MORROW MILL RD

CHAPEL HILL

NC 27516

27516

JW & S HOLDINGS LLC 2207 WHITE OAK RD

RALEIGH NC 27608

MCGUFFIN GREGORY M

110 CAMERON CT Chapel Hill

NC 27516

MILLER JUNE J

1330 LONGLEAF DRIVE FAYETTEVILLE

NC

283055207

LACKEY MILES 427A W CAMERON AVE

CHAPEL HILL

NC 27516 HARPER JAMES L 109 FAWN TRAIL JACKSONVILLE

NC 28540

GELLMAN ERIK

100 CAMERON GLEN DR

CHAPEL HILL

NC 27516

CAMERON & CAMERON HOLDI...

673 WAMPLER DR CHARLESTON

SC 29412

BRUMBACK STEPHEN L 206 EDGEWATER CIRCLE

CHAPEL HILL

NC 27516

JONES J DAVID JR 2532 HAMPTON AVE

CHARLOTTE

NC

282072520

MUNDAY SHAWN B 201 COMMONS WAY

CHAPEL HILL

NC 27516

RIDDLE JOSEPH P III

PO BOX 53729 FAYETTEVILLE

NC 28305

RIDDLE JOSEPH P III

PO BOX 53729 FAYETTEVILLE

NC 28305

CATO RENTAL LLC 3040 GRANVILLE DR

RALEIGH

NC 27609

KRUEGER THOMAS B

421 YATES CT CHAPEL HILL

NC

275162340

CIDER 6 LLC 2230 FOREST DR CHARLOTTE

NC 28211

HILL VIRGINIA 410 BROOKSIDE DR CHAPEL HILL

NC 27516

GREGORY VENTURES LLC

2231 WHITMAN RD

RALEIGH NC 27607

ALLRED RICHARD H

PO BOX 2555 HICKORY NC 28603

J W & S HOLDINGS LLC 2207 WHITE OAK RD

RALEIGH NC 27608

COOK BRIAN

407 BROOKSIDE DR CHAPEL HILL

NC

275162907

MORELL BONNIE 404 BROOKSIDE DR

CHAPEL HILL

NC

275162906

ROBERT DAVID L PO BOX 184 CHAPEL HILL

NC

275140184

BURNETT MARK HULET

102 OLD FORREST CREEK DR

CHAPEL HILL

NC

275145418

HAMER EUGENE F JR 407 C MCCAULEY ST

CHAPEL HILL

NC

JENNE GEORGE C 407-D MCCAULEY ST CHAPEL HILL

NC 27516

WILLIAMS TED L 201 BYNUM RIDGE RD PITTSBORO

NC 27312

SHOUSE SAMUEL HEADLEY
322 W UNIVERSITY DR
CHAPEL HILL

NC 27516

SAYE STEPHEN A 120 MARKET SQUARE #203

PINEHURST

NC 28374

HUSKEY WILLIAM E 403 MCCAULEY ST CHAPEL HILL

NC

275162601

MACDONALD JEFFREY M 8010 UNION GROVE CH RD

CHAPEL HILL

NC 27516

MEEKER JAMES E W 1563 SE HOLLY ST PORTLAND

OR 97214

WORTHAM CHARLES F

PO BOX 128 HANOVER

VA 23069

GEORGETOWN ROW ASSOC 318 MCCAULEY ST #5

CHAPEL HILL

NC 27516

MARSHBURN DAVID T 318 MCCAULEY ST #5

CHAPEL HILL

NC

275162732

HALPERN ADRIAN R 401 BROOKSIDE DR CHAPEL HILL

NC 27516

COPPERLINE INVESTMENTS LL...

4208 SULGRAVE RD

RICHMOND VA 23221

MEYSENBURG ROBIN C 318 MCCAULEY ST CHAPEL HILL

NC 27516

SMITH SCOTT ROBERT 345 ALFANDRE MEWS GAITHERSBURG

MD

208785797

DEAL HOLDINGS LLC 1001 GREENTREE DR

CHARLOTTE

NC 28211

DITMORE TYLER K 318 MCCAULEY ST

Chapel Hill NC 27516

MITCHELL HERMAN 320 W UNIVERSITY DR

CHAPEL HILL

NC 27514

WHITE GREGORY G 303 BROOKSIDE ST CHAPEL HILL

NC 27516

NORTH STREET PROPERTIES ...

705 GIMGHOUL RD CHAPEL HILL

NC 27514

BALMER JACQUELYN M TRUST...

1935 FIRESIDE DR CHAPEL HILL

NC 27517 JRM PROPERTIES LLC

109 PENNY RD HIGH POINT

NC 27260

MONTGOMERY KATHERINE M

109 PENNY RD HIGH POINT

NC 27260

ROSS COLEMAN D 318 W UNIVERSITY DR

CHAPEL HILL

NC

275162921

FRENCH DOOR PROPERTIES L...

751 EDGEHILL RD SOUTH

CHARLOTTE

NC 28207

SCHOPLER FAMILY LLC 8220 MORROW MILL RD

CHAPEL HILL

NC 27516

FISCHER WILLIAM C JR TRUST...

313 MCCAULEY ST CHAPEL HILL

NC 27516

BISCHOFF ADRIAN N 311 MCCAULEY ST CHAPEL HILL

NC 27514

VAUSE SUE F 750 WEAVER DAIRY

CHAPEL HILL

NC 27514

LYDIA BOAST TRUST 403 NESTWOOD DR CHAPEL HILL

NC 27516

KEMPTER BRYAN C 2700 WINNINGHAM RD

CHAPEL HILL

NC

WASHINGTON ANNA PEED 305 MCCAULEY ST CHAPEL HILL NC 275162723 LONG ELIZABETH HILTON 314 W UNIVERSITY DR CHAPEL HILL NC

WHITTIER BRIAN 4901 BOULDER RUN HILLSBOROUGH

NC 27278

27514

LYRIA BOAST TRUST 403 NESTWOOD DR CHAPEL HILL

NC 27516

BERKOWITZ SETH A 314 RANSOME ST CHAPEL HILL

NC 27516

BROWN JOYCE 891 WILLOW DR CHAPEL HILL

NC 27514

HALPERN ADRIAN R 200 MCCAULEY ST CHAPEL HILL

NC 27514

BROWN JOYCE 891 WILLOW DR CHAPEL HILL

NC 27514

KELLY ROBERT 400 RANSOM ST CHAPEL HILL

NC

275162746

JW&S HOLDINGS LLC 2207 WHITE OAK RD

RALEIGH NC 27608 BELL FAMILY PROPERTIES LLC

PO BOX 1113 CHAPEL HILL

NC 27514

COHN DOV I 527 COSWELL RD CHAPEL HILL

NC 27516

HARGROVE WILLIAM F JR A-2 GRAHAM COURT

CHAPEL HILL

NC

275162726

FARLEY THOMAS E 4803 FOREST OAKS DR GREENSBORO

NC

BETHUNE SALLY 1001 WOOD SAGE DR

CHAPEL HILL

NC 27516

27406

BOWLEN JEFFREY 233 MCCAULEY ST CHAPEL HILL

NC 27516

C BAM LLC

1100 E MOREHEAD ST

CHARLOTTE

NC 28204

MCAFEE GARY O

2213 COUNTRYWOOD NORTH ...

RALEIGH NC 27615

PETROVA KIRA A 401 BROOKSIDE DR CHAPEL HILL

NC 27516

TSENG IVAN

12708 RICHMOND RUN DR

RALEIGH NC 27614 RICE BRADLEY A 3327 TURNBRIDGE DR

RALEIGH NC 27609

OSSEY ISANNE H 210 MANCHESTER PL GREENSBORO

NC 27410

CRAVER ADELAIDE AUSTELL

522 W MARION ST

SHELBY NC 281505038

MENDEL FAMILY INVESTMENTS...

7554 ESTRELLA CIR BOCA RATON

FL 33433

PEAVY KENNETH A 174 OAKMONT PL MOUNT AIRY

NC 27030

GUILFORD INVESTMENT PROP...

146 CHURCH AVE HIGH POINT

NC 27262

COHEN MELVIN L PO BOX 578 MORGANTON

NC

286800578

KITTINGER JOSEPH W III

303 BRADLEY CREEK POINT R...

WILMINGTON

NC 28403

FEDOR JENNIFER

UNIT C-6 CHAPEL HILL

NC 27516

HEALEY KENT W 6 SWEETBRIAR LN CHAPEL HILL

NC

BETHUNE SALLY T 1001 WOOD SAGE DR CHAPEL HILL NC

27516

HARGROVE WILLIAM F JR 233 MCCAULEY ST

Chapel Hill NC 27516

PATTERSON PAMELLA G 1916 E 8TH ST CHARLOTTE

NC 28204

BETHUNE SALLY TART 1001 WOOD SAGE DR CHAPEL HILL

NC 27516

POE WILLIAM E III 3801 SEDGEWOOD CIR

CHARLOTTE NC 28211

CAMERON GLEN HOMEOWNER... 103 CAMERON GLEN DR

CHAPEL HILL

NC 27516

27516

CAMERON GLEN HOMEOWNER...
103 CAMERON GLEN DR

CHAPEL HILL NC

BROWN COURTNEY PO BOX 400

ALBEMARLE NC

28802 HORNE GERALD C 106 CAMERON GLEN DR

CHAPEL HILL NC

275162333

PENWARDEN NICHOLAS W 113 CAMERON GLEN DR

CHAPEL HILL

NC 27516 HUDGINS EDWARD E 101 CAMERON GLEN DR

CHAPEL HILL

NC 27516

REAVES H D JR

104 CAMERON GLEN DR

CHAPEL HILL NC

27516 WHYTE ROBERT S

WHYTE ROBERT S
103 CAMERON GLEN DR
CHAPEL HILL

NC 27516

LOGUE STEPHEN S JR 10 PALMETTO DR WRIGHTSVILLE BEACH

NC 28480

HARDY WILLIAM M P O BOX 1022 KINSTON NC

28503

ATP PROPERTIES LLC 273D BLUE POND RD

CLAYTON NC 27520

BLATE ALEX B

111 CAMERON GLEN DR

CHAPEL HILL

NC

275162333

CAMERON GLEN HOMEOWNER...
103 CAMERON GLEN DR

CHAPEL HILL

NC 27516

BARFIELD WOODROW 107 CAMERON GLEN DR

CHAPEL HILL

NC 27516

JAMES FORREST MICHAEL

314 YADKIN DR RALEIGH

NC

276096363

SAPASETTY RAMANAND 103 DEWBERRY CT

CARY NC 27518

MALLETT ELIZABETH G HRS

30180 RUFFINS CHAPEL HILL

NC 27517

DURHAM & HUDSON LLC 122 WINDY HILL LANE

LEICESTER

NC 28748

MALLETT ELIZABETH G HRS

30180 RUFFINS CHAPEL HILL

NC 27517

PORTER GRANT T 122 KENAN ST CHAPEL HILL

NC 27516

GIJOLU LLC

1434 ARBORETUM Chapel Hill

NC 27517

KITCHEN JAMES H 109 NEW CASTLE DR

CHAPEL HILL

NC 27517

KITCHEN JAMES H 109 NEW CASTLE DR

CHAPEL HILL

NC 27517

109 CAMERON GLEN LLC

BOX 16637 Chapel Hill NC 27516

KITCHEN JAMES 109 NEW CASTLE DR

CHAPEL HILL

NC 27517

JW & S HOLDINGS LLC LLIEN INC LYNCH JOHN RICHARD JR 2207 WHITE OAK RD 691 JONESTOWN RD PO BOX 171 RALEIGH WINSTON-SALEM CHAPEL HILL NC NC NC 27608 27103 275140171 KITCHEN JAMES LAWLER DEVELOPMENT GROU... ROBBINS JEFFREY M 109 NEW CASTLE DR 420 WESTWOOD DR 304 MCCAULEY ST CHAPEL HILL CHAPEL HILL CHAPEL HILL NC NC NC 27517 275162737 27516 HOLLINGSWORTH DANIEL B LLIEN INC COOPER LAMBERT PROP LLC 187 E MAIN ST 691 JONESTOWN RD 403 W PATTERSON PL BREVARD WINSTON SALEM CHAPEL HILL NC NC NC 28712 27103 27516 **DURHAM & HUDSON LLC** LLIEN INC ROJO PROPERTIES LLC **122 WINDY HILLS LANE** 691 JAMESTOWN RD 309 E PATTERSON PL LEICESTER WINSTON SALEM Chapel Hill NC NC NC 28748 27516 271031206 JONES JOHN D III JENNE MARY GRAHAM CHEN CELIA H TRUSTEE ETAL 812 CHRISTOPHER RD 406 W CAMERON AVE PO BOX 99507 CHAPEL HILL CHAPEL HILL RALEIGH NC NC NC 27514 27514 27624 KITCHEN JAMES YARBROUGH GLENDA Y LAWLER DEVELOPMENT GROU... 109 NEW CASTLE DR 126 MALLETTE ST 420 WESTWOOD DR CHAPEL HILL CHAPEL HILL CHAPEL HILL NC NC NC 27517 27516 27516 MANTON PROPERTIES LLC HANKINS DONALD W FAUBER ROY E PO BOX 1411 311 E PATTERSON PLACE 116 ESSEX DR CARRBORO Chapel Hill CHAPEL HILL NC NC NC 27510 27514 275162735 DAVIS ROBERTO A EVERETT LISA A PAYNE BRIAN K 103 LOCH COVE LN 4462 RICHMOND HILL DR 300 MCCAULEY ST **CARY** MURRELLS INLET Chapel Hill NC SC NC 29576 27518 27516 SWENDIMAN ALAN R PARROTT JAMES M V TRUSTEE ALPHA SIGMA OF CHI PSI INC 409 W CAMERON AVE 403 W CAMERON AVE PO BOX 886 CHAPEL HILL CHAPEL HILL CHAPEL HILL

NC

NC

27514

27514

COLINDRES MELIDA D

643 WELLINGTON DR

CHAPEL HILL

NC

NC

27516

27516

Chapel Hill

SLEBOS MATTHEW

402 W CAMERON AVE

NC

NC

28210

27516

CHARLOTTE

412 W CAMERON LLC

6302 FAIRVIEW RD STE 580

HALPERN ADRIAN R 200 MCCAULEY ST CHAPEL HILL NC

27516

CHARLES H HICKS REVOCABL...
234 MCCAULEY ST

CHAPEL HILL

NC

275162720

VAN CLAY SHIRLEY A 317 E PATTERSON PL

CHAPEL HILL

NC

275162735

HOLLANDER INVESTMENTS LL...

6 VANDORA PL DURHAM

NC 27705

HOLLANDER INVESTMENTS LL...

6 VANDORA PL DURHAM

NC 27705

HOAG GRETCHEN K 1424 ARBORGATE CIR

CHAPEL HILL

NC 27514

HOLLANDER INVESTMENTS LL...

6 VANDORA PL DURHAM

NC 27705

M&A PROPERTY INVESTMENT...

1801 DEER FERN DR RALEIGH

NC 27606

NORTH CAROLINA STATE OF 1321 MAIL SERVICE CENTER

RALEIGH NC

276991321

NORTH STATE STATE OF 1321 MAIL SERVICE CENTER

RALEIGH NC

276991321

FEARRINGTON JEANETTE S

55 MORTON RD CHAPEL HILL

NC 27517

NELSON AARON PO BOX 4062 CHAPEL HILL

NC 27515

NELSON AARON PO BOX 4062 CHAPEL HILL

NC 27515

HUNT WILLIAM M 260B EDGEWOOD DR

Chapel Hill NC 27517

PRAZMA JIRI 807 KENMORE RD CHAPEL HILL

NC

275141445

GRIFFIN ALFRED W 43 W 75TH ST #2A

NEW YORK

NY 10023

IRELAND GREGG E 1434 ARBORETUM DR

CHAPEL HILL

NC 27517

JONES JOHN D III 812 CHRISTOPHER RD

CHAPEL HILL

NC 27514

JONES JOHN D III 812 CHRISTOPHER RD

CHAPEL HILL

NC 27514

GLJO LU LLC

319 PROVIDENCE RD

Chapel Hill

NC 27514 JONES JOHN D IV 118 MALLETTE ST CHAPEL HILL

NC 27516

FISHER THOMAS G 920 COWPER ST

RALEIGH NC 27608

FISHER LEASING COMPANY IN...

P O BOX 6579 RALEIGH NC 27628

LC PARTNERS LLC PO BOX 3000 WHITSETT

NC

273773000

LC PARTNERS LLC PO BOX 3000 WHITSETT

NC

273773000

BRYANT DONNA M 129 MALLETTE ST CHAPEL HILL

NC

275162531

CHABAD OF DURHAM INC

501 N ESTES DR CHAPEL HILL

NC 27514

SPENCER JAMES C III 121 MALLETTE ST CHAPEL HILL

NC 27516

CHAPEL HILL FOUNDATION RE... 300 SOUTH BLDG CB#1000 UN...

CHAPEL HILL

NC

275991000

GRANVILLE TOWERS LLC 300 SOUTH BLDG CB#1000 UN...

CHAPEL HILL

NC

CHAPEL HILL FOUNDATION RE... 300 SOUTH BLDG CB#1000 UN...

CHAPEL HILL

NC

275991000

CHAPEL HILL FOUNDATION RE... 300 SOUTH BLDG CB#1000 UN...

CHAPEL HILL

NC

275991000

BREWER NOEL T 227 VANCE ST CHAPEL HILL

NC 27516

AYCOCK PERRY W III 224 VANCE ST CHAPEL HILL

NC 27516

STEIN ERIC S 222 VANCE ST Chapel Hill

NC 27516

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NORTH CAROLINA STATE OF 1321 MAIL SERVICE CENTER

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