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): 9788252240 Date: 3/1/19

Section A: Project Information

Project Name: 417 W Patterson Place

Property Address: 417 w Patterson Place, Chapel Hill NC Zip Code: 27516

Existing Zoning District: R-3

Description of Request: Application for Certificate of Appropriateness: Construction of a new dwelling on W Patterson Pl in Chape Hill, on an extremely challenging lot.

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

Applicant Information (to whom correspondence will be mailed):

Name: Keith Shaw

Address: 180 Providence Suite # 8

City: Chapel Hill State: NC Zip Code: 27514

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

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: Keith Shaw Date: 2-28-19

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: James Kitchen

Address: 109 New Castle Dr.

City: Chapel Hill State: NC Zip Code: 27517

Phone: 919-801-5230 Email: jim@jimkitchen.org

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: [illegible] Date: 2/28/19

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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	
X	**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.	
X	**Recorded Plat or Deed of Property**	
X	**Stream Determination – necessary for all submittals**	
N/A	**Jurisdictional Wetland Determination – if applicable**	
X	**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.

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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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SHAW DESIGN ASSOCIATES, P.A.
180 Providence Road, Suite 8
Chapel Hill, North Carolina 27514
(919)493-0528 | **www.shawdesign.us**

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 February 12, 2019 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.

History

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 January 8th, 2019 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;

"*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 Pl 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*

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 Pl 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

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. Prayer for Relief.

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:	18-131
Subject Property Address:	417 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 417 W. Patterson Place (West Patterson Place Lot #2).

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.

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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 22nd day of February, 2019.

Robert Epting

Robert Epting, Commission Chair

Date Filed with Town of Chapel Hill Planning Department: February 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.

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Office of Planning and Sustainability
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QUESTIONS?
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Chapel Hill Historic District

Certificate of Appropriateness Application

Project:	417 WEST PATTERSON PLACE
Permit:	

Project Description: New Construction:

1. Constructing a new 2,183 heated square foot (two-story) 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

☐ Application complete and accepted

☐ Application not complete and returned with a notation of deficiencies

BY:

DATE:

Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (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 Information

Property Address:	**417 West Patterson Place**	**Parcel ID Number:**	9788252240
Property Owner(s):	**James Kitchen**	**Email:**	Jim@jimkitchen.org
Property Owner Address:	109 New Castle Dr		
City:	**CHAPEL HILL**	**State:**	**NC**
Zip:	**27517**	**Phone:**	**919-801-5230**
Historic District:	☒Cameron-McCauley ☐ Franklin-Rosemary ☐ Gimghoul	**Zoning District:**	**R-3**

B: Applicant Information

Applicant:	**KEITH SHAW, AIA**	**Role (owner, architect, other):**	**ARCHITECT**
Address (if different from above):	**180 PROVIDENCE RD. SUITE #8**		
City:	**Chapel Hill**	**State:**	**NC**
Zip:	**27514**		

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.)**

☐**Restoration or alteration**

☒**New construction or additions**

☐**Sign**

☐**After-the-fact application** (for unauthorized work already performed).

☐**Demolition or moving of a site feature.**

☐**Request for review of new application after previous denial**

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:	***Minimum setbacks***			***Maximum heights***			**Lot size**
R-3	**Street**	**Interior**	**Solar**	**Primary**	**Secondary**		**.35 ACRES 15,350 SQ.FT.**
Required by zoning	24	8	11	29	60		
Proposed	**25'-8"**	**8'-6"**	**11'-5"**	**27'-7"**	**38'-9"**		
	Existing	**Change +/-**	**Total**	**Total Floor Area Ratio**			
Floor Area (main structure)	0	**+1,271** (main bldg)	1,271	**Existing**	**Proposed**	**ISA/NLA ratio**	
Floor Area (all other)	0	**+ 124** (front porch)	124	926 (GRAVEL)	**1,395**	**Existing**	**Proposed**
Impervious Surface Area (ISA)	0	**+1,395**	1,395	926	**2,322**	.06	**.151**
New Land Disturbance (10FT PERIMETER)			**3,740**				

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

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E: Applicable Design Guidelines

The Town's Design Guidelines for the Chapel Hill Historic Districts are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in Section 3.6.2(e)(4) 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.
PG. 5	Differential Design	*"...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."* The proposed design is different to the existing (old) in the sense of it's 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 vertical accents as the gable treatment.
PG. 5	Guidelines Setting	*"Introduce new buildings in ways that are compatible with the visual and associative characteristics of the historic district"* 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.
PG. 5	Historic Property	*"…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"* 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.
PG. 49	Shutters	*"Replace missing or deteriorated wooden shutters with new shutters that match the originals, sized to fit the opening, and are mounted to the sash side of the window casing so they could be operated."* The Proposed front elevation will have wooden shutters sized correctly to each window. Historically they were used not only for shading, but to provide privacy from common public areas.
PG. 52	New Construction	*"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"* *"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 located in the rear, approx. centered to the core of the dwelling.

Town of Chapel Hill
Office of Planning and Sustainability
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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.	☒	☐	☐	☐	☐
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: ☒ Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. ☒ 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 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.	☐	☐	☐	☐	☐
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). ☒ 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: ☒ 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). ☒ 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).	☐	☒	☐	☐	☐

☐ Provide a written 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 associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted. ☐ If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. ☐ As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. ☐ Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.	☒		☐	☐	☐
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	☒		☐	☐	☐

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

QUESTIONS?
Call or email us!

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 (if different from above)	Signature	Date

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

QUESTIONS?
Call or email us!

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 on this sheet. 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)

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.

a) 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;
c) The exterior construction materials, including textures and patterns;
d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
e) The roof shape, form, and materials;
f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
g) The general form and proportion of the buildings;
h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
i) 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.

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

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 associate with the property.

SHAW DESIGN ASSOCIATES, P.A.
180 Providence Road, Suite 8
Chapel Hill, North Carolina 27514
(919)493-0528 | **www.shawdesign.us**

WEST PATTERSON PLACE LOT #2
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 # 2 on W Patterson Place. The side-gabled dwelling would have a footprint that covers 9.1% 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 south 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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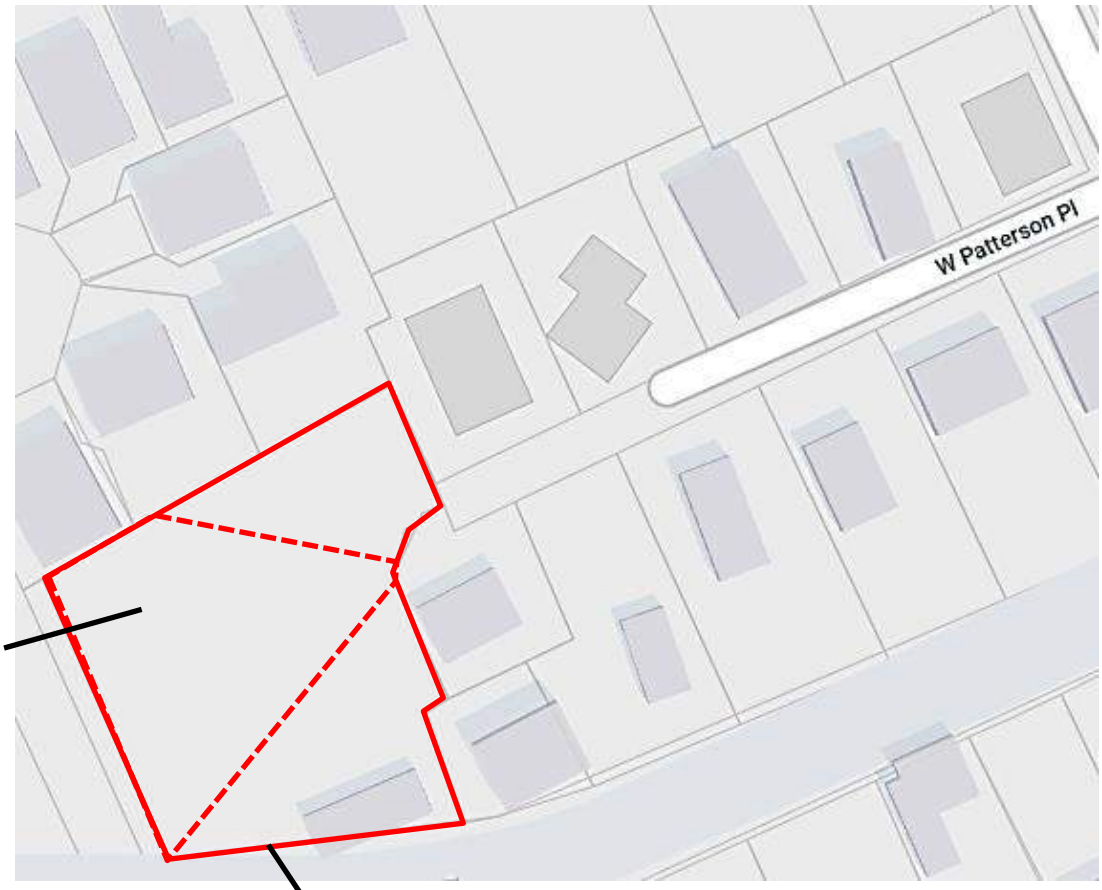
WEST PATTERSON PLACE LOT #2
CHAPEL HILL, NC 27516
CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

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 #2, consist of .35 acres of un-constructed virgin soils.



Subdivided lot #2 shown with dashed red line

Original lot 415 shown with solid red line

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WEST PATTERSON PLACE LOT #2
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'-7" 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)*

The proposed dwelling complies to all required setbacks to zoning district R-3. It is placed approx. 26' back from the front (street) property line, which is the average setback of the dwellings on the south 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 8'-3" / 11'-3" from the side property lines.

C. Exterior construction materials: 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 (with board and batten as the gable treatments on the front elevation, which is the modern material that most closely matches the character of the surrounding

dwellings. The front porch (with wood decking boards) will have 2 tapered craftsman columns down to a brick square base.

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. Shutters, on the front, constructed of 1x wood slats (sized correctly to each window per guidelines pg. 49). 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.

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. Form and proportions of buildings and structures: 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: There is an existing Gazebo at the lowest portion of the lot that will remain as is and will not be harmed during the construction of the new dwelling.

> *"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. Structural conditions and soundness: 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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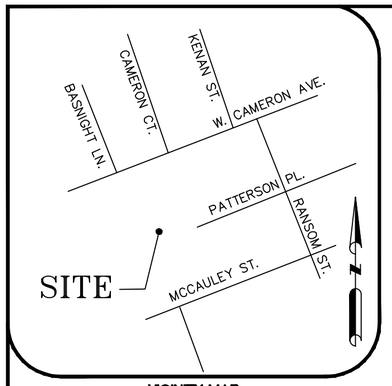
WEST PATTERSON PLACE LOT #2
CHAPEL HILL, NC 27516
CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

EXISITING CONDITON PHOTOS:



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNER

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON CERTIFY THAT _____ ORDERED THE WORK OF SURVEYING AND RECOMBINATION AND THAT THEY HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH THEIR FREE CONSENT.

_____

BY: _____
TITLE

NORTH CAROLINA
_____COUNTY

I,_____, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT _____PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS_____, OF_____, A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS _____, SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS _____.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I, ERIC M. MANTURUK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE _(AS SHOWN)_; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE __(AS SHOWN)_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 27,500 _; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

_____ DAY OF _____, A.D. 20__.

_____
ERIC M. MANTURUK PLS L–5019

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47–30 (f)(11)(d). 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.

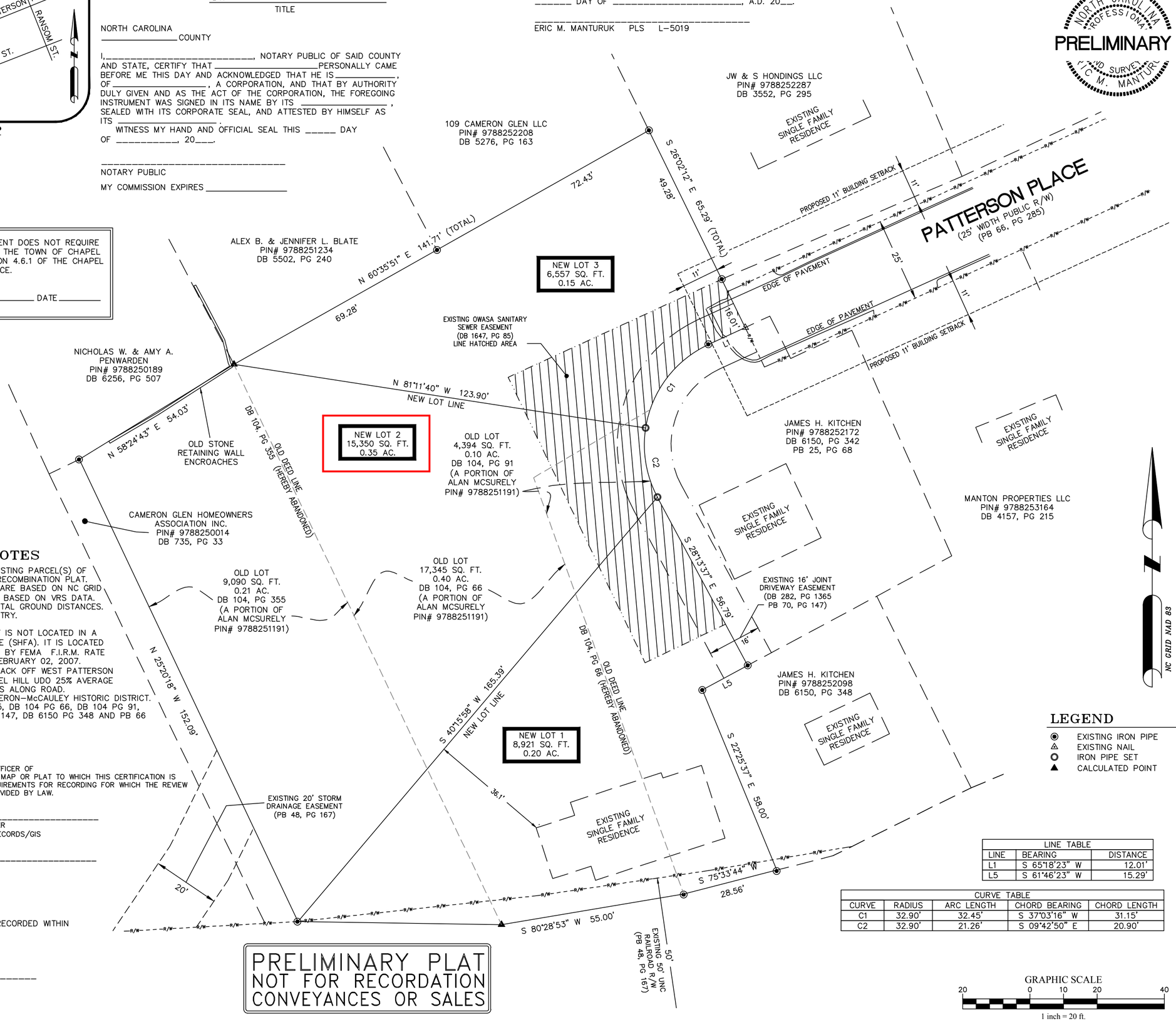
_____
ERIC M. MANTURUK PLS L–5019

NORTH CAROLINA PROFESSIONAL SEAL L-5019 LAND SURVEYOR ERIC M. MANTURUK

PRELIMINARY

RECORDING OF THIS DOCUMENT DOES NOT REQUIRE SUBDIVISION APPROVAL OF THE TOWN OF CHAPEL HILL AS PROVIDED IN SECTION 4.6.1 OF THE CHAPEL HILL DEVELOPMENT ORDINANCE.

_____ DATE _____
TOWN OF CHAPEL HILL



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXEMPT RECOMBINATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID COORDINATES NAD 83 (2011) BASED ON VRS DATA.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. ZONING: R–3
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE (SHFA). IT IS LOCATED WITHIN ZONE "X" AS DEFINED BY FEMA F.I.R.M. RATE MAP 3710978800 J DATED FEBRUARY 02, 2007.
7. PROPOSED 11' BUILDING SETBACK OFF WEST PATTERSON PLACE R/W BASED ON CHAPEL HILL UDO 25% AVERAGE SETBACK OF EXISTING HOUSES ALONG ROAD.
8. SITE IS LOCATED WITHIN CAMERON–McCAULEY HISTORIC DISTRICT.
9. REFERENCES: DB 104 PG 355, DB 104 PG 66, DB 104 PG 91, DB 282 PG 1365, PB 70 PG 147, DB 6150 PG 348 AND PB 66 PG 285.

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, _____, 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 OFFICE HAS RESPONSIBILITY AS PROVIDED BY LAW.

_____
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: _____

TOWN MANAGER ENDORSEMENT

PROVIDED THAT THIS PLAT BE RECORDED WITHIN 30 DAYS OF FINAL APPROVAL.

APPROVED BY:

_____
TOWN MANAGER

_____
DATE

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

LEGEND

- EXISTING IRON PIPE
- EXISTING NAIL
- IRON PIPE SET
- CALCULATED POINT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 65°18'23" W	12.01'
L5	S 61°46'23" W	15.29'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	32.90'	32.45'	S 37°03'16" W	31.15'
C2	32.90'	21.26'	S 09°42'50" E	20.90'

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 – 0481 (919) 489 – 4789

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

OWNER INFORMATION:
ALAN McSURELY
415 W PATTERSON PLACE
CHAPEL HILL, NC 27516

OWNER REPRESENTATIVE:
JAMES KITCHEN
EMAIL: jim@jimkitchen.org
TEL: (919) XXX–XXXX

ISSUED	DATE
TOWN COMMENTS	22 JUN 18

415 W PATTERSON PLACE
CHAPEL HILL TWSP, ORANGE CO., NORTH CAROLINA

RECOMBINATION PLAT

JOB NUMBER:	118006.00
DATE:	29 MAY 18
SCALE:	1"=20'
DRAWN BY:	SMI
REVIEWED BY:	EMM

SHEET
1 OF 1

PROPERTY INFORMATION:

PIN: 9788-25-2240
ADDRESS: W PATTERSON PL. LOT # 2
OWNER: JAMES KITCHEN

.35 ACRES (15,350SQ. FT.)
ZONING: R-3
RCD: NO

PROPOSED AREA OF DISTURBANCE:
*APPROX. 3,740 SF
* EVERY EFFORT TO MINIMIZE AREA OF DISTURBANCE WILL ME MADE

PROPOSED IMPERVIOUS AREA:
+ 1,272 SF PRINCIPLE BUILDING FOOTPRINT
+ 124 SF FRONT PORCH FOOTPRINT
+ 1,395 SF TOTAL NEW IMPERVIOUS

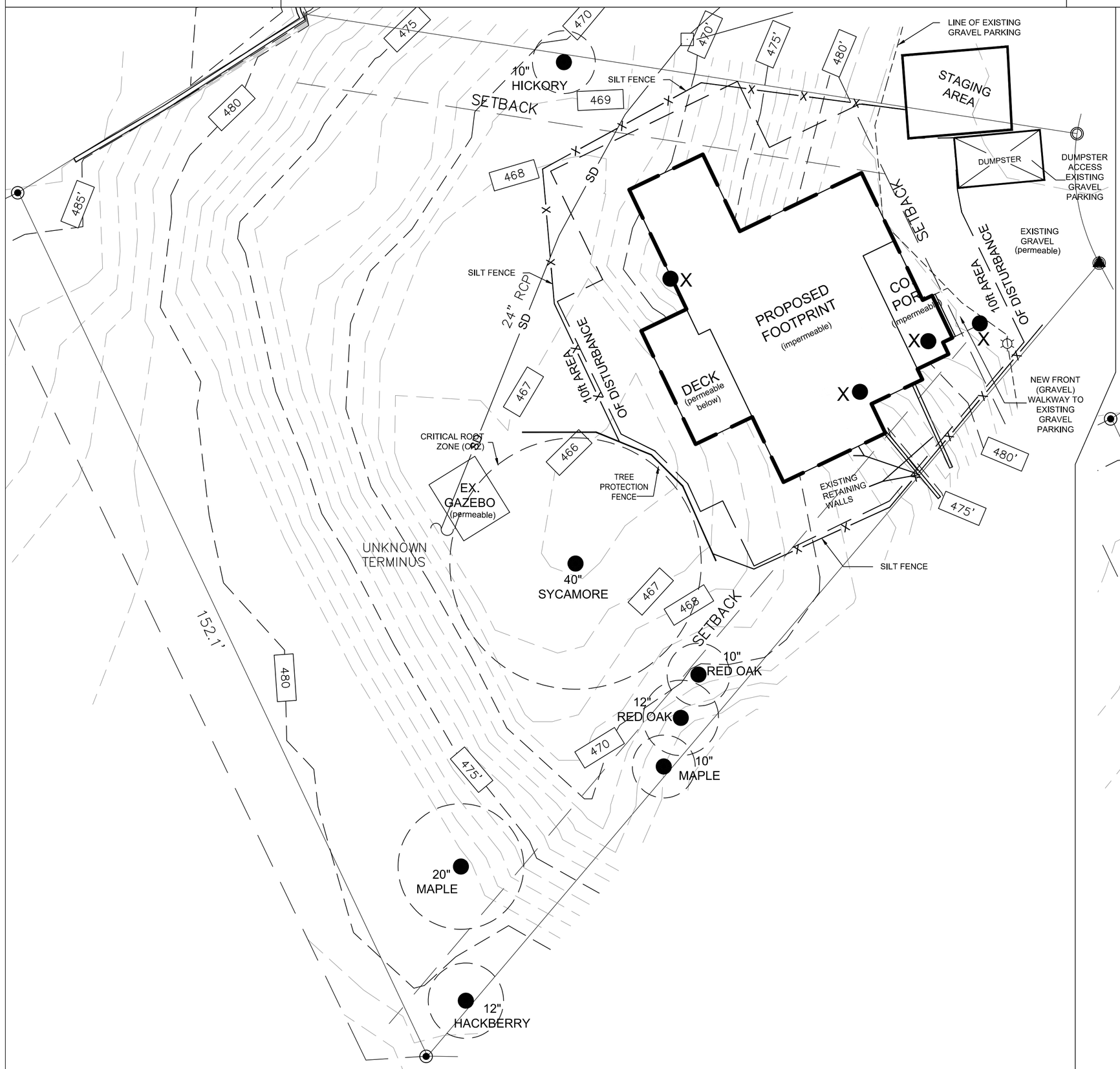
ISA / NLA RATIO:
* EXISTING ISA: 0 SF (EMPTY LOT)
* PROPOSED ISA: (0SF + 1,395 SF) = 1,395 SF
* PROPOSED ISA / NLA RATIO: 9.1%

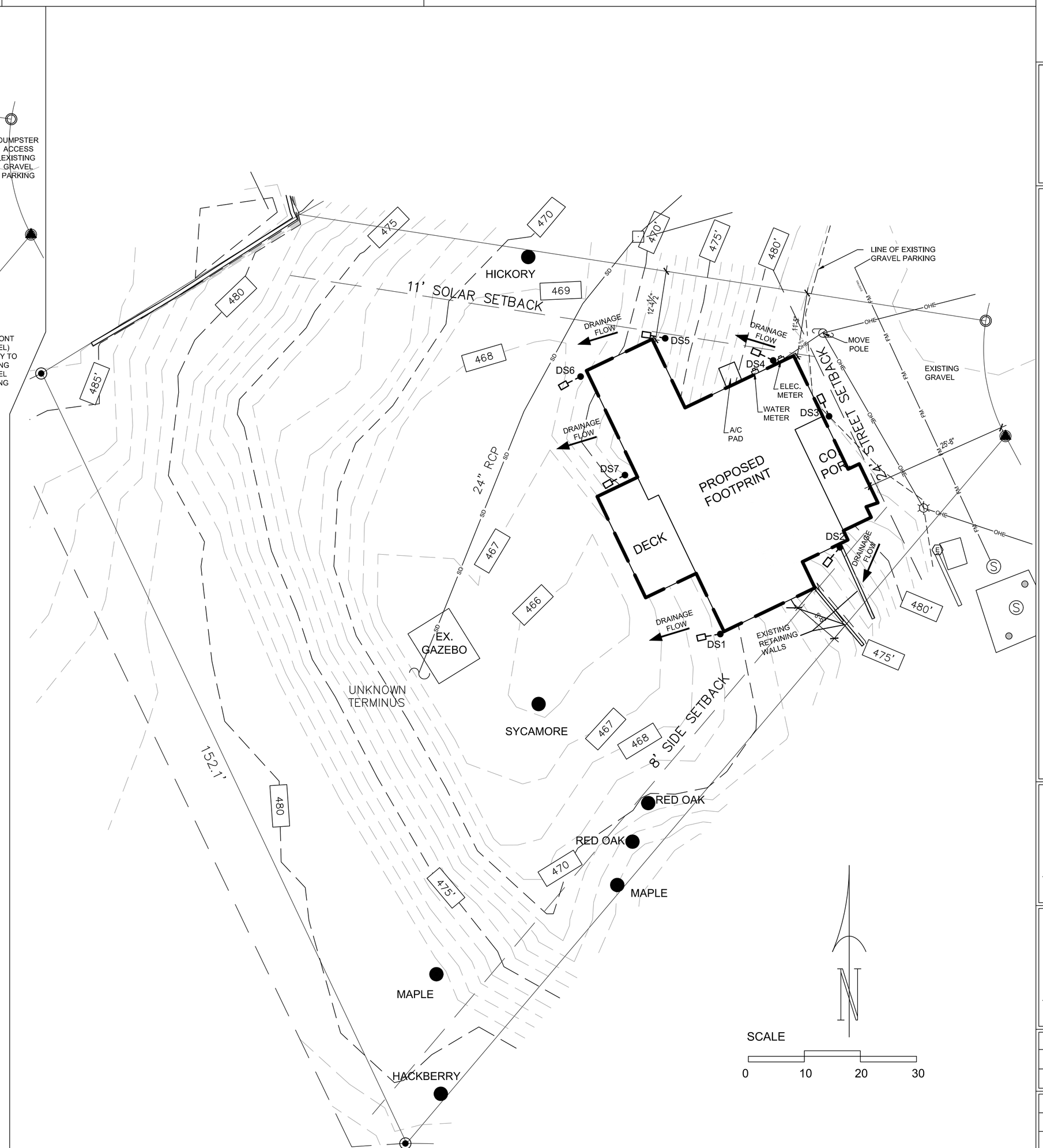
PERMEABLE SURFACES:
* EXISTING GRAVEL PARKING
* NEW GRAVEL WALK TO EX. GRAVEL PARKING
* REAR ELEVATED DECK (PERMEABLE BELOW)

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). LOT 3 (NORTH) HAS ALSO BEEN SUBMITTED FOR APPROVALS. THEREFORE, LOCATION OF STAGING AND DUMPSTER CAN BE SHARED BETWEEN THE TWO PROJECTS.

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

Downspout Outlet #	Area of Roof (sq.ft.)
DS1	320
DS2	179
DS3	375
DS4	167
DS5	108
DS6	105
DS7	340





SHAW DESIGN ASSOCIATES, P.A.
DESIGN PLANNING GRAPHICS
180 PROVIDENCE RD SUITE #8
CHAPEL HILL, NC 27514
(919) 493-0528

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PROPOSED SITE PLANS

KITCHEN - PATTERSON PLACE LOT 2
417 PATTERSON PLACE
CHAPEL HILL, NC 27514

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED ARCHITECT KEITH SHAW 8925 CHAPEL HILL, NC NORTH CAROLINA

PRELIMINARY NOT FOR CONSTRUCTION
SHAW DESIGN ASSOCIATES, P.A. REGISTERED ARCHITECTURAL DESIGN FIRM CHAPEL HILL, N.C. NORTH CAROLINA

REVISIONS

DATE	12/13/2018
DRAWN	-
FILE #	1842

C102
SHEET - OF -

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

1-C102 PROPOSED SITE PLAN
SCALE: AS SHOWN
DRAINAGE and UTILITY PLAN

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 Weakley

Allison Schwarz Weakley
Stormwater Analyst

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Telephone (919) 969-7246
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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 to the properties listed above for a stream determination conducted on 12/19/2017 by Town Staff:

☐ No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.

☒ Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map(s).

A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Watershed Riparian Buffer:

☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must determined by a field survey commissioned by the owner or a representative.

☐ Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer.

☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

Allison Weakley

Town Staff Signature

1/2/2018
Date

Stream Determination Area Map

- Old Spring Box
- Ephemeral Stream
- Perennial Stream
- Railroads
- Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- Approximate Jordan Buffer

Subject Property

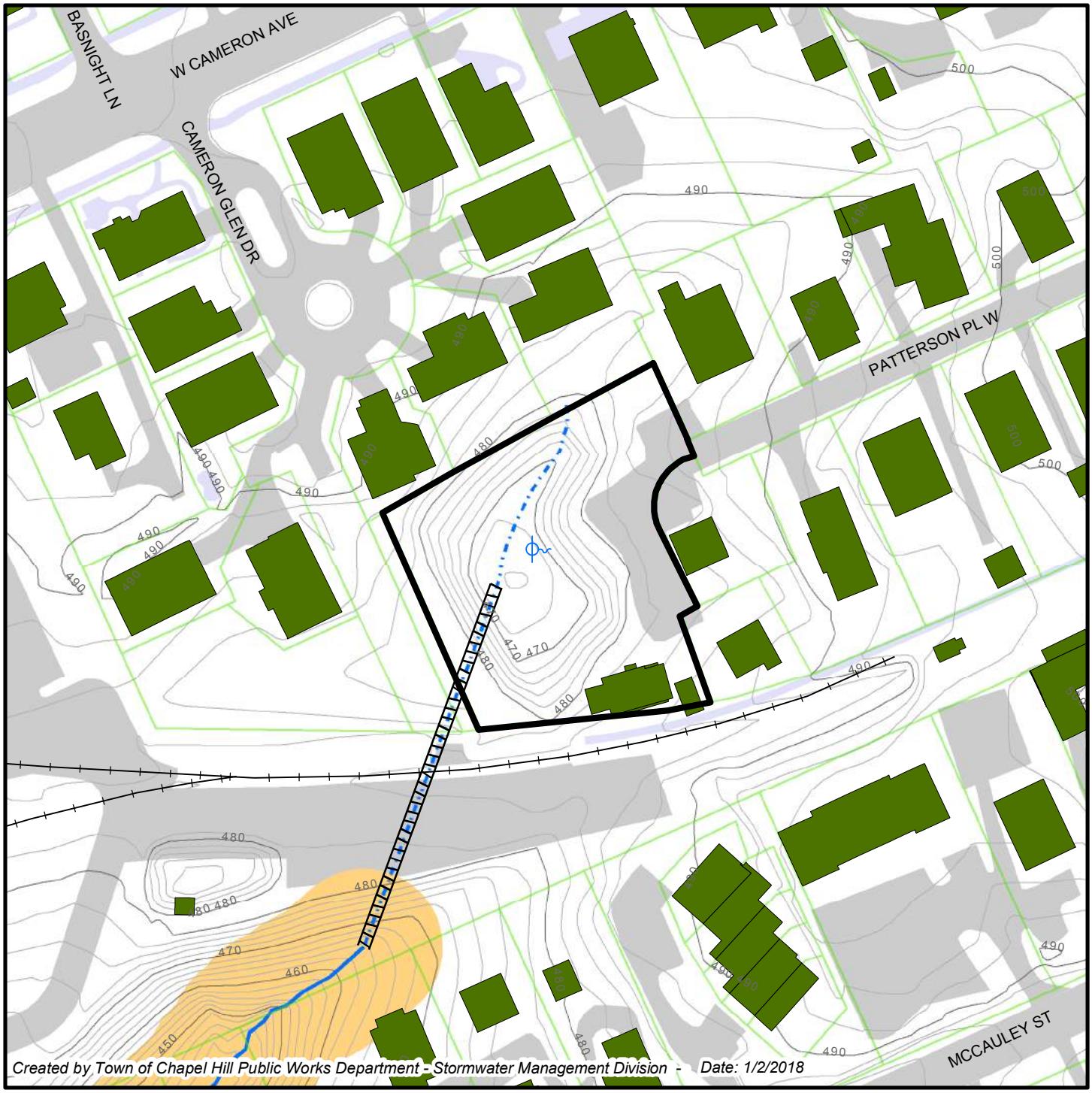
Address: 415 W. Patterson Place, Chapel Hill, NC

Parcel ID: 9788-25-1191

0 40 80 160 Feet

1 inch = 92 feet

Stream locations are approximate and must be verified by survey. Buffers are measured from top of bank. RCD buffers may apply. Please contact theTown of Chapel Hill Planning Department to verify.



USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

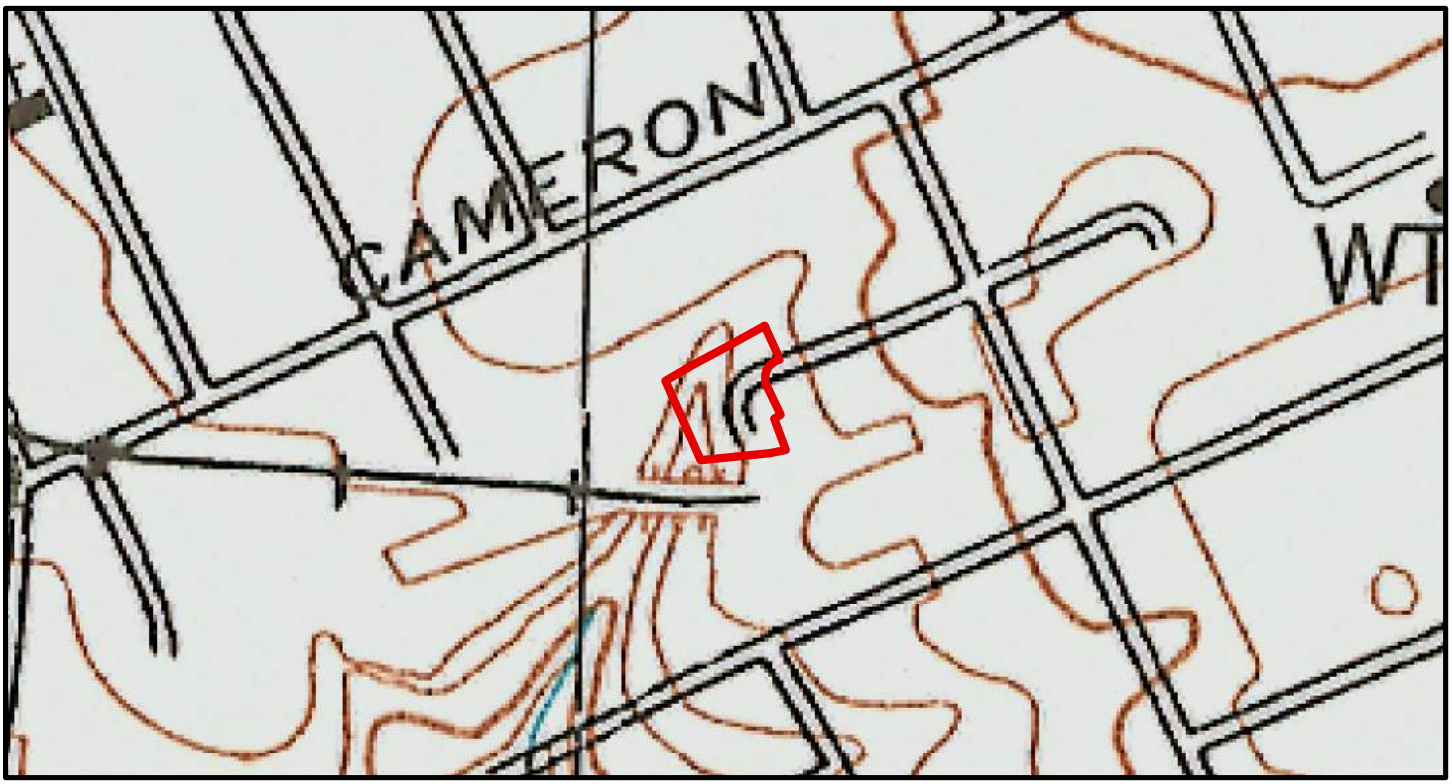
0 100 200 300 400 Feet

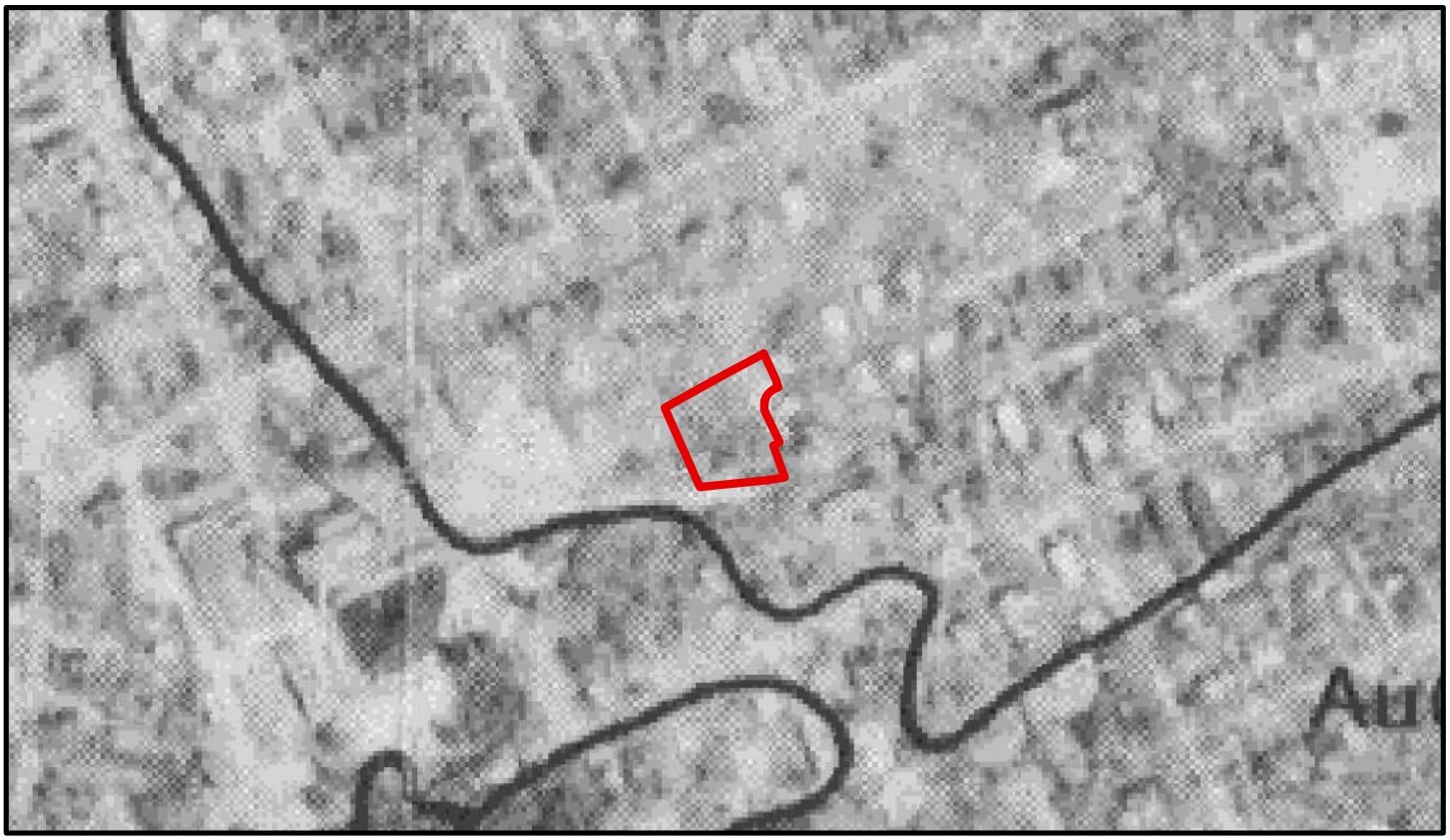
1 inch = 333 feet

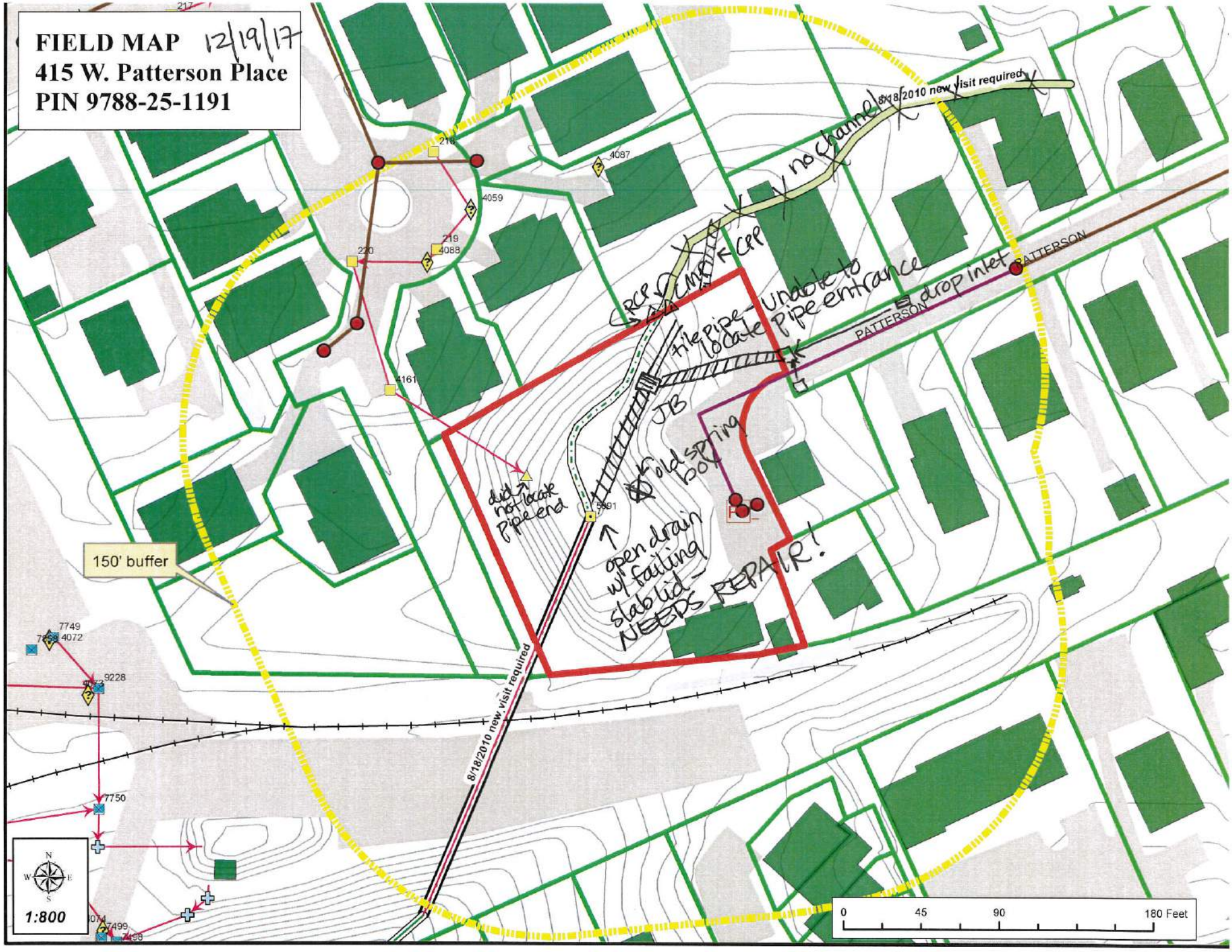
Address: 415 W. Patterson Place, Chapel Hill, NC

Parcel ID: 9788-25-1191

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






FIELD MAP 12/19/17
415 W. Patterson Place
PIN 9788-25-1191
8/18/2010 new visit required
no channel
CRP
CRCP
CMP
tile pipe - unable to locate pipe entrance
PATTERSON
drop inlet
JB
old spring box
did not locate pipe end
open drain w/ failing slab lid - NEEDS REPAIR!
150' buffer
8/18/2010 new visit required
1:800
0
45
90
180 Feet

20171219|200

NC DWQ Stream Identification Form Version 4.11

Date: 12/19/17	Project/Site: 415 W. Patterson Pl	Latitude: 35.908
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.06
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 10.5	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other *e.g. Quad Name:*

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
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	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		Yes = 3	

[a] artificial ditches are not rated; see discussions in manual

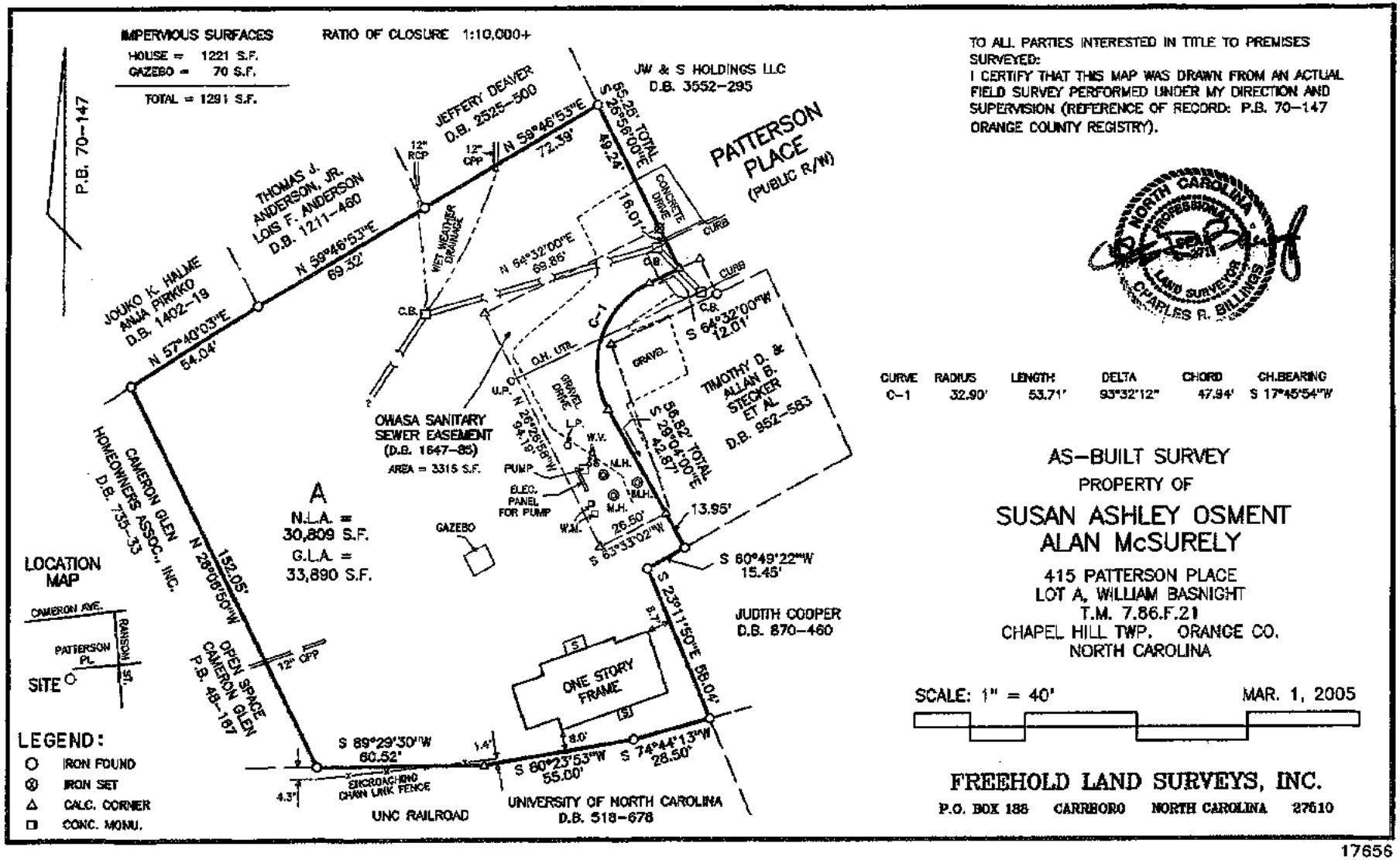
B. Hydrology (Subtotal = 1)				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 4)				
18. Fibrous roots in streambed	3	2	1 →	0
19. Rooted upland plants in streambed Juglans	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	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 none	FACW = 0.75; OBL = 1.5 Other = 0			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: Feature begins @ pipe outfall. Stormwater flows down channel armored with boulders & under roots of large walnut tree.



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
I CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION (REFERENCE OF RECORD: P.B. 70-147 ORANGE COUNTY REGISTRY).

NORTH CAROLINA PROFESSIONAL SEAL 3371 LAND SURVEYOR CHARLES R. BILLINGS

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	32.90'	53.71'	93°32'12"	47.94'	S 17°45'54"W

AS-BUILT SURVEY
PROPERTY OF
SUSAN ASHLEY OSMENT
ALAN McSURELY
415 PATTERSON PLACE
LOT A, WILLIAM BASNIGHT
T.M. 7.86.F.21
CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

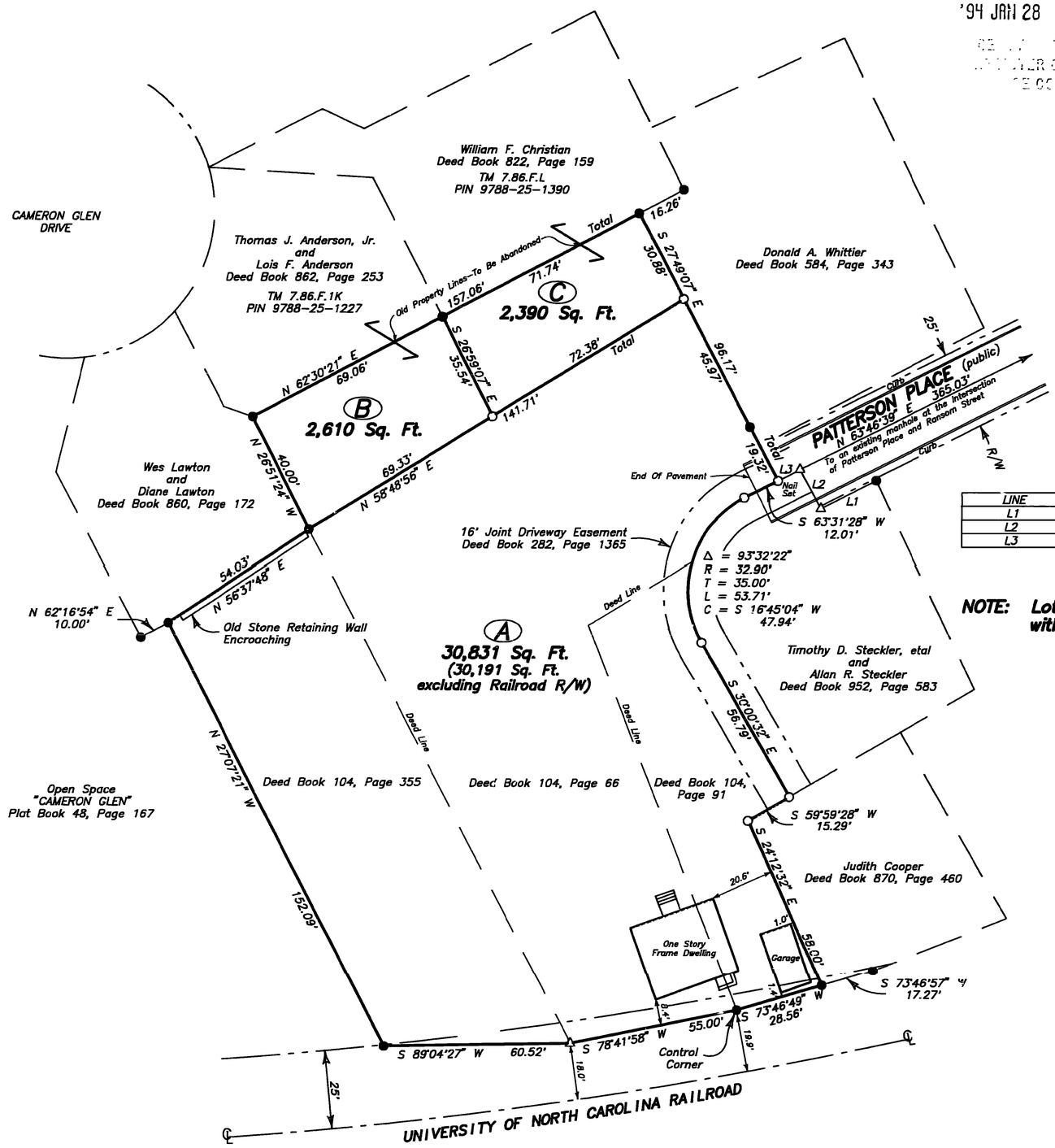
SCALE: 1" = 40' MAR. 1, 2005

FREEHOLD LAND SURVEYS, INC.
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

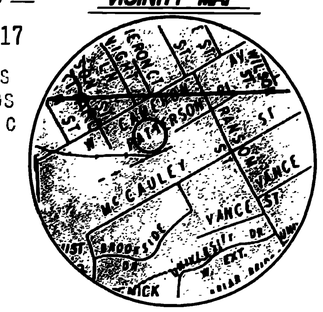
17656

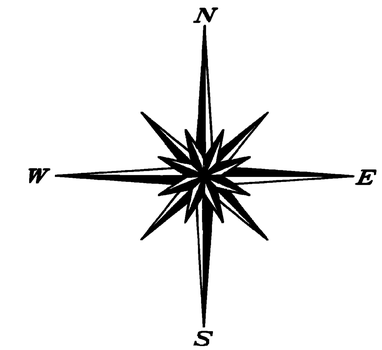
Book 70 Page 147

FILED
BOOK/~~PAGE~~ 70 PAGE/# 147
'94 JAN 28 PM 1 17
BETTY JUDE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.



VICINITY MAP





Plat Book 48, Page 167

LINE	DIRECTION	DISTANCE
L1	S 63°31'28" W	20.00'
L2	N 27°56'32" W	14.00'
L3	S 63°31'28" W	8.10'

NOTE: Lots B and C are to be recombined with the adjoining lots as shown.

NORTH CAROLINA-ORANGE COUNTY
The foregoing certificate(s) of
Rachel R. McNair
Notary Public of the designated governmental units is/are certified to be correct.
Filed for registration on the 28 day of Jan 19 94
at 1:17 o'clock P.M., in Book 70 Page 147.
This the 28 day of Jan, 19 94
Betty Jude Hayes, Register of Deeds
By: Linda C. Clayton Asst/Deputy

I, Terry L. Westendorf, L-3232, certify that this plat was drawn from an actual field survey performed under my direction and supervision; the ratio of precision is 1:10,000; lines not surveyed are shown broken, and plotted from the referenced information; this map was prepared in accordance with G.S. 47-30, as amended; this survey is of a recombination of existing parcels of land, a court ordered survey, or other exemption to the definition of subdivision.

Witness my original signature, registration number and seal
JANUARY 27, 1994.

Land Surveyor

NORTH CAROLINA, Chatham COUNTY

I, a Notary Public of the County and State aforesaid, certify that Terry L. Westendorf, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this 27 day of January, 1994.

Rachel R. McNair
Notary Public

My commission expires: 4-7-96

— RECOMBINATION PLAT —

PROPERTY OF

WILLIAM D. BASNIGHT

TOWN OF CHAPEL HILL, ORANGE CO., NORTH CAROLINA
JANUARY 23, 1994
SCALE 1"=30'

30 0 30 60

Existing Iron Stake
Iron Stake Set
Mathematical Point

Areas by Coordinate Computation

NO CHANGE IN PROPERTY LINES
DUE TO OWNERSHIP DIFFERENCE,
NEED DEED(S) TO CHANGE.

OWNER: William D. Basnight
Route 1, Box 598
Pittsboro, NC 27312
Will Book 18-675
TM 7.86.F.21 7.86.F.1K 7.86.F.1L
PIN 9788-25-1174 9788-25-1227 9788-25-1390

Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 17.2 of the Chapel Hill Development Ordinance.
Kendal Brown
1-28-94

WESTENDORF
SURVEYING & MAPPING
106 SOUTH CHRISTOPHER ROAD
CHAPEL HILL, NORTH CAROLINA
(919)933-8515

940113A81

Book 70 Page 147

1938
ROSEMARY
FRANKLIN
BASNIGHT
YATES MOTOR COMPANY
COLONY
GRANVILLE TOWERS
GRANVILLE TOWERS
FRATERNITY
COLUMBIA
FETTER
KEMAN
MALLETTE
CAMERON
WILSON
ROBERSON
BASNIGHT
MERRITT MILL
GRAHAM
CAMERON GLEN
PATTERSON
MCCAULEY
RANSOM
PHARMACY
SOUTH
MEDICAL
VANCE
BROOKSIDE
DAUER
VANCE
UNIVERSITY
UNIVERSITY
BAMBRIDGE
FITTSBORO
COLUMBIA
DENTAL
MANNING
COLE
GRANT
LOCUST
RAIN TREE
HILLTOP
PENNOCK

Rec'd 12/5/17 AEW

PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT DIVISION
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Chapel Hill, NC 27514-5705
Telephone (919) 969-7246
Fax (919) 969-7276
www.townofchapelhill.org

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: ALAN McSurely

Mailing Address: 415 W. Patterson PL

City, State, ZIP: CH, NC 27516

Phone / FAX / Email: 919-381-0856

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:

Alan McSurely (Signature) 11/29/17 (Date)

Owner Name(s): ALAN McSurely (Please print)

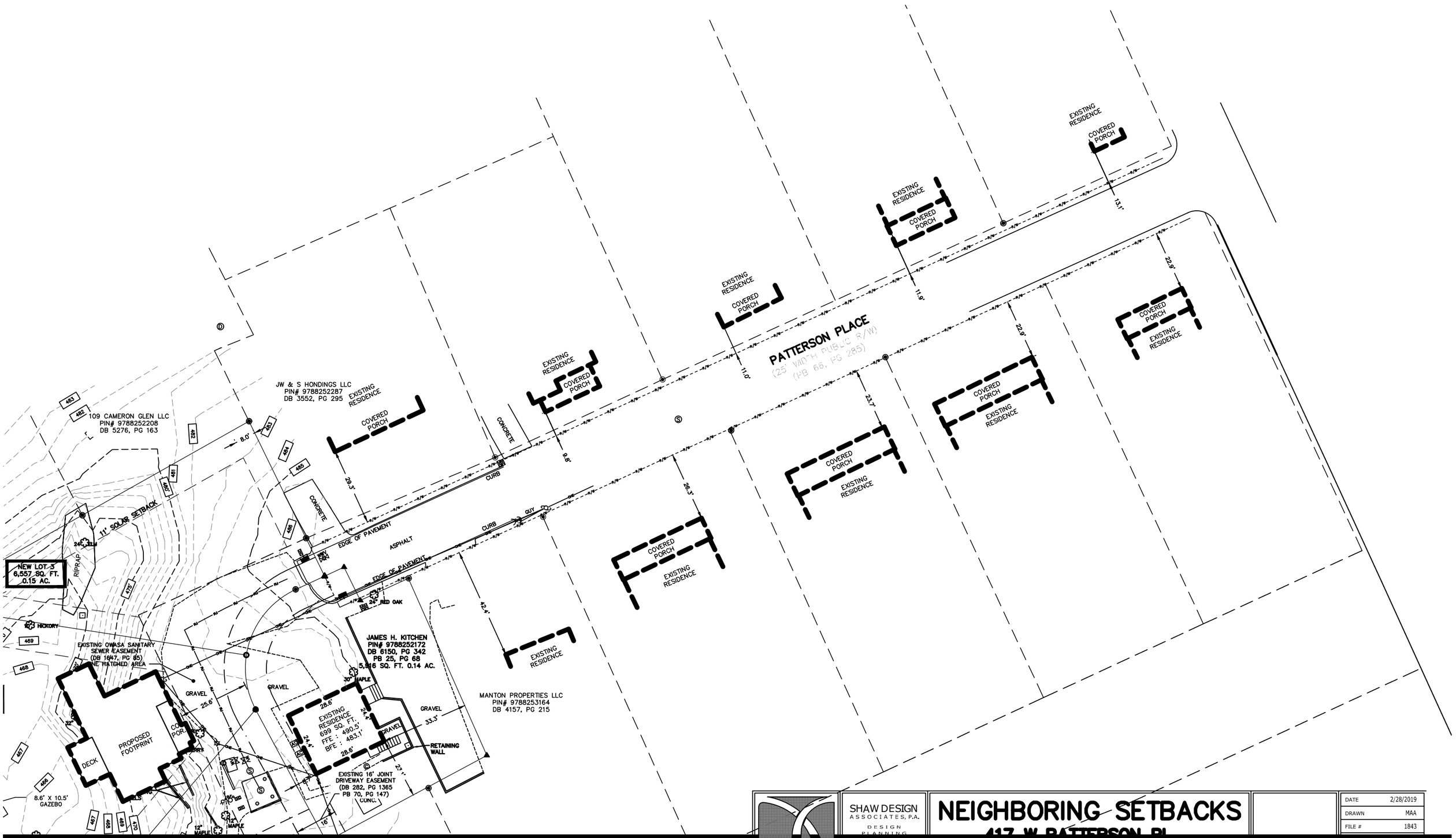
Company Name (if applicable):

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
9788-25-1191	415 W. Patterson PL
	Chapel Hill, NC 27516

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.



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PLANNING
GRAPHICS
180 PROVIDENCE RD SUITE #8
CHAPEL HILL, NC 27514
(919) 493-0528
www.shawdesign.us

NEIGHBORING SETBACKS

417 W PATTERSON PL

CHAPEL HILL, NORTH CAROLINA 27516

DATE	2/28/2019
DRAWN	MAA
FILE #	1843
SCALE	NOT TO SCALE

C101

475
470
470'
475'
480'
10" HICKORY
11' SOLAR SETBACK
12'-4"
11'-5"
GRAVEL
485'
25'-8"
PROPOSED FOOTPRINT 1271 SQ.FT.
CO. POR. 122 S.F.
20" HACKBERRY
DECK 191 SQ.FT.
8'-6"
480'
466
EX. GAZEBO
EX.RETAINING WALLS
475'
40" SYCAMORE
8' SIDE SETBACK
152.1'
480
10" RED OAK
470
12" RED OAK
475'
10" MAPLE
20" MAPLE

N

PROPERTY INFORMATION:

PIN: 9788-25-2240
ADDRESS: W PATTERSON PL. LOT # 2
OWNER: JAMES KITCHEN

.35 ACRES (15,350SQ. FT.)
ZONING: R-3

SCALE

0 10 20 30

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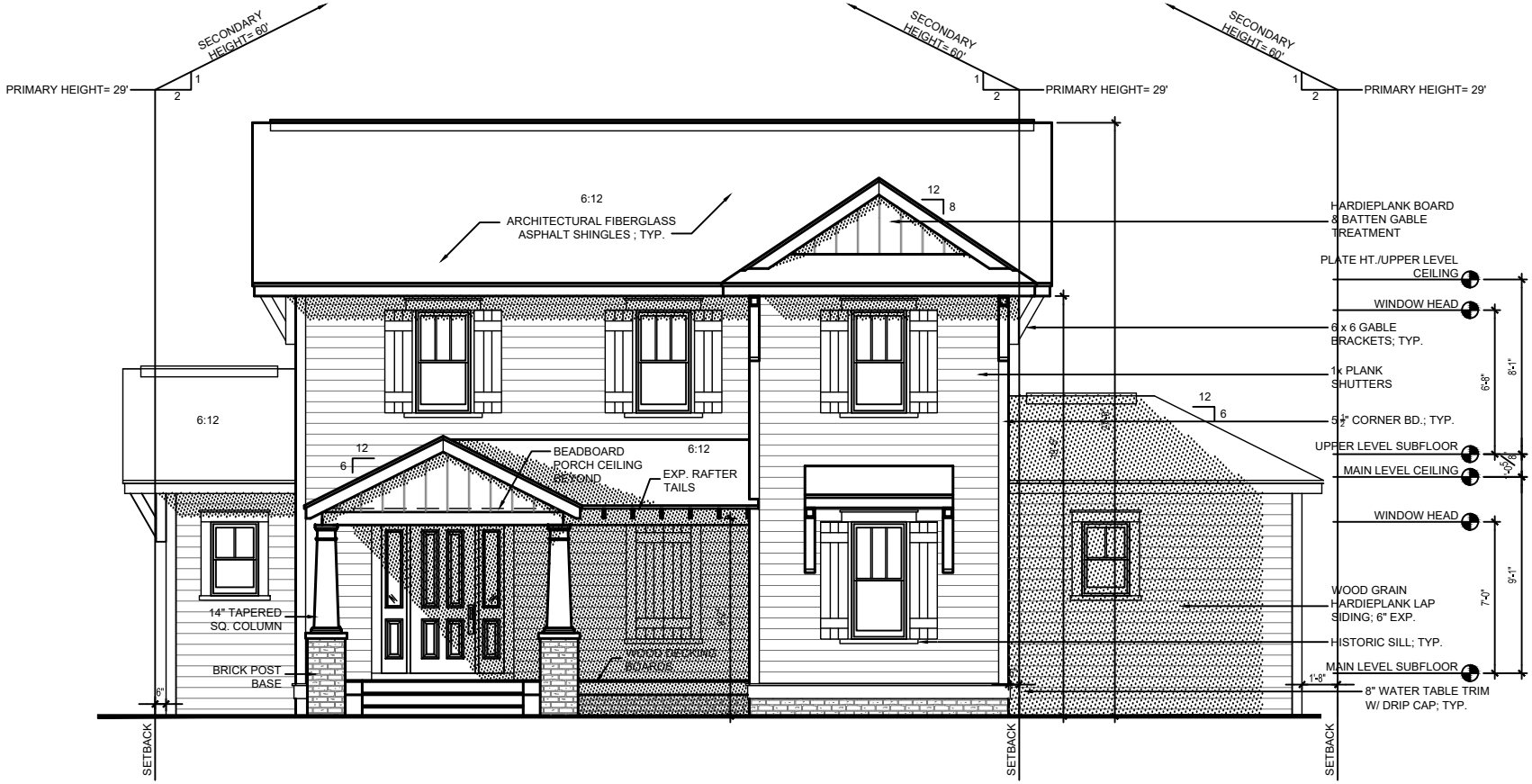
PROPOSED SITE PLAN

W PATTERSON PL LOT #2

CHAPEL HILL, NORTH CAROLINA
27516

DATE	12/5/2018
DRAWN	MAA
FILE #	1842
SCALE	AS SHOWN

C101



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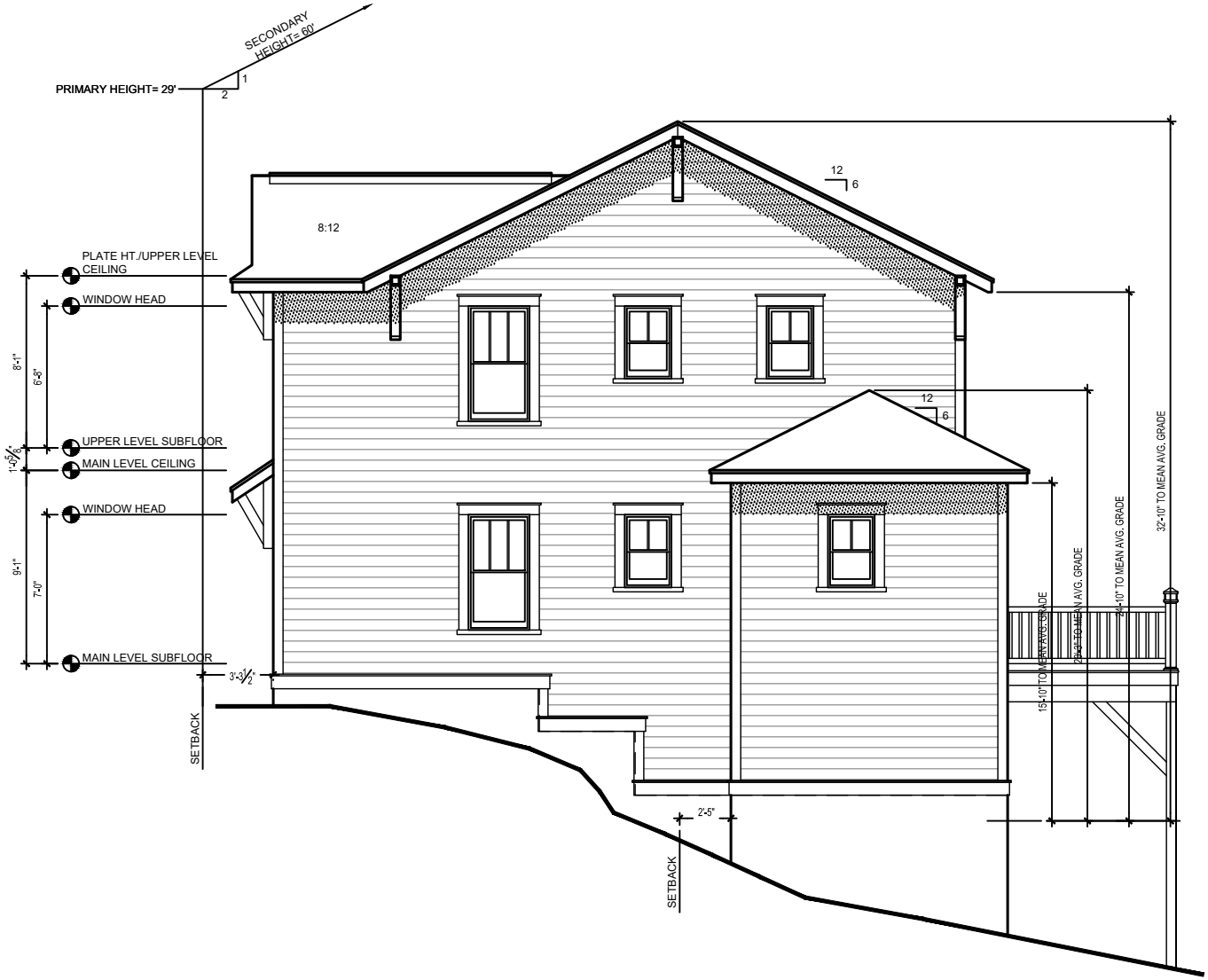
FRONT (EAST) ELEVATION

417 W PATTERSON PL (LOT #2)

CHAPEL HILL, NORTH CAROLINA 27516

DATE	12/26/2018
DRAWN	MAA
FILE #	1842
SCALE	1/8" = 1'-0"

A201



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RIGHT (NORTH) ELEVATION

417 W PATTERSON PL (LOT #2)

CHAPEL HILL, NORTH CAROLINA 27516

DATE	12/26/2018
DRAWN	MAA
FILE #	1842
SCALE	1/8" = 1'-0"

A202

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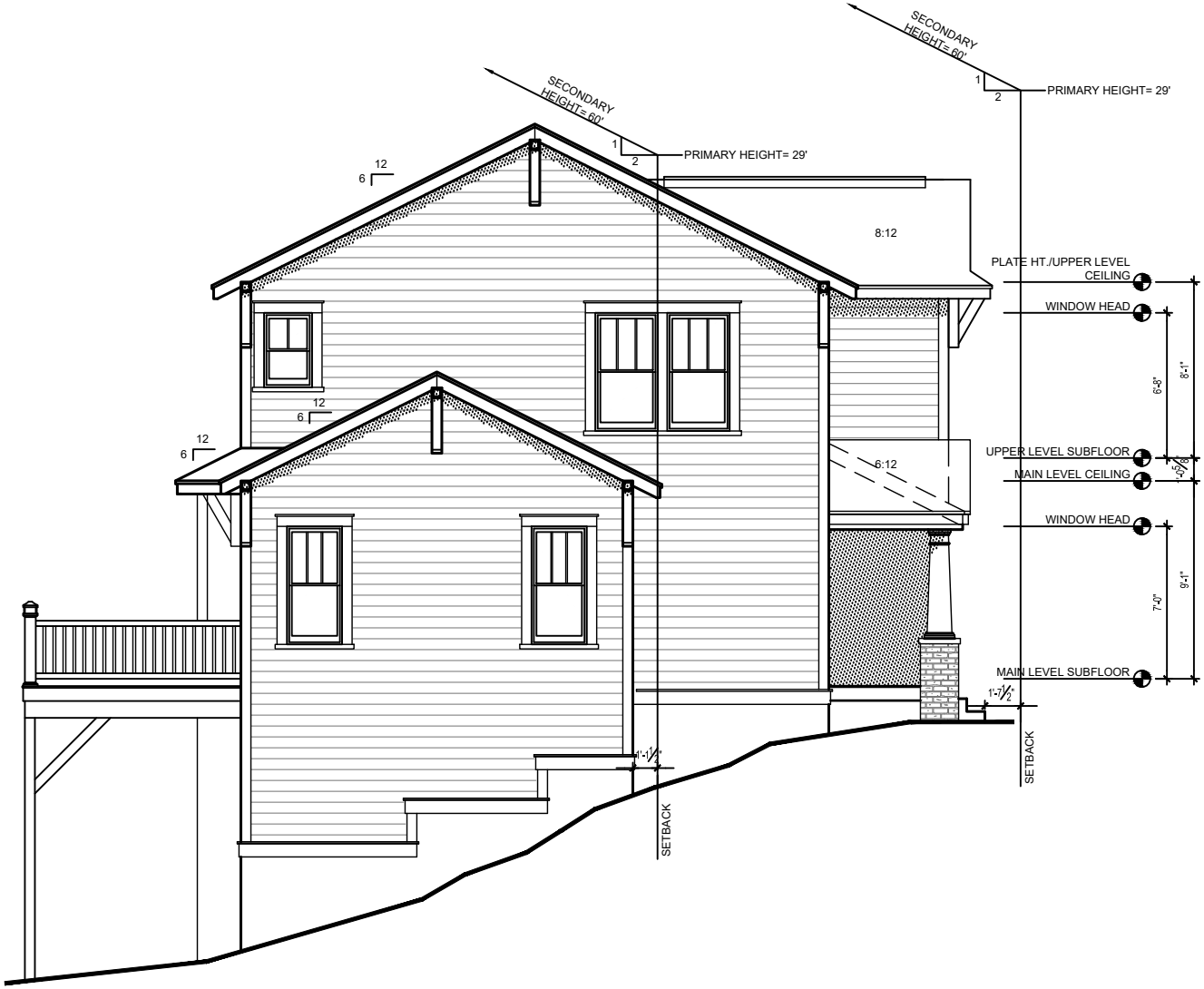
REAR (WEST) ELEVATION

417 W PATTERSON PL (LOT #2)

CHAPEL HILL, NORTH CAROLINA 27516

DATE	12/26/2018
DRAWN	MAA
FILE #	1842
SCALE	1/8" = 1'-0"

A203



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SIDE (SOUTH) ELEVATION

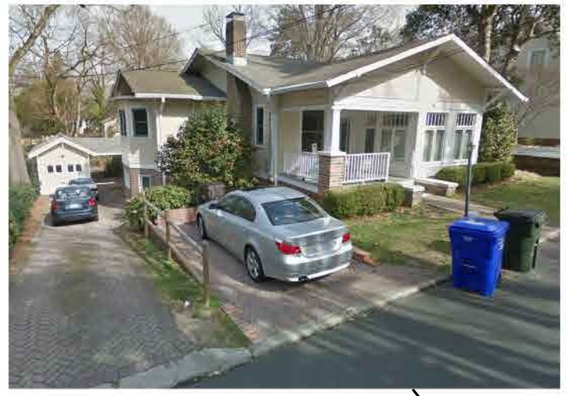
417 W PATTERSON PL (LOT #2)

CHAPEL HILL, NORTH CAROLINA 27516

DATE	12/26/2018
DRAWN	MAA
FILE #	1842
SCALE	1/8" = 1'-0"

A204

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 417 W Patterson
1,271 sq.ft. footprint (2,100 total sq.ft.)- 2 story

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

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

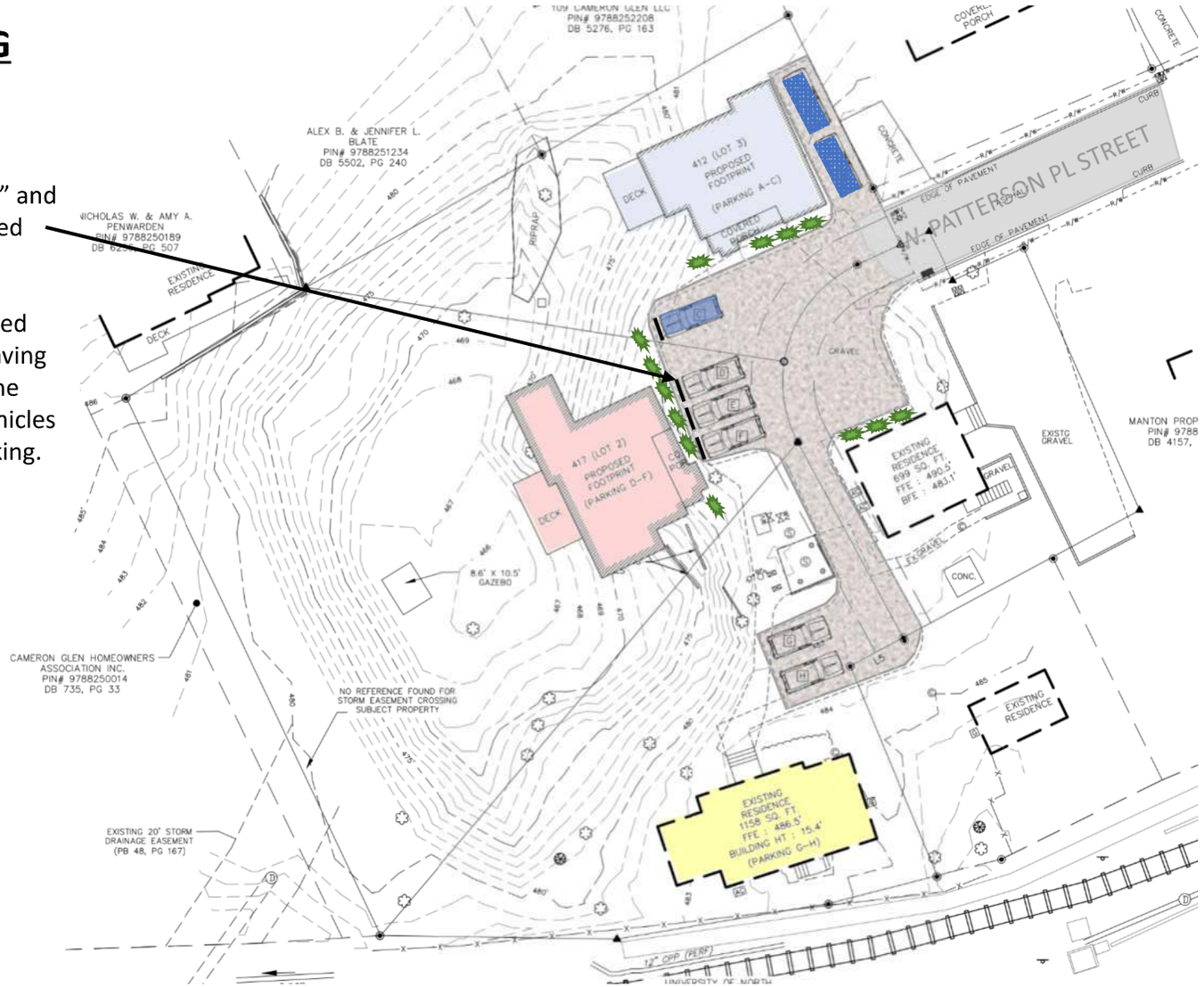
409 W Patterson
1,830 sq.ft. - 1.5 story

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 parking
- Parking in front of the proposed dwelling(s) is a trade off of having to "fill-in" the large hole on the lots as well as sending the vehicles to find other "off-street" parking.



Reference to Design Guidelines:
(same as previous slide)

- **(pg. 18)** *"…a **shared driveway** accommodates adjoining properties requiring **neighborly cooperation**"*
- **(pg. 18)** *"Single lane driveways usually lead **from the street** to a rear or **side yard** parking"*
- **(pg. 19)** *"If a historic driveway , or **offstreet** parking area is missing, either replace it to match the original….replace it with a new feature that is compatible…"*
- **(pg. 19)** *"Construct new driveways and **offstreet** parking areas in traditional configuration, material, scale, and detail with the character of the building, site and district"*

SHAW DESIGN ASSOCIATES, P.A.
180 Providence Road, Suite 8
Chapel Hill, North Carolina 27514
(919)493-0528 | www.shawdesign.us

417 & 412 WEST PATTERSON PLACE
CHAPEL HILL, NC 27516

Graduate
W Franklin St
N Graham St
N Robertson St
Colony Ct
W Cameron Ave
Kenan St
Martin St
Wilson St
Wilson Ct
Pittsboro St
S Robertson St
S Graham St
Raleigh Mill Rd
Cameron-McCauley
Cameron Glen
W Patterson Pl
Ransom St
McCauley St
Vance St
Vance St Ext
Brookside Dr
Hilltop St
W University Dr
Tandler South
Cole St
Briarbridge
86

RG CHAPEL HILL HOLDINGS LL...
721 MT CARMEL CH RD
CHAPEL HILL
NC
27517

UNIVERSITY OF N C
UNKNOWN ADDRESS
CHAPEL HILL
NC
27515

STEAGALL THOMAS M
11700 MAN O WAR TRAIL
RALEIGH
NC
27613

GRAHAM BARBARA Y
501 S MERRITT MILL RD
Chapel Hill
NC
27516

GORFKLE KENNETH M
3 LANIER DR
CHAPEL HILL
NC
27517

UNIVERSITY OF N C
UNKNOWN ADDRESS

STATE OF NORTH CAROLINA
1321 MAIL SERVICE CENTER
RALEIGH
NC
276991321

LEDER DAVID A
420 BROOKSIDE DR
CHAPEL HILL
NC
27516

NORTH CAROLINA STATE OF
9001 MAIL SERVICE CENTER
RALEIGH
NC
276999001

MARTINEZ VICTORIA L
416 BROOKSIDE DR
CHAPEL HILL
NC
27516

YESULAITIS FAMILY TRUST
412 BROOKSIDE DR
CHAPEL HILL
NC
275162906

WEST GWENDOLYN R
1408 NALLEY CIR
DECATUR
GA
30033

NIELSEN KAY FOWLER
2383 MONTEREY DR NE
MARIETTA
GA
300683049

STATE OF NORTH CAROLINA
9001 MAIL SERVICE CENTER
RALEIGH
NC
276999001

STOKES LUCY GARDNER
P O BOX 52238
DURHAM
NC
27717

NORTH CAROLINA STATE OF
P O BOX 629
RALEIGH
NC
276020629

NORTH CAROLINA STATE OF
P O BOX 629
RALEIGH
NC
276026029

WALKER SANDRA G ETAL
126 S GRAHAM ST
CHAPEL HILL
NC
27516

GRIFFIN ALFRED
43 WEST 75TH ST 2A
NEW YORK
NY
10023

SAYRE ALEX ETAL
110 OLDHAM PL
CHAPEL HILL
NC
27516

JONES ADAM W
712 GIMGHOUL RD
CHAPEL HILL
NC
27514

SAYRE ALEXANDER L
125 S GRAHAM ST
Chapel Hill
NC
27516

LC PARTNERS LLC
PO BOX 3000
WHITSETT
NC
27377

ROUNDTREE LYNN PAUL
5010 CAROLWOOD LANE
DURHAM
NC
277138058

FEARRINGTON WILBER L
117 S GRAHAM ST
CHAPEL HILL
NC
275162325

BRIGGS EDWARD OWENS SR
9018 ABILENE PLACE
CLINTON
MD
207353606

UNC PROPERTIES 3 LLC
1611 FERNCLIFF RD
CHARLOTTE
NC
28211

PARK JUNHIE Y
3019 BUCKINGHAM WAY
APEX
NC
27502

JW & S HOLDINGS LLC
2207 WHITE OAK RD
RALEIGH
NC
27608

MANLEY JOHN R II
101 APPLE ST
CHAPEL HILL
NC
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
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
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
27516

SCHOPLER FAMILY LLC
8220 MORROW MILL RD
CHAPEL HILL
NC
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
275162635

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
275160522

WASHINGTON ANNA PEED
305 MCCAULEY ST
CHAPEL HILL
NC
275162723

LONG ELIZABETH HILTON
314 W UNIVERSITY DR
CHAPEL HILL
NC
27514

WHITTIER BRIAN
4901 BOULDER RUN
HILLSBOROUGH
NC
27278

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
27406

BETHUNE SALLY
1001 WOOD SAGE DR
CHAPEL HILL
NC
27516

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
275149011

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

CAMERON GLEN HOMEOWNER...
103 CAMERON GLEN DR
CHAPEL HILL
NC
27516

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
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
2207 WHITE OAK RD
RALEIGH
NC
27608

KITCHEN JAMES
109 NEW CASTLE DR
CHAPEL HILL
NC
27517

HOLLINGSWORTH DANIEL B
187 E MAIN ST
BREVARD
NC
28712

DURHAM & HUDSON LLC
122 WINDY HILLS LANE
LEICESTER
NC
28748

JONES JOHN D III
812 CHRISTOPHER RD
CHAPEL HILL
NC
27514

KITCHEN JAMES
109 NEW CASTLE DR
CHAPEL HILL
NC
27517

MANTON PROPERTIES LLC
PO BOX 1411
CARRBORO
NC
27510

DAVIS ROBERTO A
103 LOCH COVE LN
CARY
NC
27518

SWENDIMAN ALAN R
409 W CAMERON AVE
CHAPEL HILL
NC
27516

412 W CAMERON LLC
6302 FAIRVIEW RD STE 580
CHARLOTTE
NC
28210

LLIEN INC
691 JONESTOWN RD
WINSTON-SALEM
NC
27103

LAWLER DEVELOPMENT GROU...
420 WESTWOOD DR
CHAPEL HILL
NC
275162737

LLIEN INC
691 JONESTOWN RD
WINSTON SALEM
NC
27103

LLIEN INC
691 JAMESTOWN RD
WINSTON SALEM
NC
271031206

JENNE MARY GRAHAM
406 W CAMERON AVE
CHAPEL HILL
NC
27514

YARBROUGH GLENDA Y
126 MALLETTE ST
CHAPEL HILL
NC
27516

HANKINS DONALD W
116 ESSEX DR
Chapel Hill
NC
27514

EVERETT LISA A
4462 RICHMOND HILL DR
MURRELLS INLET
SC
29576

PARROTT JAMES M V TRUSTEE
403 W CAMERON AVE
CHAPEL HILL
NC
27516

SLEBOS MATTHEW
402 W CAMERON AVE
Chapel Hill
NC
27516

LYNCH JOHN RICHARD JR
PO BOX 171
CHAPEL HILL
NC
275140171

ROBBINS JEFFREY M
304 MCCAULEY ST
CHAPEL HILL
NC
27516

COOPER LAMBERT PROP LLC
403 W PATTERSON PL
CHAPEL HILL
NC
27516

ROJO PROPERTIES LLC
309 E PATTERSON PL
Chapel Hill
NC
27516

CHEN CELIA H TRUSTEE ETAL
PO BOX 99507
RALEIGH
NC
27624

LAWLER DEVELOPMENT GROU...
420 WESTWOOD DR
CHAPEL HILL
NC
27516

FAUBER ROY E
311 E PATTERSON PLACE
CHAPEL HILL
NC
275162735

PAYNE BRIAN K
300 MCCAULEY ST
Chapel Hill
NC
27516

ALPHA SIGMA OF CHI PSI INC
PO BOX 886
CHAPEL HILL
NC
27514

COLINDRES MELIDA D
643 WELLINGTON DR
CHAPEL HILL
NC
27514

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

GI JO 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
275991000

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

CATHCART WARREN
218 VANCE ST
CHAPEL HILL
NC
27516

GRASTY THOMAS P III
216 VANCE ST
Chapel Hill
NC
27516

SOCIAL SCIENCES CONFEREN...
212 VANCE ST
CHAPEL HILL
NC
27516

CFGI WESTINGHOUSE LLC
6801 FAIRVIEW RD
CHARLOTTE
NC
28210

NORTH CAROLINA STATE OF
1321 MAIL SERVICE CENTER
RALEIGH
NC
276991321

MUNGER ROSEMARY H TRUST...
227 MCCAULEY ST
CHAPEL HILL
NC
275162721

WHITE ROBERT F
224 MCCAULEY ST
CHAPEL HILL
NC
275162720

WHITE ROBERT F
1617 SMITH LEVEL ROAD
Chapel Hill
NC
27516

CLONINGER JOHN L
124 SADDLETREE RD
LINCOLNTON
NC
28092

SOCIAL SCIENCE CONFERENC...
212 VANCE ST
CHAPEL HILL
NC
27516

D J S HAND LANE FAMILY LTD P...
PO BOX 9150
Chapel Hill
NC
27515

216 MCCAULEY LLC
10013 RAINTREE BEND
CHAPEL HILL
NC
27517

MADISON PARTNERS LLC
PO BOX 1113
CHAPEL HILL
NC
27514

SOCIAL SCIENCE CONFERENC...
212 VANCE ST
CHAPEL HILL
NC
27516

HEELS HOUSE LLC
5 SABRINA FARM RD
WELLESLEY
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