



Historic District Commission
New Business – Concept Plan Review
108 W Cameron Avenue (Project #19-102)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Anya Grahn, Senior Planner
 Becky McDonnell, Planner II
 Judy Johnson, Operations Manager

Applicant Kevin Hornick	Meeting Date(s) 9/10/2019	Historic District Cameron-McCauley
PROCESS: <ul style="list-style-type: none"> The Historic District Commission (HDC) has the opportunity tonight to hear this applicant's presentation, hear public comments, and offer suggestions to the applicant. Because this is a Concept Plan submittal, statements by individual Commissioners this evening do not represent a commitment on an official position if the Historic District Commission considers a formal application. 	DECISION POINTS: <ul style="list-style-type: none"> Concept Plan applications are required for all Special Use Permit (SUP) and Conditional Zoning Applications. A Conditional Zoning application has not yet been submitted for this development. Concept Plans are typically reviewed by the Community Design Commission; however, the HDC exercises all the powers and duties of the Chapel Hill Community Design Commission within the Historic District. 	
PROJECT OVERVIEW: <p>On April 2012, the HDC approved plans that included a raised patio (loggia) with screened porch below and restriping parking spaces. A zoning compliance permit for the work was issued in March 2018.</p> <p>Following completion of the work, the screened openings of the porch were replaced with windows and the parking area was removed. Per the Land Use Management Ordinance (LUMO), the windows created an enclosed space that met the definition for floor area. These improvements violated the 1997 Special Use Permit (SUP) that limited the floor area and required 8 to 12 parking spaces be provided on site.</p> <p>In order to correct the violation, the applicant has proposed to rezone the property to Office Institutional-3 (OI-3) Conditional Zoning District, which would reflect the standards of the base zoning while allowing the applicant to waive the required floor area limitations. Further, the applicant proposes to modify the SUP in order to waive parking requirements; the applicant proposes to provide off-site parking spaces.</p> <p>An After-the-Fact Certificate of Appropriateness application will be required for the improvements described above.</p>	PROJECT LOCATION: 	