



TOWN OF CHAPEL HILL  
Planning Department

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

phone (919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

**Single-Family or Two-Family Residential Zoning Compliance Permit Application  
and Historic District Certificate of Appropriateness**

A Certificate of Appropriateness is required for any exterior change to structures with the Historic Districts. Exterior changes include: new construction; demolition; any change to a building exterior or other structure, such as a wall, fence, light fixture, sign, or driveway/parking area. The review process is intended to ensure that the exterior of structures are harmonious with the character of the Historic District. For assistance with this application, or meeting schedules, please contact the Chapel Hill Planning Department at (919) 968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

**Property Information**

Property Address: 304 N. Boundary Street, Chapel Hill, NC 27514  
Project Description: New gravel parking spaces, new garage-CHANGE EXTERIOR of APPROVED GARAGE from block to siding  
Zoning: R-1

Building Permit Applications may be submitted to the Inspections Division at the same time the Zoning Compliance Permit is being reviewed by the Planning Department

SPECIAL DISTRICTS	Yes or No
Watershed Protection District	No
Resource Conservation District	No

**Applicant Information (for contact purposes)** Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found on the web at the following address: <http://www.townofchapelhill.org/index.aspx?page=1199>. Please contact the Revenue Collector, 919-968-2759, if you have any questions.

Name: Cam Hill  
Address: 106 Park Rd  
City: \_\_\_\_\_ State: NC Zip Code: 27516  
Phone Number: 919-260-6059 E-mail: camhill@mac.com

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

Signature: Charles Hill Date: 11/6/2019

☒ Property Owner ☐ Contract Purchaser

Name: Ms. Madhu Beriwal  
Address: 304 N Boundary Street  
City: Chapel Hill State: NC Zip Code: 27514  
Phone Number: 225-281-0071 E-mail: gardenfind@gmail.com

The undersigned property owner(s) or contract purchaser(s) hereby authorize(s) the filing of this application and authorize(s) on-site review by authorized staff.

Signature: \_\_\_\_\_ Date: 11/6/2019  
Parcel Identifier Number (PIN): 9788596951

## Residential Zoning Compliance Permit and Certificate of Appropriateness Application

Plan Sets (5 copies to be submitted no larger than 24"x36"). Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Legend
- Setbacks
- North Arrow
- Property Boundaries
- Scale

X	1. <b>Application fee</b> ( <u>Refer to fee schedule</u> )
X	2. <b>Recorded plat or deed verifying property current ownership</b>
	3. <b>Public Water/Sewer Confirmation</b> – from OWASA or Orange County Health Department approval
	4. <b>Recorded Plat of easements, right-of-way, and dedications</b> , if applicable
	5. <b>Resource Conservation District Encroachment or Variance Exemptions</b> (determined by Planning)
X	6. <b>Building Elevation</b> (label building height from top of roof to finished grade line) two copies
	7. <b>Erosion Control Permit</b> (Orange or Durham County, or State only if land disturbance greater than 20,000 sq ft)
	8. <b>Digital Files</b> – provide digital files of all plans and documents
	9. <b>Certificate of Appropriateness</b> , if applicable
	10. <b>Floor Plan</b> , only if accessory apartment or within Neighborhood Conservation District
X	11. <u><b>Mailing of Property Owners</b></u> , applicable within 100 feet of property boundaries
X	12. <b>Stamped &amp; addressed envelopes to above mailing list with Town address as return address</b> , if applicable
	13. <u><b>Stream Determination</b></u>
X	14. <b>Reduced Site Plan Set (reduced to 8.5"x11")</b>
X	15. <b>Existing Conditions Plan (5 copies)</b> <ul style="list-style-type: none"> <li>a) Location of all existing structures and setbacks</li> <li>b) Property lines and right-of-way lines</li> <li>c) Location of Resource Conservation District (RCD), Floodplain, and Wetlands</li> <li>d) Stream determination, if not done within past 5 years</li> </ul>
X	16. <b>Detailed Site Plan (5 copies)</b> <ul style="list-style-type: none"> <li>a) Existing and proposed structures, driveways, sidewalks, impervious surface, and stormwater</li> <li>b) Indicate location of water, sewer, electric, cable, telephone, and gas lines</li> <li>c) Area of land disturbance (to include grading, construction, staging, utility lines, access areas, and stormwater facilities)</li> <li>d) Proposed utility lines, fences</li> </ul>
	17. <b>Steep Slope Plan</b> (classifying slopes 0-10%, 10-15%, 15-25%, 25% and greater if lot created after 1/27/03)

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**For lots with land disturbance greater than 5,000 square feet, a Landscape Protection Plan must be submitted**

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<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	18. <b>Landscape Protection Plan (3 copies)</b> <ul style="list-style-type: none"> <li>a) Tree survey (trees greater than 18" diameter at 4 feet in height)</li> <li>b) Rare and specimen tree critical root zones</li> <li>c) Rare and specimen trees proposed to be removed</li> <li>d) Proposed tree protection/silt fence location</li> <li>e) Pre-construction/demolition conference notes</li> <li>f) Existing and proposed tree canopy calculations, if applicable</li> </ul>
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## Residential Zoning Compliance Permit and Certificate of Appropriateness Application

A. GROSS LAND AREA			
Date Lot Originally Created:	Nov 23, 1992		
Net Land Area (NLA):	Area within zoning lot boundaries	NLA	1.49 Acre
Credited Street Area (not to exceed 10%):	Total adjacent frontage X ½ width of ROW	CSA	
Gross Land Area (GLA):	NLA + CSA (not to exceed 10%)	GLA	

B. PROPOSED LAND USE INTENSITY (sq ft)		Existing	Proposed	Demolition	Net Total
Single family dwelling unit	Floor area of main dwelling unit	4,145	2,686	0	6,831
Single family accessory unit	Floor area of accessory apartment				N/A
Two family duplex unit	Floor area on each side of duplex				N/A
Floor area on all floors	Fully enclosed floors with roof				N/A
Garage building area	Enclosed car parking area				N/A
Other enclosed building area	Storage, etc.				N/A

C. IMPERVIOUS SURFACE					
<input type="checkbox"/>	Inside Watershed Protection District		<input checked="" type="checkbox"/>	Outside Watershed Protection District	
	Existing before July 1993	After July 1993 to present	Proposed	Demolition	Net Total
Sq. Ft.	N/A	3,734	1,589	0	5,323
% of GLA		5.75	2.49		8.20

D. DIMENSIONAL REQUIREMENTS		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street(s)	28'	183'	125'-5"
	Interior (non-street)	14'	107'-8"	75'-7"
	Solar (northern property line)	17'	24'-5"	24'-5"
Height (maximum)	Primary	29'	28'-10"	28'-10"
	Secondary	40'		32'-1"

E. BUILDINGS	Existing	Demolition	Proposed	Total
Number of Buildings	1	0	2	3
Number of Dwelling Units	1	0	0	1
Number of Parking Spaces	2	0	3	5

**Public water and sewer are required if property is within the Urban Services Boundary**

F. UTILITY SERVICE (check all that apply)									
Water	OWASA	<input checked="" type="checkbox"/>	Individual Well	<input type="checkbox"/>	Community Well	<input type="checkbox"/>			
Sewer	OWASA	<input checked="" type="checkbox"/>	Individual Septic Tank	<input type="checkbox"/>	Community Package Plant	<input type="checkbox"/>			
Electrical	Underground	<input checked="" type="checkbox"/>	Above Ground	<input type="checkbox"/>	Solid Waste	Town	<input type="checkbox"/>	Private	<input type="checkbox"/>
Telephone	Underground	<input checked="" type="checkbox"/>	Above Ground	<input type="checkbox"/>					

G. SLOPES (only required for lots created after 1/27/03)	10-15%	15-25%	>25%
Area in Slope Interval			

Area of Land Disturbance in square feet:	2,256
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## Residential Zoning Compliance Permit and Certificate of Appropriateness Application

For lots created prior to January 27, 2003 and greater than 5,000 square feet of land disturbance, the stormwater plans must control for stormwater rate and quality. For lots created after January 27, 2003, with any amount of land disturbance, the plan must control for stormwater rate, quality, and volume.

☐ 19. **Stormwater Management Plan (2 copies)**

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) Proposed drainage and stormwater conditions
- d) Drainage conveyance system (piping)
- e) Roof drains
- f) Easements
- g) BMP plans, dimensions, details, and cross-sections
- h) Planting and stabilization plans and specifications

☐ 20. **Stormwater Management Plan (2 copies)**

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Impervious surface area
- d) Ground cover
- e) Soil Information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Drainage areas and sub-areas delineated
- l) Backwater elevations and effects on existing drainage conveyance facilities
- m) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- n) Water quality volume calculations
- o) RCD delineation and boundary (perennial & intermittent streams, post-development with mitigation)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Peak discharge calculations and rates (1, 2, and 25-year storms)
- r) Volume calculations and documentation of retention for 2-year storm
- s) 85% TTS for post-development stormwater run-off
- t) Nutrient loading calculations
- u) BMP sizing calculations
- v) Pipe sizing calculations and schedule (including HGL & EGL calculations and profiles)

## Residential Zoning Compliance Permit and Certificate of Appropriateness Application

Provide 12 sets of the following for the Historic District Commission

X

### 21. 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 fixtures 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.

X

### 22. Mailing list of owners of property within 100 foot perimeter of subject property

X

### 23. Stamped & addressed envelopes to above mailing list with Town address as return address

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.

### 24. 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.

### 25. 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 associated with the property. Provide current exterior photographs of the property.

## **23. Written Description**

**a. The height of the building in relation to the average height of the nearest adjacent and opposite building.**

The height of the addition is below the height of the existing house. Relative to adjacent houses the addition is consistent with average heights of these houses. The proximity to the existing house at 304 N Boundary makes it critical not to exceed this height.

**b. The setback and placement of the lot in relation to the average setback and placement of the nearest setback and placement of the nearest adjacent and opposite buildings;**

Street setback is 125' - 5". Required is 28'.

Solar setback is 24'-5" Required is 17'.

Interior Setback is 75' - 7'. Required is 14'.

**c. The exterior construction materials including textures and patterns.**

These are white oak wood siding, groundface concrete block, glass, aluminum and steel. These materials exactly match the existing materials. Textures and patterns match or extend the existing house.

**d. The architectural detailing such as lintels, cornices, brick bond, and foundation materials.**

All details and materials match the existing house.

**e. The roof shape form and materials.**

Roof shape and form is derived exactly from existing house.

**f. The proportion, shape, location pattern, and size of any elements of fenestration (windows, doors, etc)**

Dimensions and proportions are taken from and respond to the existing house. All elements and patterns are designed as a direct response to the existing house. The windows are the same material and the same size when appropriate to the existing house.

**g. The general form and proportion of the building.**

Different by functional necessity but related as clear extension of the existing house and site walls.

**h. The accessory fixtures and other features including lighting fixtures, hardware, awnings, etc.**

In all cases to match the exterior with the exception to features that do not exist on the current house.

**i. The architectural scale in relation to existing structure and surrounding buildings.**

This section of boundary is represented by a wide variety of scales and styles. Fortunately the houses in this area are separated by the heavy wooded character of this area. The house at 304 N Boundary is not visible from other houses. Relative to existing structures the additions respond in both scale and materials.

**j. Structural conditions and soundness.**

Same structural systems as the existing house. All structure designed and construction under supervision of structural engineer.





304 N Boundary Street Early photos of the house  
View from South West



304 N Boundary Street  
View from South



Entrance to Property off Boundary Street  
The house is setback 170 feet and is not visible from N Boundary.

Over 240 trees were planted. Currently these trees are fairly mature and almost completely screen the house. The entrance drive is 400' long







Houses along N Boundary Street The topographic nature of this area of Chapel Hill is severe and houses have tenuous relationships to the Street.



Views from lower part of N Boundary toward West Elevation. Again house is barely visible .

We will submit model shots of the house and additions to the committee prior to the meeting. These will show relationship of additions to existing house and current plantings. The additions are placed to minimize tree removal.





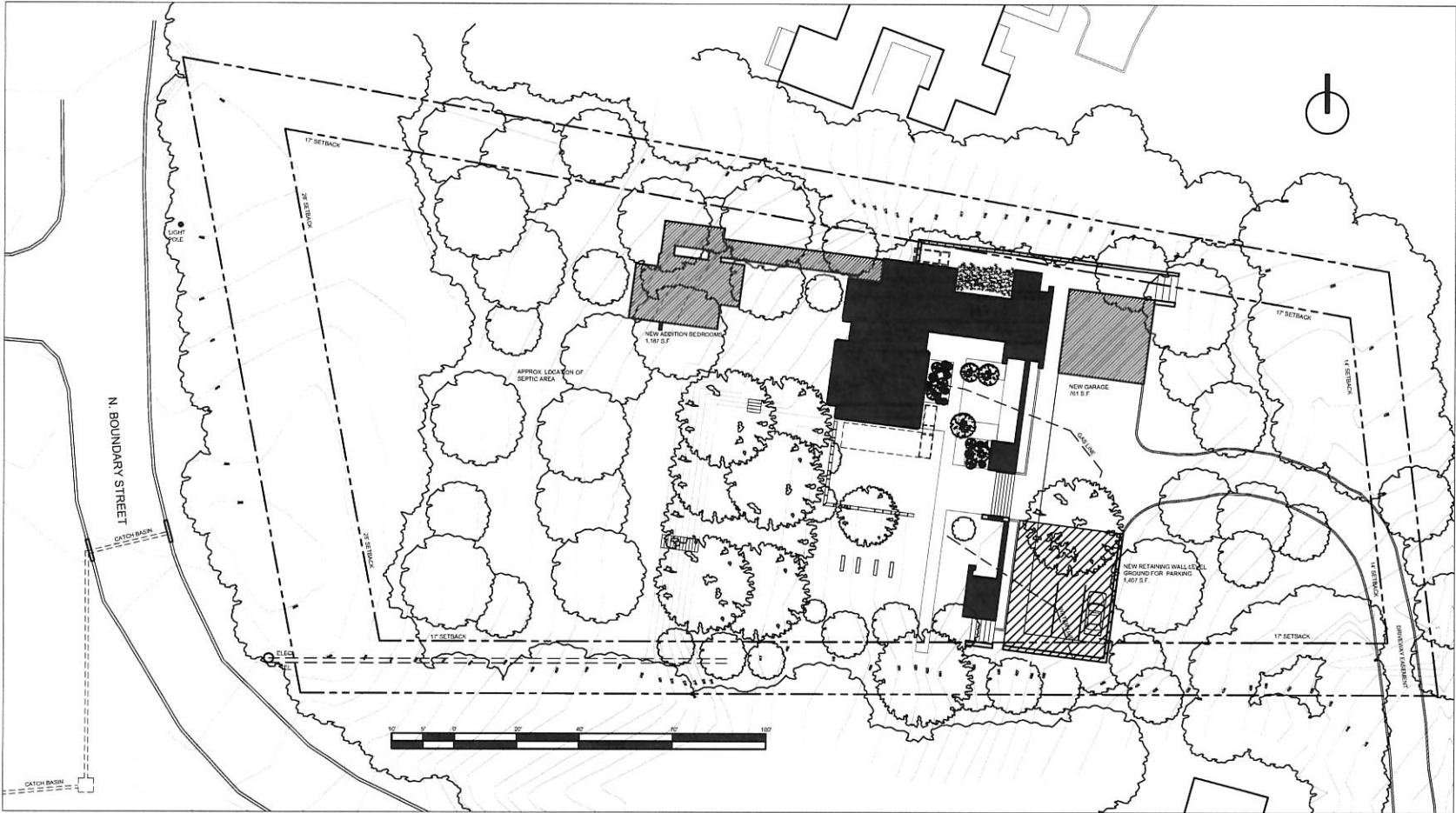


**BERIHAL HOUSE**  
RENOVATION & ADDITION

304 N BOUNDARY ST. - CHAPEL HILL, NC 27514



DATE	12/15/10
BY	H. E. HOBGOOD
CHECKED	
DATE	

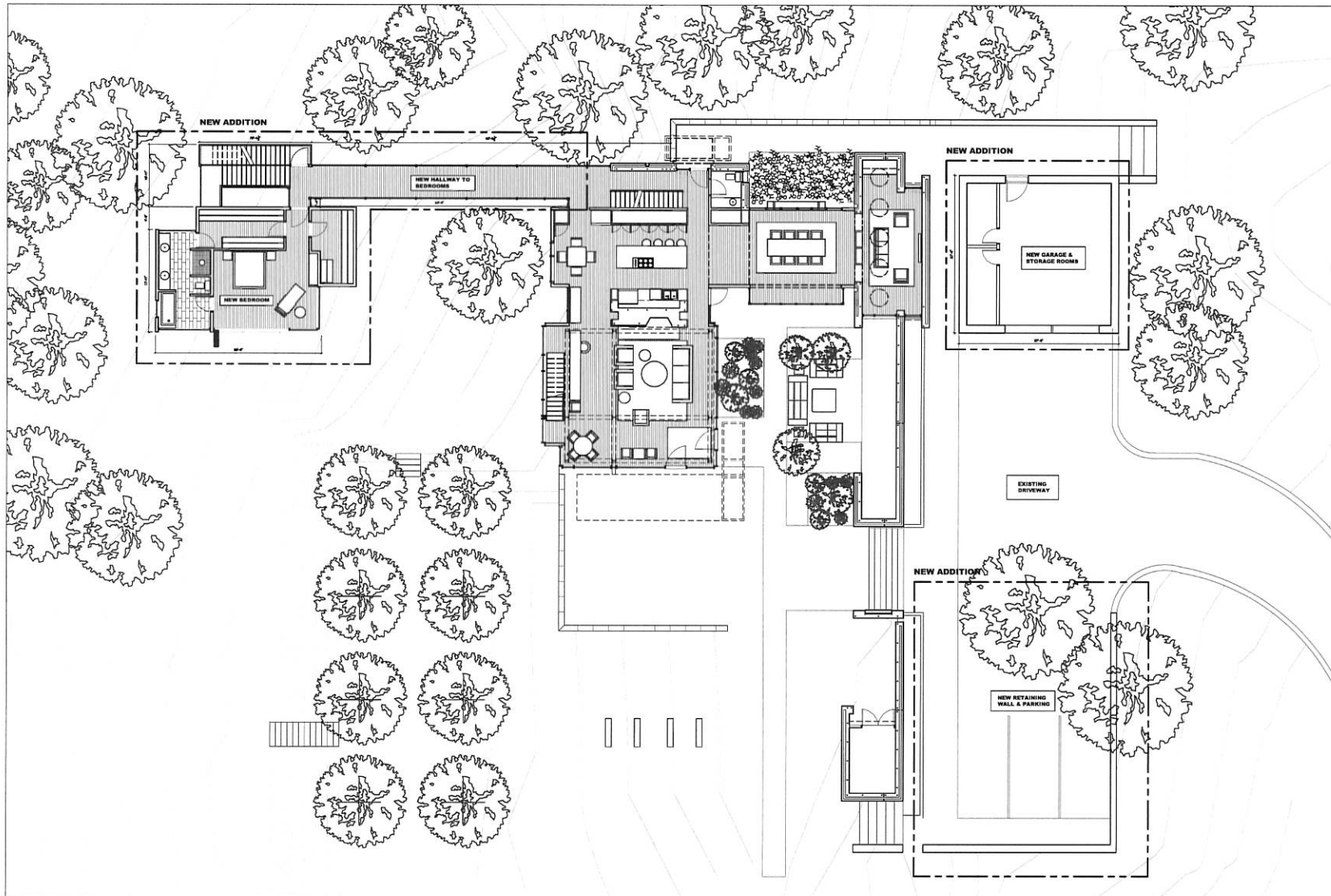


**1 NEW SITE PLAN**  
1/16"=1'-0"

EXISTING HOUSE

NEW STRUCTURE

NEW PARKING SPACES -  
ON LEVELED GRAVEL SURFACE



1 NEW FLOOR PLAN  
1/8"=1'-0"

**HOBGOOD  
ARCHITECTS**  
409 Hillsborough Street  
Raleigh, NC 27603  
+1 919 828 7711  
+1 919 828 0011  
hobgoodarchitects.com

# BERIVAL HOUSE

## RENOVATION & ADDITION

304 N BOUNDARY ST., CHAPEL HILL, NC 27514



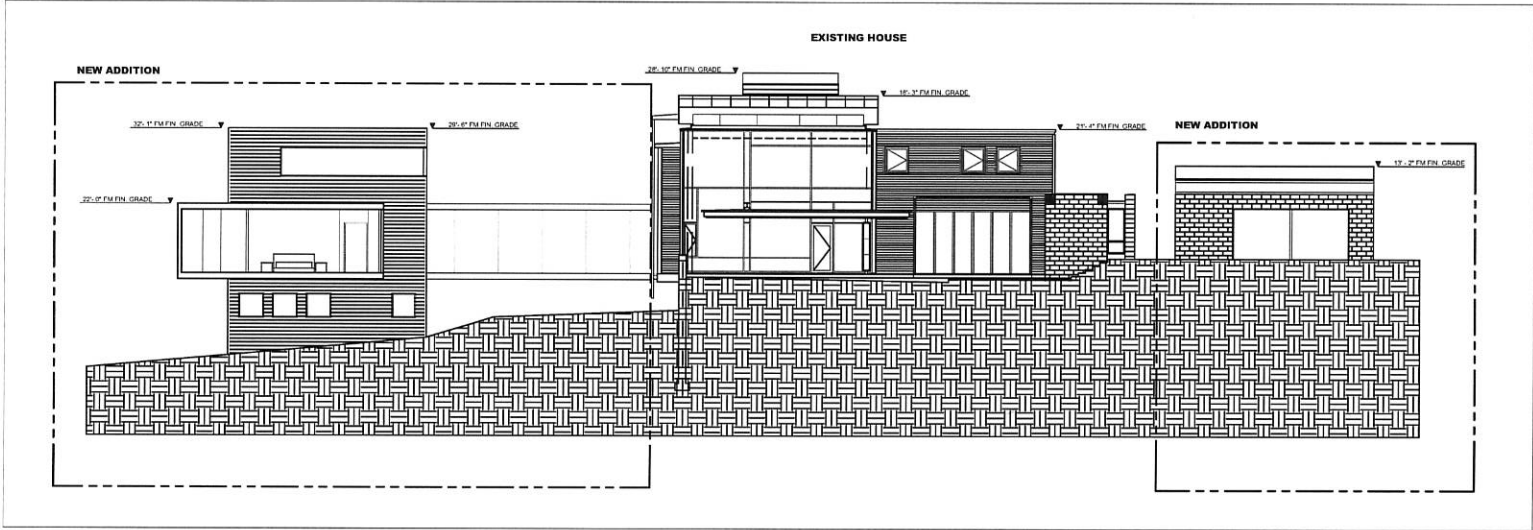
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BY	2017.08.17
CHECKED	



**HOBGOOD  
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t +1 919 828 7711  
f +1 919 828 0011  
w hobgoodarchitects.com

304 N BOUNDARY ST. - CHAPEL HILL, NC 27514

**BERIHAL HOUSE**  
RENOVATION & ADDITION



1 NEW ELEVATION  
1/8" = 1'-0"

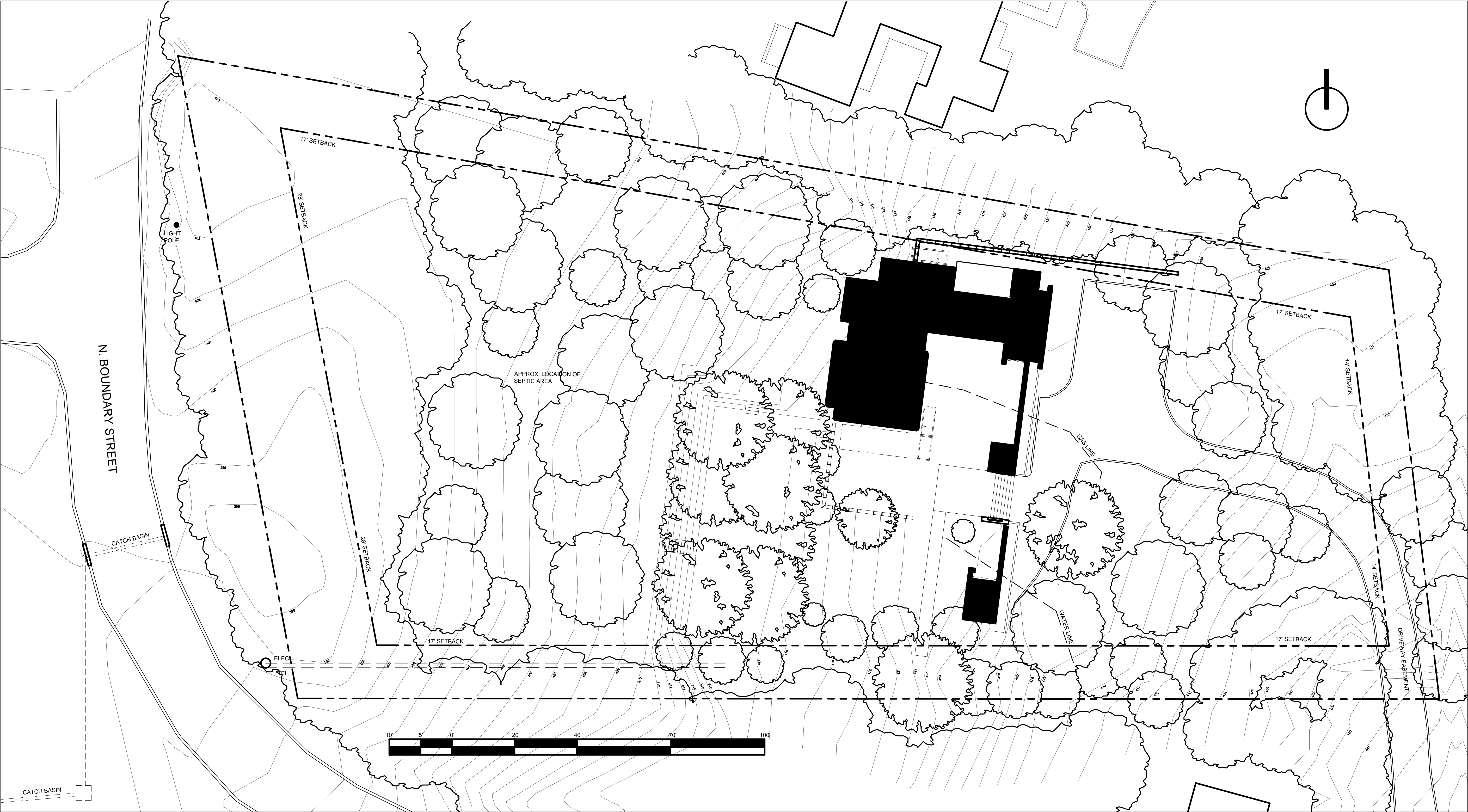


DATE	DESIGNED	DRAWN
01/14/22	01/14/22	01/14/22
BY	BY	BY
CHKD	CHKD	CHKD

**BERIWAL HOUSE**  
RENOVATION & ADDITION

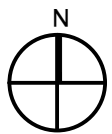


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Date:	2015.06.22
Job Number:	1509



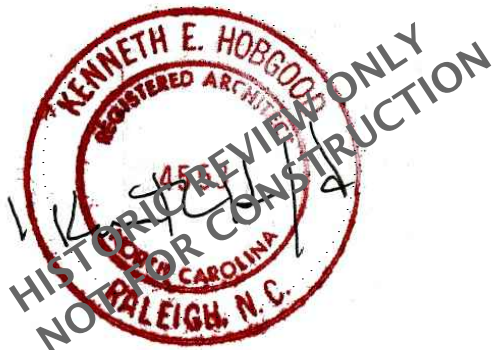
**1** EXISTING SITE PLAN  
1/16"=1'-0"

-  EXISTING HOUSE
-  NEW STRUCTURE
-  NEW PARKING SPACES -  
ON LEVELED GRAVEL SURFACE

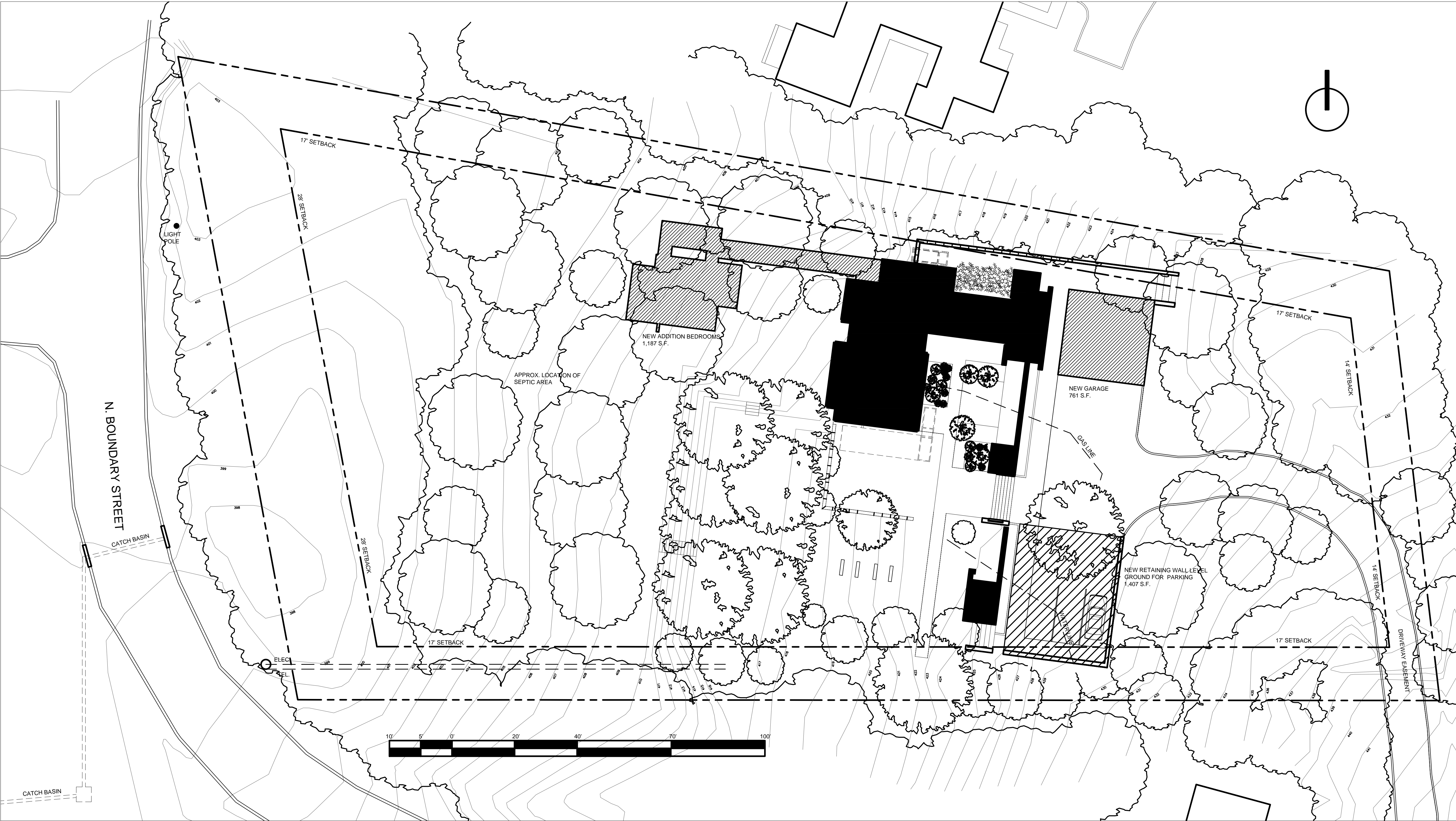




**BERIWAL HOUSE**  
RENOVATION & ADDITION



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Date:	2015.06.22
Job Number:	1509

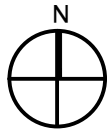


**1 NEW SITE PLAN**  
1/16"=1'-0"

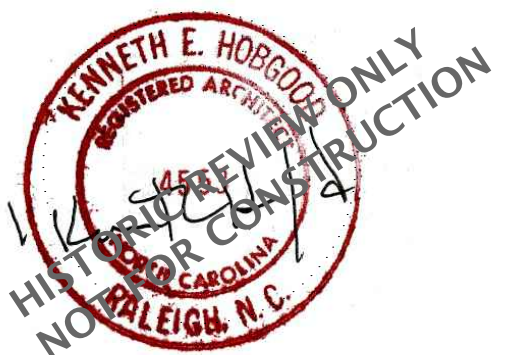
EXISTING HOUSE

NEW STRUCTURE

NEW PARKING SPACES -  
ON LEVELED GRAVEL SURFACE





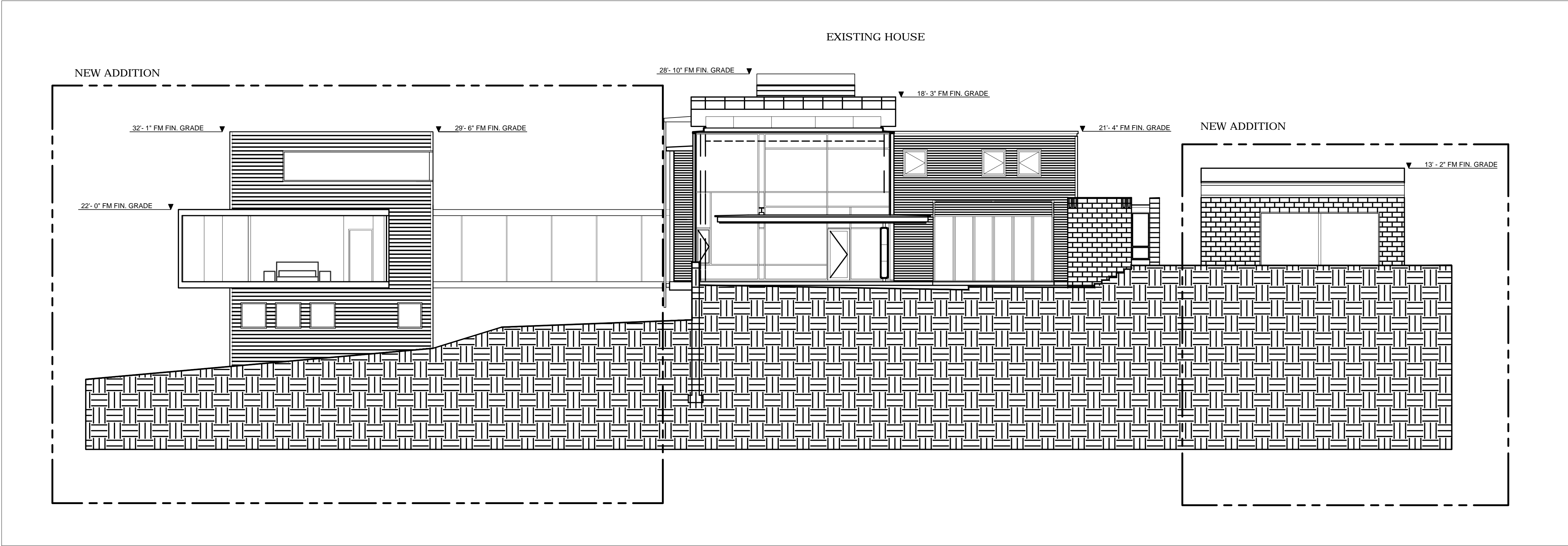


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Date:	2015.06.22
Job Number:	1509

**BERIWAL HOUSE**  
RENOVATION & ADDITION



Scale:	As noted
Date:	2015.06.22
Job Number:	1509



**1** NEW ELEVATION

1/8"=1'-0"











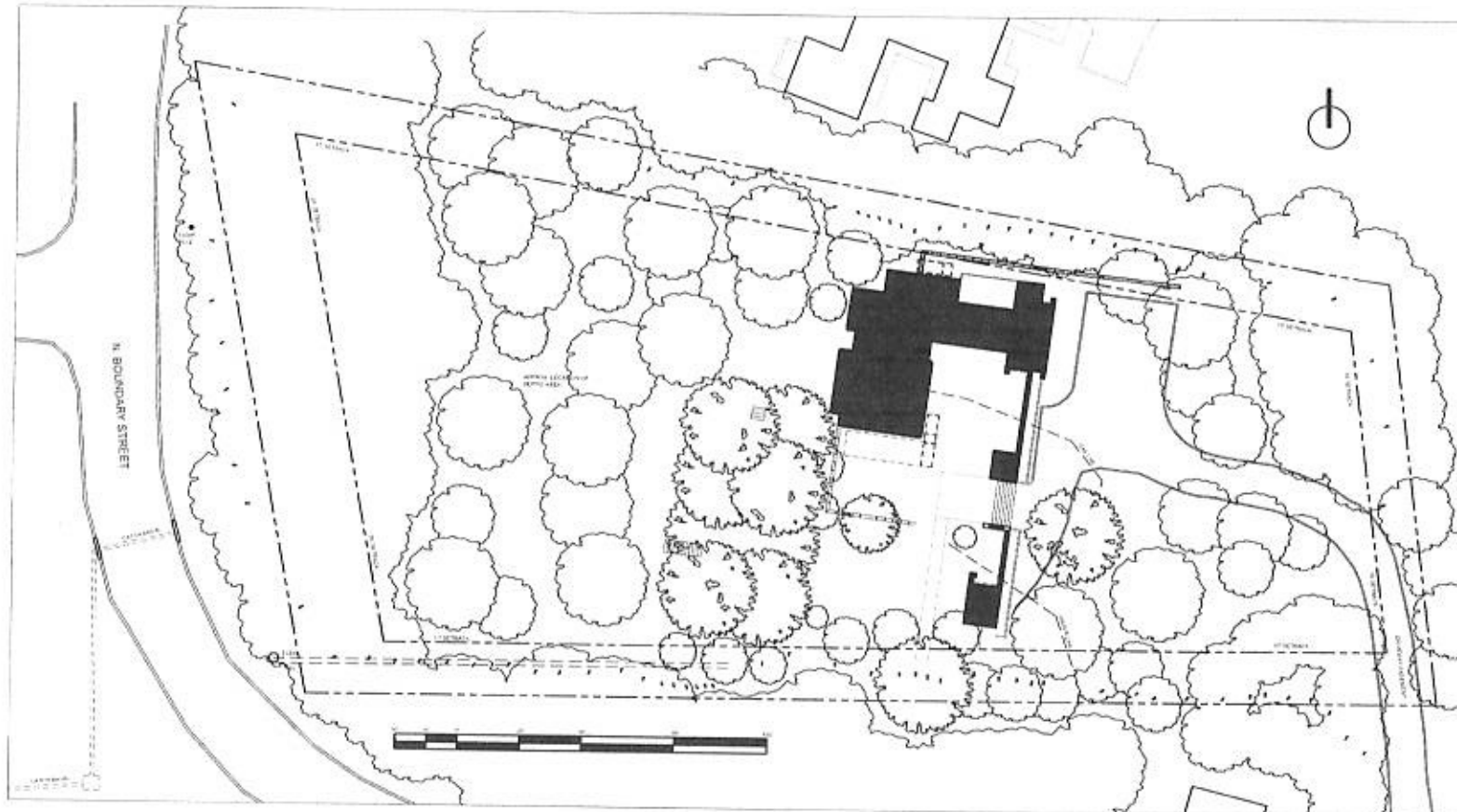


# Proposed Plans - 2019

**HOBGOOD  
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409 Millborough Street  
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hobgoodarchitects.com

3001 BOUNDARY STREET, CHAPEL HILL, NC 27514

## BERIHAL HOUSE RENOVATION & ADDITION



1 EXISTING SITE PLAN  
1/8" = 1' - 0"

EXISTING HOUSE

NEW STRUCTURE

NEW PARKING SPACES -  
ON LEVELED GRAVEL SURFACE



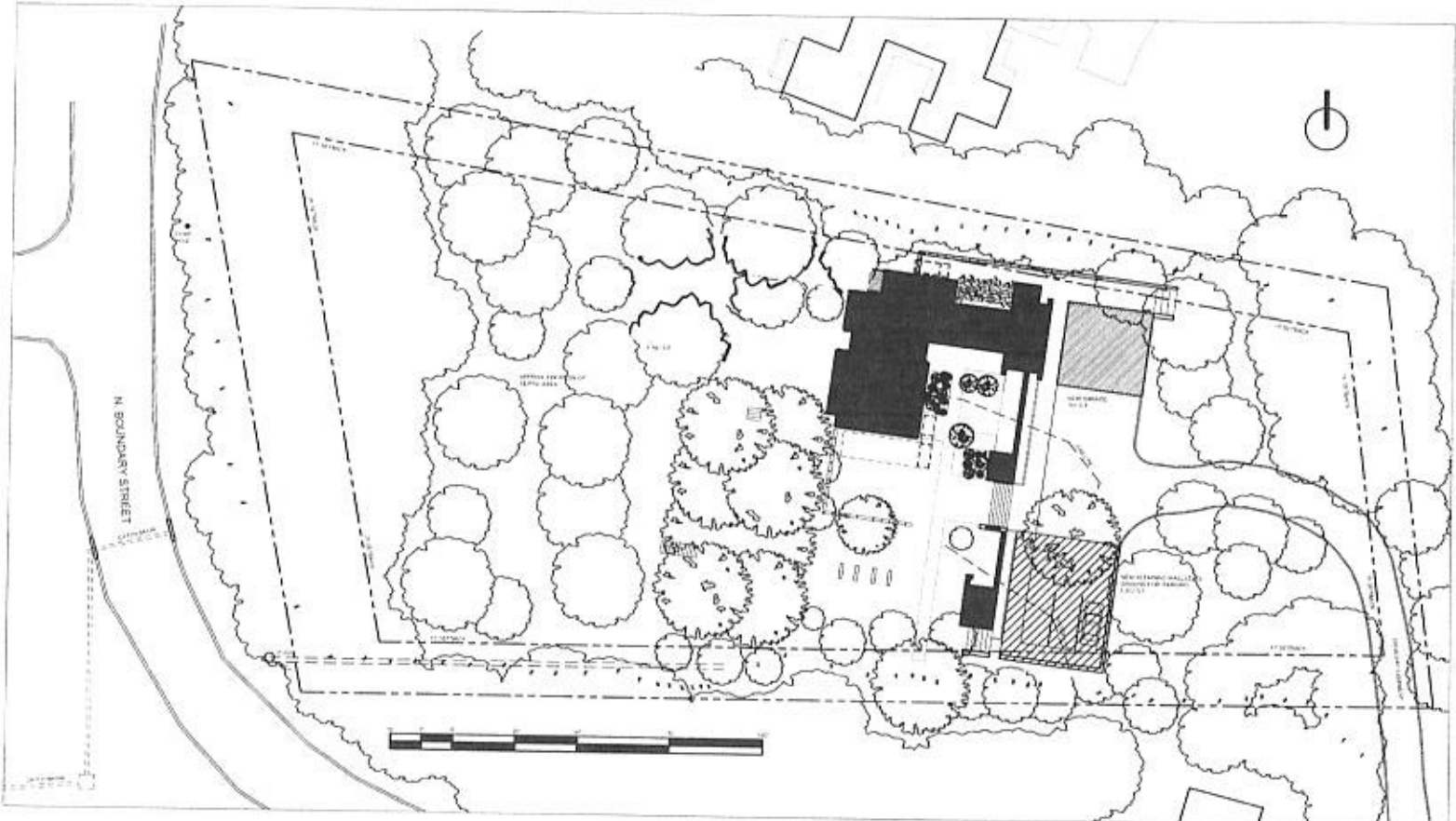
**HOBGOOD  
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+1 919 826 9544  
hobgoodarchitects.com

300 N. BOWLING GREEN ST., CHAPEL HILL, NC 27514

**BERIHAL HOUSE**  
RENOVATION & ADDITION



DATE	10/1/14
BY	ARCHITECTS
CHECKED BY	ARCHITECTS
DATE	10/1/14

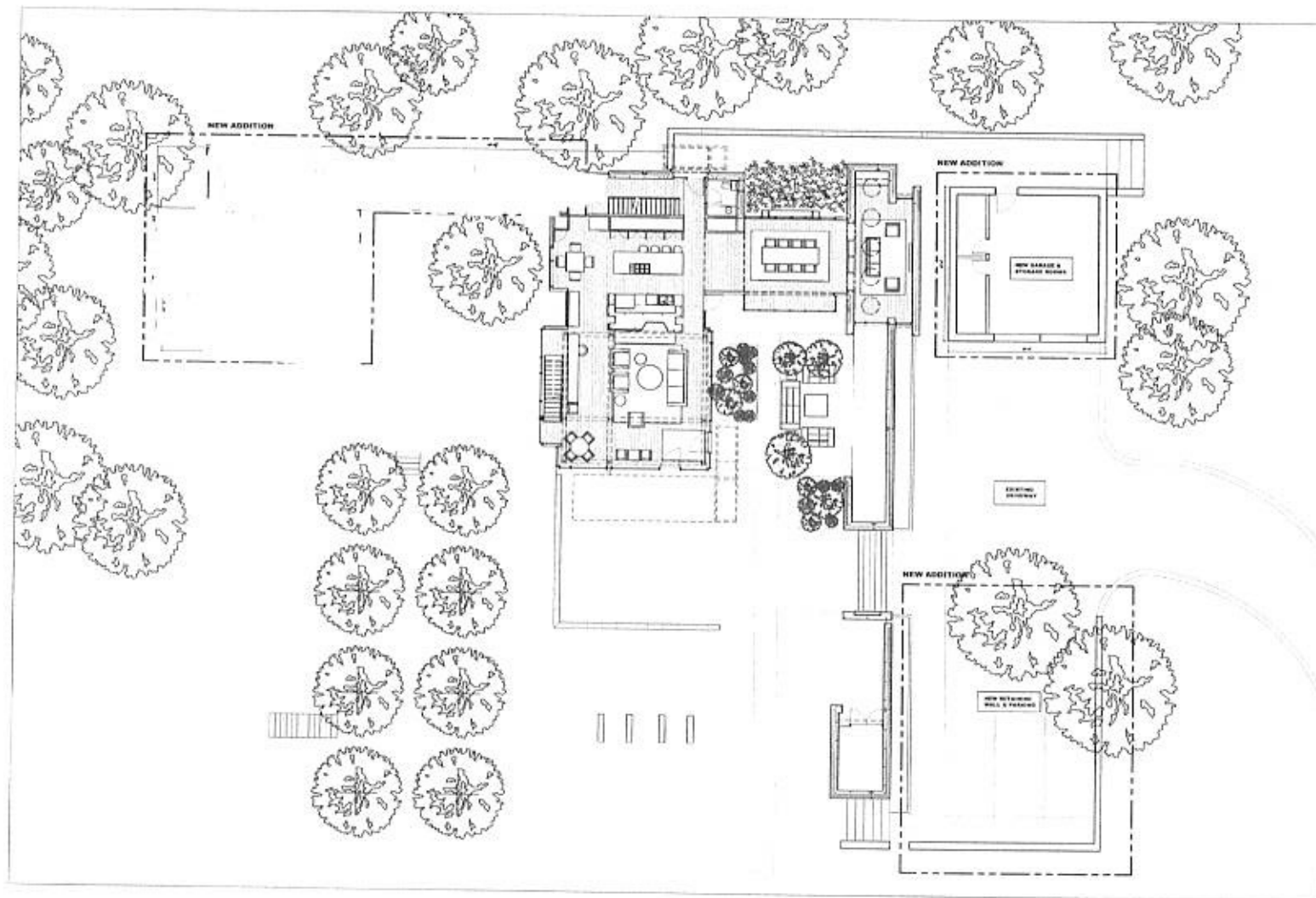


1 NEW SITE PLAN

EXISTING HOUSE

NEW STRUCTURE

NEW PARKING SPACES -  
ON LEVELED GRAVEL SURFACE



1 NEW FLOOR PLAN

# HOBGOOD ARCHITECTS

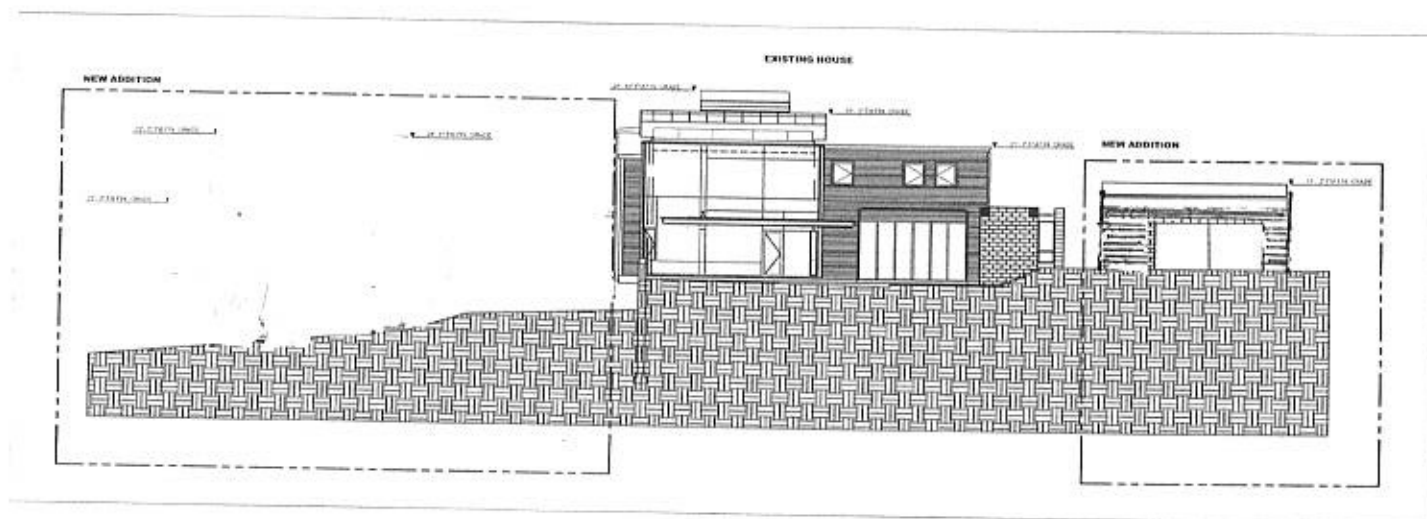
405 Hillsborough Street  
Raleigh, NC 27605  
+1 919 828 7711  
+1 919 828 0010  
hobgoodarchitects.com

## BERIVAL HOUSE RENOVATION & ADDITION

3000 SOUTHWEST ST. CARRIE, NC 27514



DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
SHEET: \_\_\_\_\_



1 NEW ELEVATION

# HOBGOOD ARCHITECTS

409 Hillsborough Street  
Raleigh, NC 27605  
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+1 919 828 8011  
hobgoodarchitects.com

## BERIVAL HOUSE RENOVATION & ADDITION

304 N WOODLAWN ST., CARRIE HILL, NC 27614



DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_



Cam Hill  
Builder  
NC General Contractor's License #60409  
Residential & Commercial Remodeling

July 22, 2020

Becky McDonnell  
Historic District Commission  
Town of Chapel Hill

Re: 304 N Boundary St Garage HDC approval

Dear Becky

This letter will serve as an official to request for a minor modification to the garage plans at 304 N Boundary St.

The original approval was a for a garage that was 761 sq ft and was freestanding approximately 6' from the house. The new request is for a slightly larger garage, 57 sq ft larger, 818 sq ft total. The new garage will share a wall with the existing house, this wall is shown in the first photo below. The new plan will also use the existing retaining wall, shown in the second photo, as the rear wall of the garage. The reason for the changes is to improve drainage and to take advantage of existing conditions.

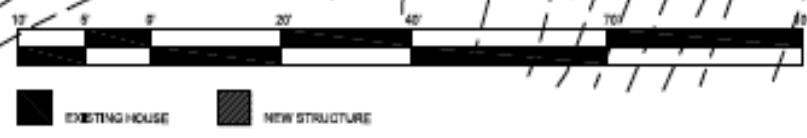


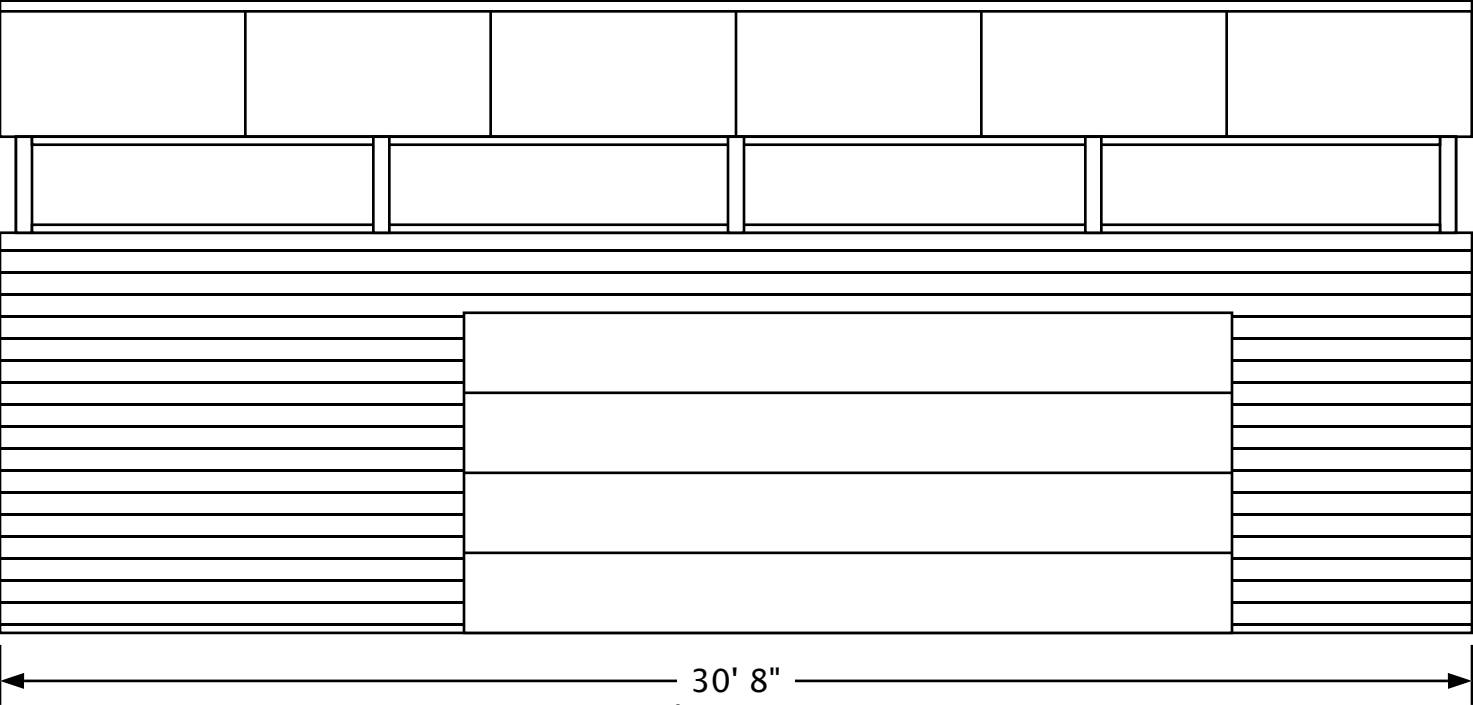
If you have any questions or need more information, please let me know.

Sincerely,

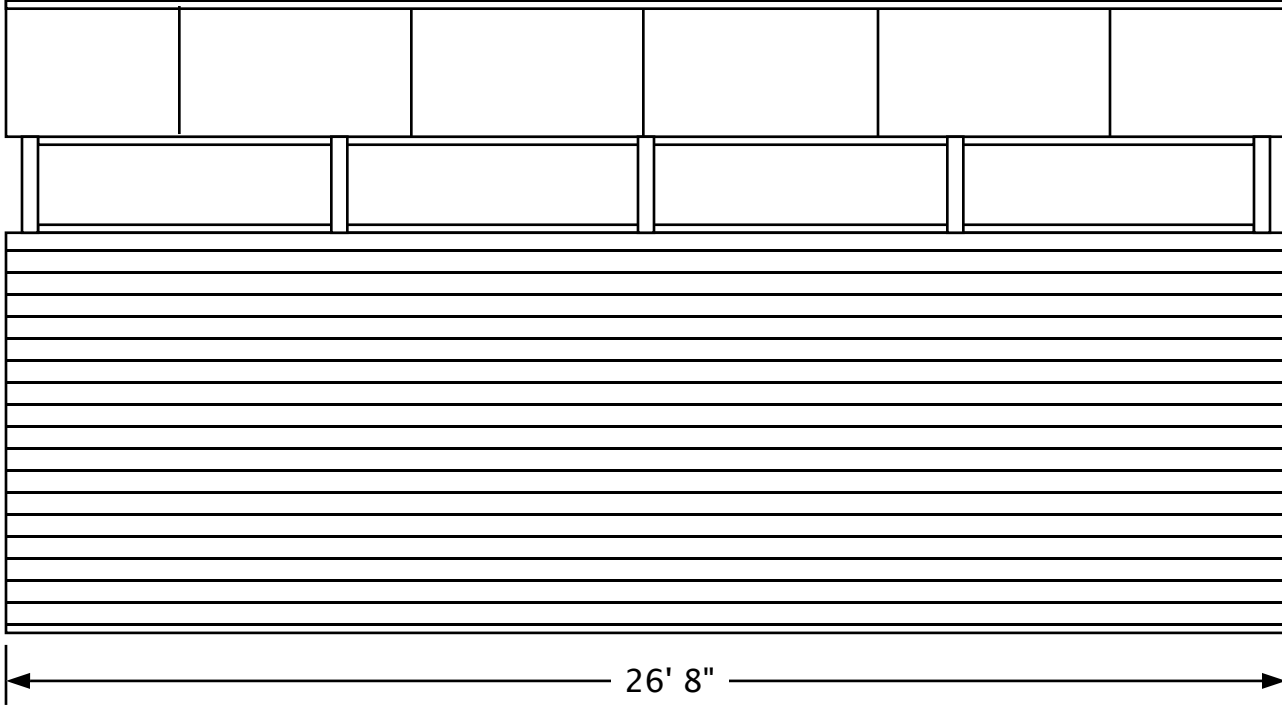
Cam Hill

106 Park Road, Chapel Hill, NC 27516 (919) 260-6059



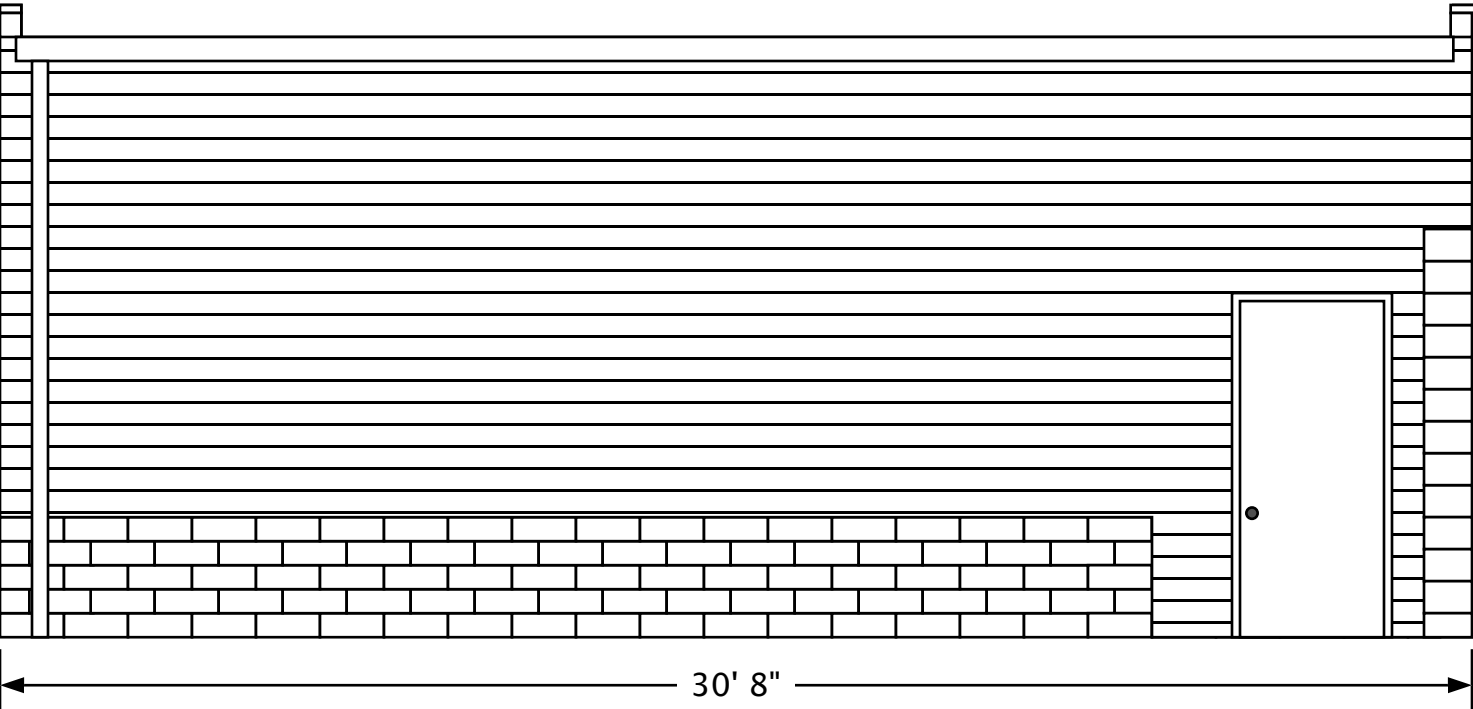


30' 8"  
Elevation A

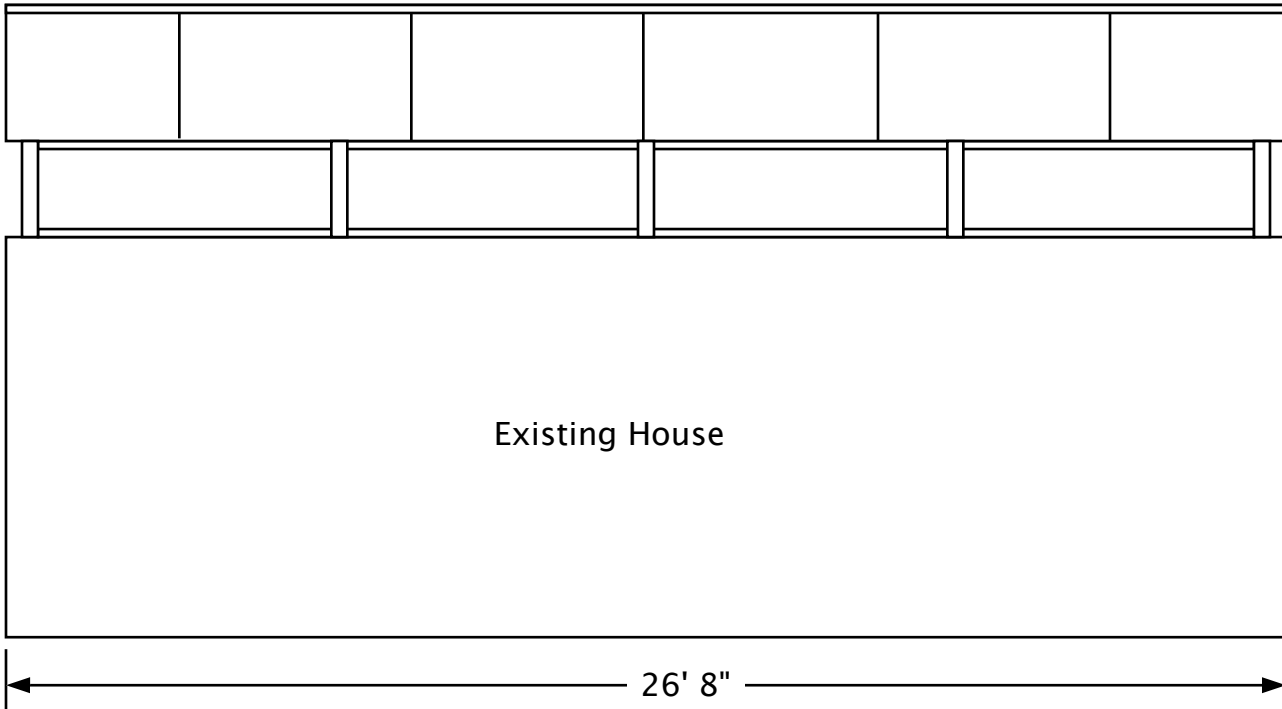


26' 8"  
Elevation B

Siding, sheet metal and glazing to match existing



30' 8"  
Elevation C



26' 8"  
Elevation D

**Page 3**

**Elevations for Garage addition for:**

Madhu Beriwal 304 N Boundary St., Chapel Hill, NC 27514 PIN#9788596951.

Drawn by: Cam Hill 106 Park Rd., Chapel Hill, NC 27516 919-260-6059 camhill@mac.com

Scale 1/4"=1'

Drawn 6/15/2020