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): 9880719214 Date: 9/24/2020

Section A: Project Information

Project Name: 625 Brookview Dr

Property Address: 625 Brookview Dr Zip Code: 27514

Existing Zoning District: R1

Description of Request: Dimensional Variance

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

Applicant Information (to whom correspondence will be mailed):

Name: Nick Syros (CoCreations Construction + Design LLC)

Address: 4711 Hope Valley Rd STE 4F-503

City: Durham State: NC Zip Code: 27707

Phone: 973-714-2030 Email: Nick@cocreationshomes.com

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

Signature: Date: 9/24/2020

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: John Grishin

Address: 625 Brookview Drive

City: Chapel Hill State: NC Zip Code: 27514

Phone: 646-491-1445 Email: johngrishin@yahoo.com

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

Signature: John Grishin Date: 9/25/2020

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.

X	**Application fee** (refer to fee schedule)	Amount Paid $
	Digital Files – provide digital files of all plans and documents	
	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.	
	Recorded Plat or Deed of Property	
	Stream Determination – necessary for all submittals	
	Jurisdictional Wetland Determination – if applicable	
	Reduced Site Plan Set (reduced to 8.5" x 11")	

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

- [x] **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.

The plan we submitted is not a luxury addition, but rather a response to a current emergency – the deck is leaking furiously into the room below. We have 2 children under age 5 living in the house, and the leakage is producing mold we fear for the respiratory health of our children. The deck was built by the previous owner, and we did not know that there was a "dimensional variance" when we bought the home. The proposed plan would install a roofing system that we hope will solve the leaking problem permanently. We feel we should not be penalized for the previous owner's negligence.

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

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

☐ **Area Map**

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

☐ **Detailed Site Plan**

AS-BUILT / SITE PLAN FOR:

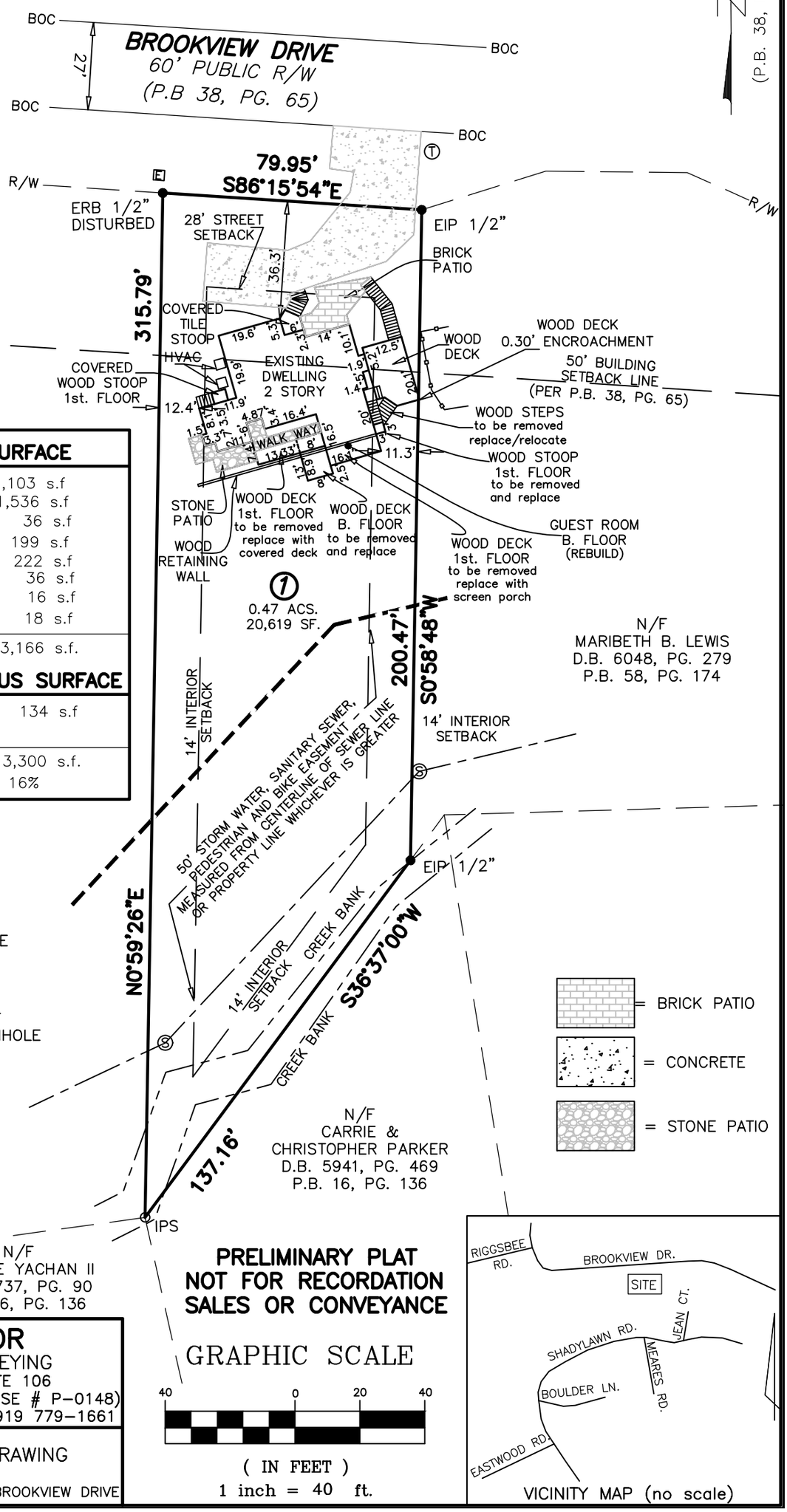
JOHN GRISHIN & LESLIE BRYAN

LOT 1 BROOKVIEW (A DIVISION OF LOT 1)
PLAT BOOK 38, PAGE 65
DEED BOOK 4916, PAGE 118 (SOURCE OF TITLE)
PIN: 9880-71-9214
CHAPEL HILL TOWNSHIP
ORANGE COUNTY, NORTH CAROLINA
ADDRESS: 625 BROOKVIEW DRIVE
ZONED: R-1

NOTES
1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
4. DASHED LINES REPRESENT LINES NOT SURVEYED.
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
PROPERTY LIES IN ZONE X
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3710988000K
EFFECTIVE DATE: NOVEMBER 17, 2017

REFERENCES
1. P.B. 38, PG. 65
2. P.B. 58, PG. 174
3. P.B. 16, PG. 136
4. D.B. 4916, PG. 118
5. ALL DEEDS AND MAPS WITH ADJOINERS
6. ORANGE COUNTY GIS.



EXIST. IMPERVIOUS SURFACE

EXIST. CONC. DRIVE	1,103 s.f
EXIST. HOUSE	1,536 s.f
EXIST. TILE STOOP	36 s.f
EXIST. BRICK PATIO	199 s.f
EXIST. STONE PATIO	222 s.f
EXIST. BRICK STEPS	36 s.f
EXIST. WOOD STOOP	16 s.f
EXIST. HVAC	18 s.f
EXIST. IMPERVIOUS	3,166 s.f.

PROPOSED IMPERVIOUS SURFACE

NEW COVERED DECK 1st. FLOOR	134 s.f
EXIST. TOTAL IMPERVIOUS	3,300 s.f.

3,300 SF. / 20619 SF. = 16%

LEGEND
- ● EIP = EXISTING IRON PIPE
- ○ IPS = IRON PIPE SET
- ● ERB = EXISTING REBAR
- (T) = TELEPHONE PEDESTAL
- (S) = SANITARY SEWER MANHOLE
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- HVAC = HEATING, VENTILATION & AIR CONDITIONING
- [E] = ELECTRICAL BOX
- BOC = BACK OF CURB

= BRICK PATIO
= CONCRETE
= STONE PATIO

PRELIMINARY PLAT NOT FOR RECORDATION SALES OR CONVEYANCE

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

VICINITY MAP (no scale)

STEWART-PROCTOR
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603 (LICENSE # P-0148)
TEL. 919 779-1855 FAX 919 779-1661

DATE 07/23/2020	DRAWING
SCALE 1"=40'	625 BROOKVIEW DRIVE

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

October 22, 2020

Mr. John Grishin
625 Brookview Drive
Chapel Hill, NC 27514
johngrishin@yahoo.com

RE: Stream Determination for 625 Brookview Drive, Chapel Hill, NC
PIN 9880-71-9214

Dear Mr. Grishin:

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 area 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's 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 restrictions.

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 this stream determination, please contact me at (919) 969-7202 or aweakley@townofchapelhill.org. If you have questions about the application of the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer regulations to this property, please contact the Planning Department at planning@townofchapelhill.org or (919) 968-2728. You may also view information about buffer regulations online at: http://www.townofchapelhill.org/stormwater.

Sincerely,

Allison Weakley

Allison Schwarz Weakley
Stormwater Analyst

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

STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	**Address / Location Description**
9880-71-9214	625 Brookview Drive, Chapel Hill

These are the results of a site visit to the property(ies) listed above for a stream determination conducted on 10/20/2020 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 are 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. *Note that Resource Conservation District (RCD) buffers may also apply but are not shown.* 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 (RCD) or Jordan Watershed Riparian Buffer:

☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated RCD must be 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, but do have an associated buffer if the RCD applies.

☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended if impacts to wetlands are anticipated.

Allison Weakley

Town Staff Signature

10/21/2020
Date

Stream Determination Area Map

- Ephemeral Stream
- Perennial Stream
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- OWASA Easements
- Addresses
- Approximate Jordan Buffer
- Sewer Manholes
- Gravity Sewer Mains
- Subject Property

Address: 625 Brookview Drive, Chapel Hill, NC

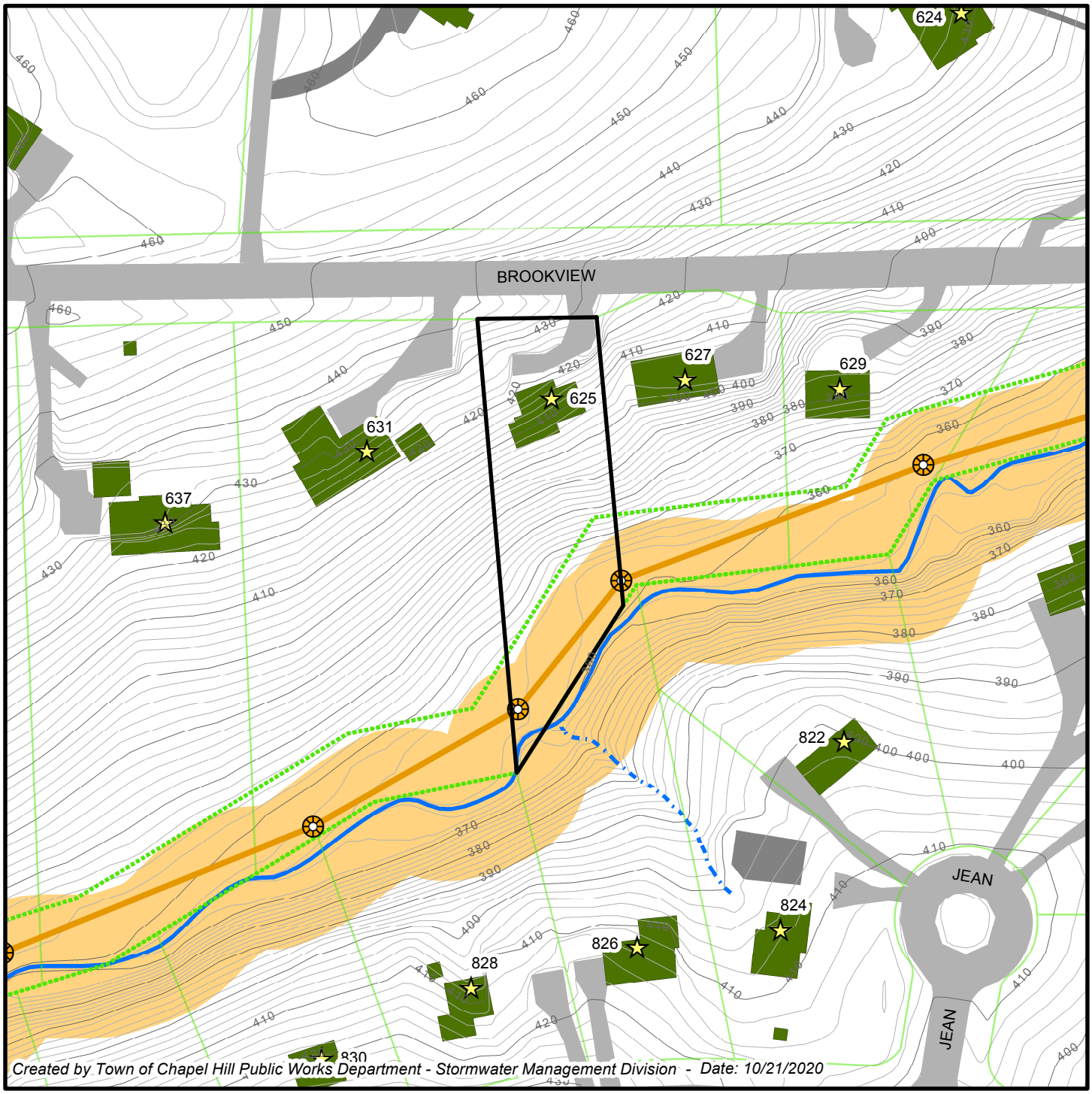
Parcel ID: 9880-71-9214

0 50 100 200 Feet

N

1 inch = 100 feet

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



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - Date: 10/21/2020

USGS 24K Topographic / County Soil Survey Maps

Subject Property

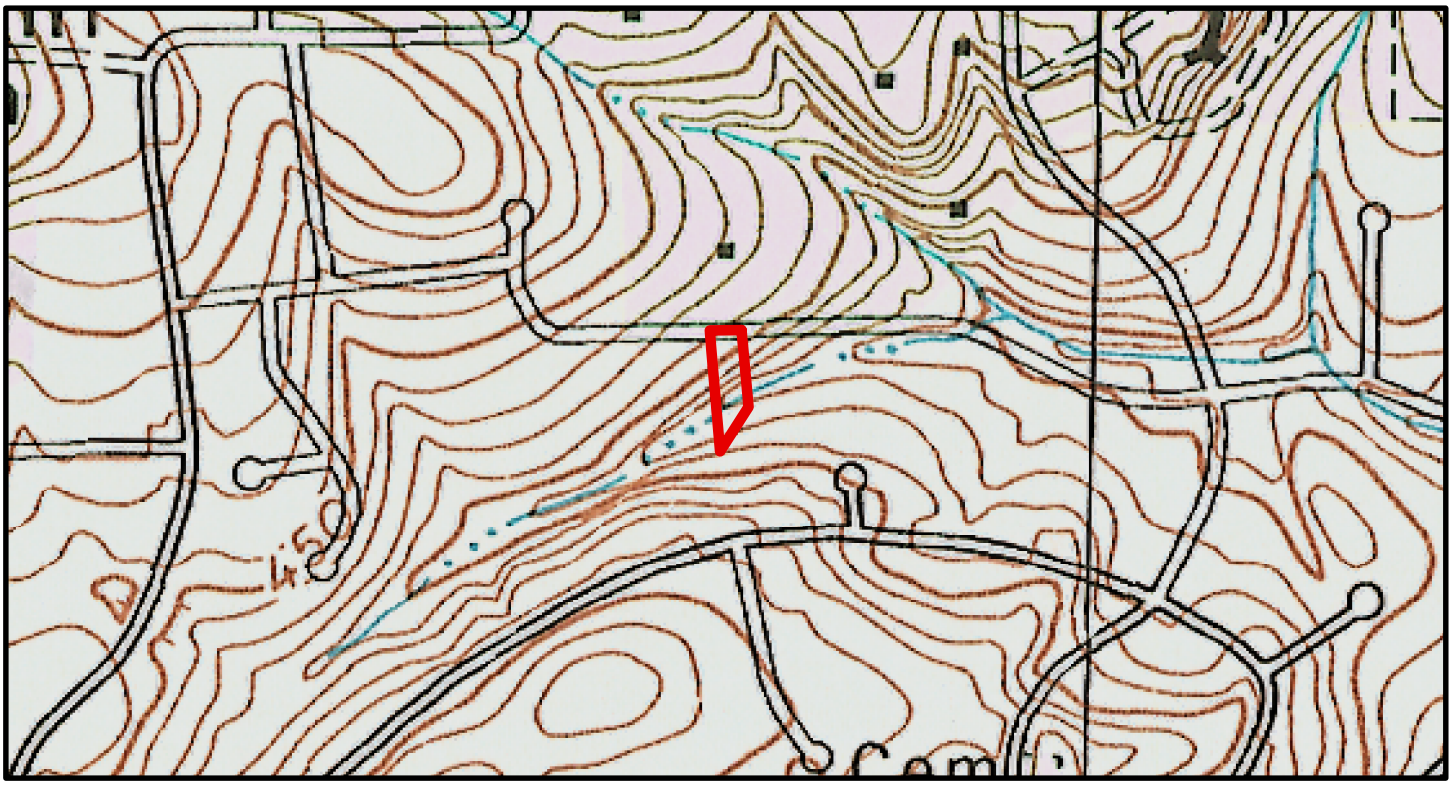
0 150 300 450 600 Feet

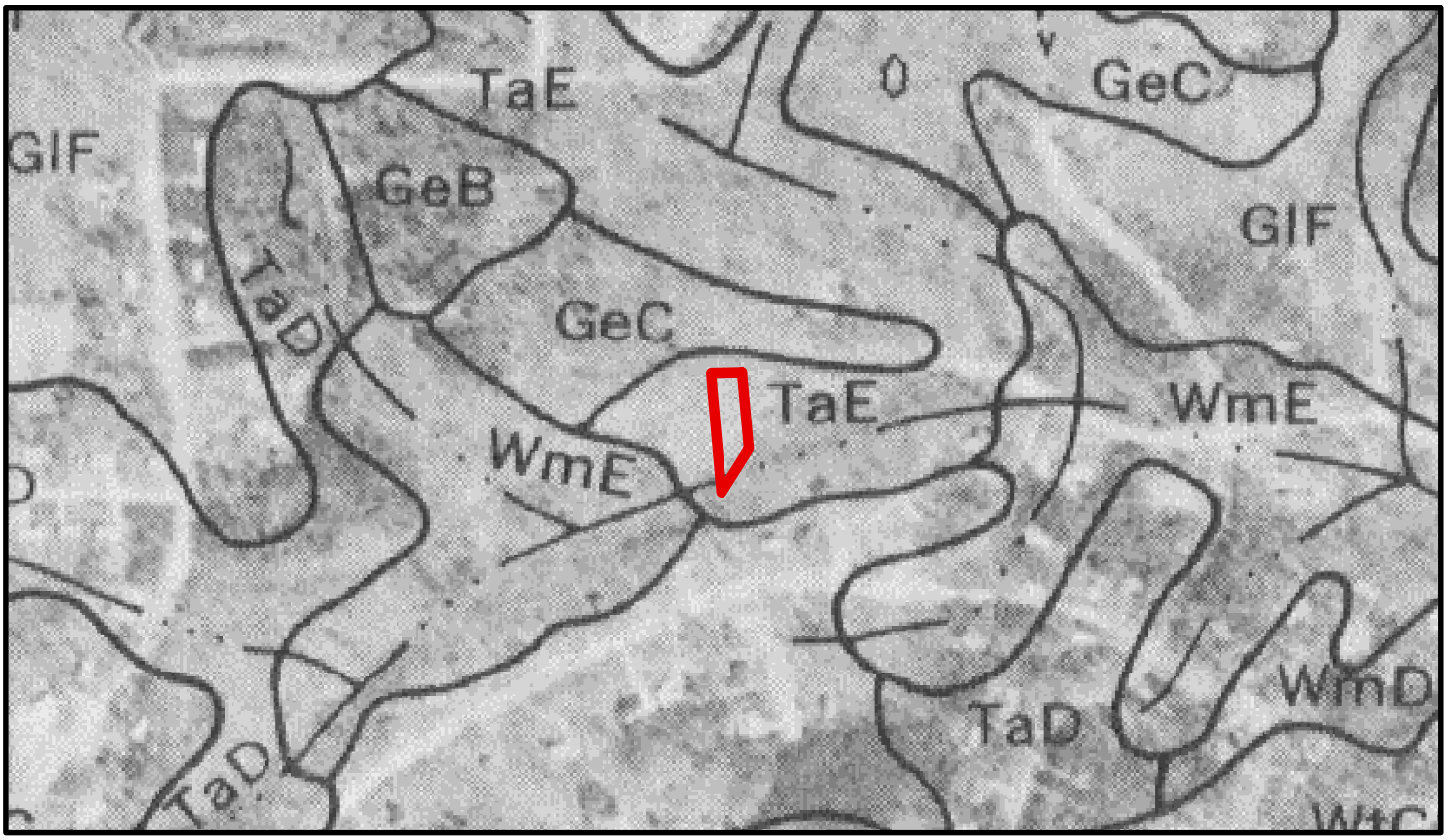
1 inch = 500 feet

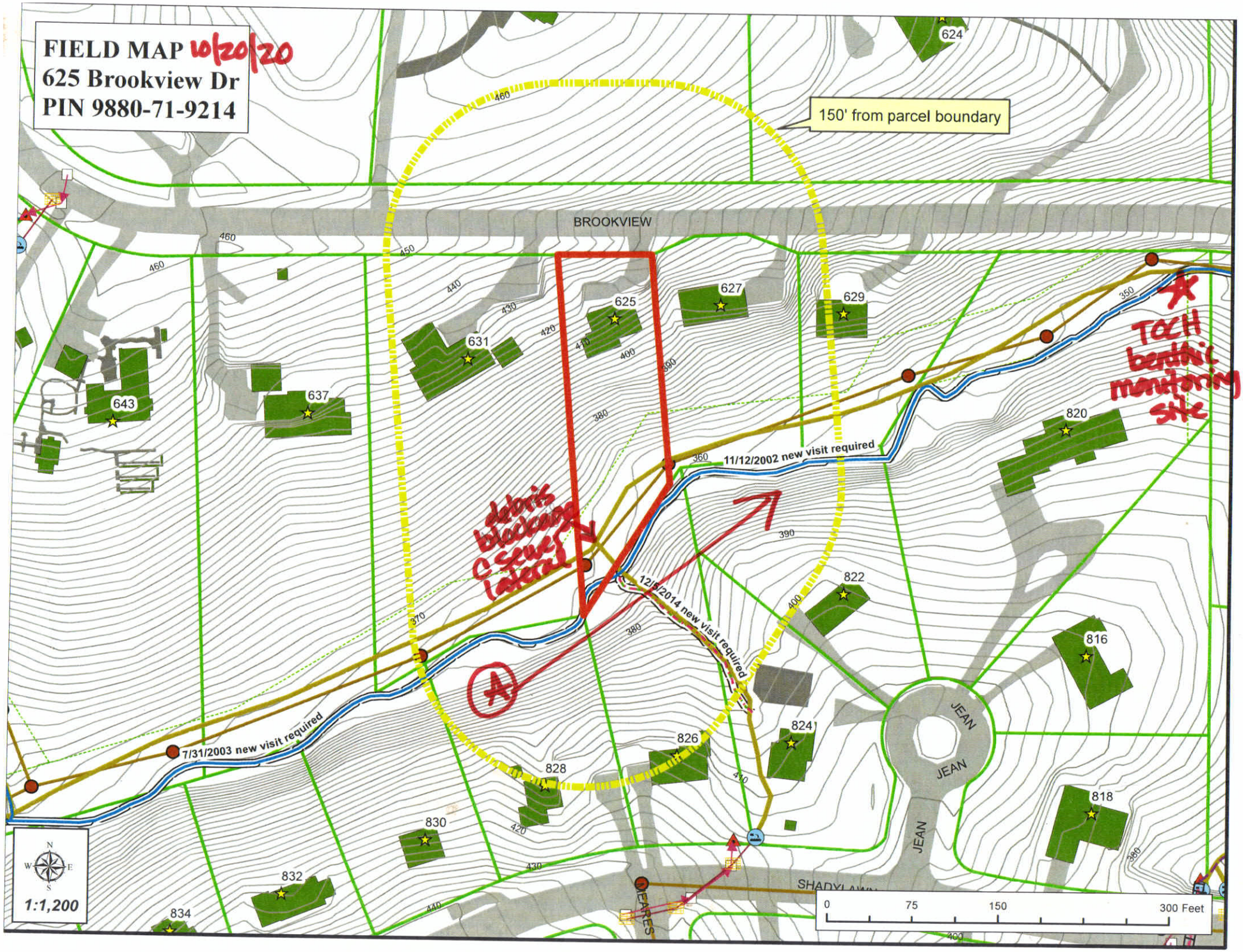
Address: 625 Brookview Drive, Chapel Hill, NC

Parcel ID: 9880-71-9214

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 10/21/2020






FIELD MAP 10/20/20
625 Brookview Dr
PIN 9880-71-9214
150' from parcel boundary
BROOKVIEW
624
625
627
629
631
637
643
820
822
816
824
826
828
830
832
834
818
11/12/2002 new visit required
12/5/2014 new visit required
7/31/2003 new visit required
debris blocking c sewer lateral
TOCH benthic monitoring site
A
JEAN
JEAN
JEAN
SHADYLAWN
EARES
1:1,200
0
75
150
300 Feet

202010201436

UT Cedar Fork

Feature (A)

NC DWQ Stream Identification Form Version 4.11

Date: 10/20/20	Project/Site: 625 Brookview Dr	Latitude: 35.9507
Evaluator: Weakley	County: Orange	Longitude: 79.0386
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 41	**Stream Determination (circle one)** Ephemeral Intermittent (Perennial)	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 23.5)	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 bedrock boulders cobble, gravel, sand + lots of silt	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 = 9)				
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)	

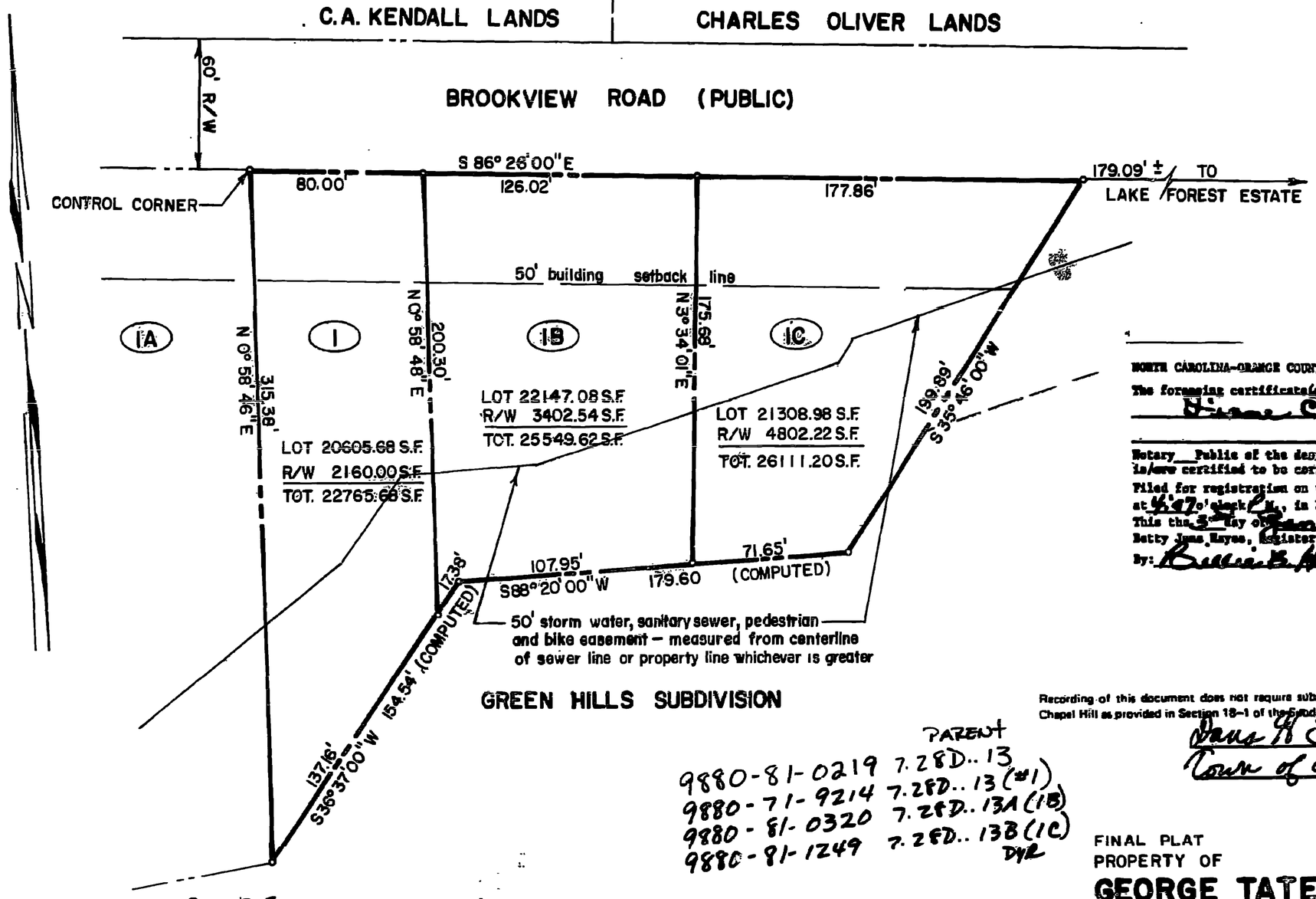
C. Biology (Subtotal = 8.5)				
18. Fibrous roots in streambed	(3)	2	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (note diversity and abundance)	0	(1)	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
(*) 24. Amphibians	0	0.5	1	(1.5)
25. Algae	(0)	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0 none			

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

Notes: lots of silt + debris b/c large c. sewer lateral
larval salamanders (III) + Naccaffertium, aquatic worm (mayfly)

Sketch: see field map

1-3-84
38/65
4:07



NORTH CAROLINA-ORANGE COUNTY

The foregoing certificate(s) of Diane Cobrien

Notary Public of the designated governmental units is/are certified to be correct.

Filed for registration on the 3 day of January 19 84 at 4:07 o'clock P.M., in Book 38 Page 65

This the 3rd day of Jan., 19 84.

Betty Jane Hayes, Register of Deeds

By: Bettie B. Hayes Asst/Deputy

Recording of this document does not require subdivision approval of the town of Chapel Hill as provided in Section 18-1 of the Subdivision Regulations.

Dana H. Stack
Town of Chapel Hill
February 15, 1983

PARENT
9880-81-0219 7.28D..13
9880-71-9214 7.28D..13 (#1)
9880-81-0320 7.28D..13A (1B)
9880-81-1249 7.28D..13B (1C)
DYR

Diane Cobrien A NOTARY PUBLIC FOR Chatham COUNTY, NORTH CAROLINA DO HEREBY CERTIFY THAT Dale D. Faulkner PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS [illegible] 19 83.
Diane Cobrien NOTARY PUBLIC
My Commission Expires 5-12-86

I DALE D. FAULKNER HEREBY CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM [redacted] PLAT 4 RECORDED IN BOOK 28 PAGE 68 ; THAT THE ERROR OR CLOSURE CALCULATED BY LATITUDES AND DEPARTURES IS: ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION AS NOTED; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED
WITNESS MY HAND AND SEAL THIS 15 DAY OF FEB A.D. 19 83
OWNER Dale D. Faulkner
REGISTERED LAND SURVEYOR NO. L- 2176

NORTH CAROLINA REGISTERED SEAL L-2176 LAND SURVEYOR DALE D. FAULKNER

FINAL PLAT
PROPERTY OF
GEORGE TATE
BROOKVIEW (A DIVISION OF LOT 1)
CHAPEL HILL TWP. ORANGE CO.
CHAPEL HILL, NORTH CAROLINA
FEBURUARY 14, 1983 SCALE: 1" = 50'

50 25 0 50 100

OWNER: 342 W. ROSEMARY ST. CHAPEL HILL, N.C.

RETURN TO: DALE D. FAULKNER R.L.S. L-2176
RT. 5 BOX 216-1 CHAPEL HILL, N.C.

19840103000000350

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

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: John Grishin

Mailing Address: 625 Brookview Dr

City, State, ZIP: Chapel Hill NC 27514

Phone / FAX / Email: 646-491-1445 johngrishin@yahoo.com

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:

John Grishin (Signature) 10/6/2020 (Date)

Owner Name(s): John Grishin (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
9880-71-9214	625 Brookview Dr Chapel Hill 27514

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.

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

Stream Determination Request
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:

PARCEL ID (PIN) 9880-71-9214

STREET ADDRESS: 625 Brookview Dr Chapel Hill NC 27514

Please print:
Property Owner: John Grishin

Property Owner: _____

The undersigned owner(s) of the above described property, do hereby authorize

_____, of CoCreations Construction + Design LLC
(Contractor/Agent) (Name of consulting firm if applicable)

to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property.

Property Owner's Address (if different than property above):

_____

Owner Telephone: 646-491-1445 Email: Johngrishin@yahoo.com

We hereby certify the above information submitted is true and accurate to the best of our knowledge.

John Grishin — 10/6/2020
Owner Authorized Signature — Date

_____ — _____
Owner Authorized Signature — Date

_____ — 10/5/2020
Contractor/Agent Authorized Signature — Date

Please return form by email (aweakley@townofchapelhill.org), fax, or mail to the above address in care of the "Stormwater Analyst." The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.