

## PROJECT NARRATIVE

Bolinwood Leasing Office at Stratford Hills Apartments

Property: 700 Bolinwood Drive, Chapel Hill, North Carolina 27514

Variance Request: Variance from the Town of Chapel Hill street setback requirement along Bolinwood Drive

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The applicant proposes constructing a new leasing office on the existing Stratford Hills Apartments parcel at 700 Bolinwood Drive in Chapel Hill, North Carolina. The Stratford Hills Apartments are a 202-unit multifamily residential community originally constructed in 1972. The proposed leasing office is intended to serve the community by providing visible, accessible points of contact for prospective and current residents along Bolinwood Drive.

The site is encumbered by multiple physical and regulatory constraints. These include the Town of Chapel Hill Resource Conservation District overlay along the rear stream corridor, an intermittent stream confirmed by the Town through stream determination, an ephemeral stream traversing the central portion of the parcel, existing storm drainage infrastructure, the floodplain along the rear of the property, and the existing apartment buildings, parking lots, drive aisles, and swimming pool that occupy the developed portion of the parcel. After evaluating alternative locations on the parcel, the applicant identified the proposed position as the most practical location that meets the Owner's operational and visibility requirements while avoiding encroachment into the protected resources at the rear of the site.

The proposed building location results in approximately 18 feet of encroachment into the street setback along Bolinwood Drive. The applicant respectfully requests a variance from the street setback to allow this encroachment so the project can proceed. The four findings of fact required under North Carolina General Statute 160D-705 and the Town of Chapel Hill Land Use Management Ordinance are addressed in detail in the accompanying Statement of Justification submitted with this application.

