

Planning & Development

Development Services Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
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Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: UDO Sec 7.2.5. D3 UDO Sec 7.2.3 Provide an explanation of the alternate requested, along with an applicant's statement of the findings ____ See Attached Provide all associated case plan numbers including zoning and site plan: BLDNR-048700-2020	Transaction Number

GENERAL INFORMATION			
Property Address	1108 Capital Blvd	Date	8/25/21
Property PIN	1704659251	Current Zoning	IX-5
Nearest Intersection	Capital Blvd and Old Williamson Rd	Property size (in acres)	1.47
Property Owner ESC Properties of Wake County LLC	Phone	984-292-8525	Mail 4101 Bashford Bluffs Ln, Raleigh, NC 27603
	Email	capitolautoraleigh@gmail.com	
Project Contact Person Clark Malpass	Phone	9842928525	Mail 4101 Bashford Bluffs Ln, Raleigh, NC 27603
	Email		
Property Owner Signature			Email
Notary	Sworn and subscribed before me this <u>25th</u> day of <u>August</u> , 20 <u>21</u>		Notary Signature and Seal

SUSAN S. MALPASS
 NOTARY PUBLIC
 WAKE COUNTY, N.C.
 My Commission Expires 2-7-2026.

ESC Properties of Wake County LLC

August 25, 2021

To: Carter Pettibone, Members of Appearance Commission

From: Clark Malpass

Project: 1108 Capital Blvd, BLDNR-048700-2020

Project Summary

We are in the process of replacing a modular building that was located on the site not too long ago. After submitting plans to do so we were informed of the screening requirements involved with mechanical units. The proposed building has a mechanical unit facing Old Williamson Rd which would require screening. We are requesting an Administrative Alternative and proposing to build a wooden fence around the mechanical unit in order to block the view.

Thank you for your review

1108 Capital Blvd Administrative Alternative Request and Narrative

UDO Sec 7.2.5. Screening part D.3.

3. Wall-Mounted Equipment

- a. Wall-mounted equipment shall not be located on any surface that directly faces a public right-of-way (not including an alley).
- b. Wall-mounted equipment located on any surface that is visible from a public right-of-way (not including an alley) must be fully screened by landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.

Response: The proposed screening/fence would be on the side of the building facing Old Williamson Rd, screening the mechanical unit on the side of the proposed building. It would be an approximately 13ft wooden horizontally slatted fence. The proposed screening/fence would meet the requirements by completely blocking the view of the mechanical unit. The screening would be conforming to the principle building material of which is brown hardy plank.

UDO Sec. 7.2.3. Design Alternate Findings

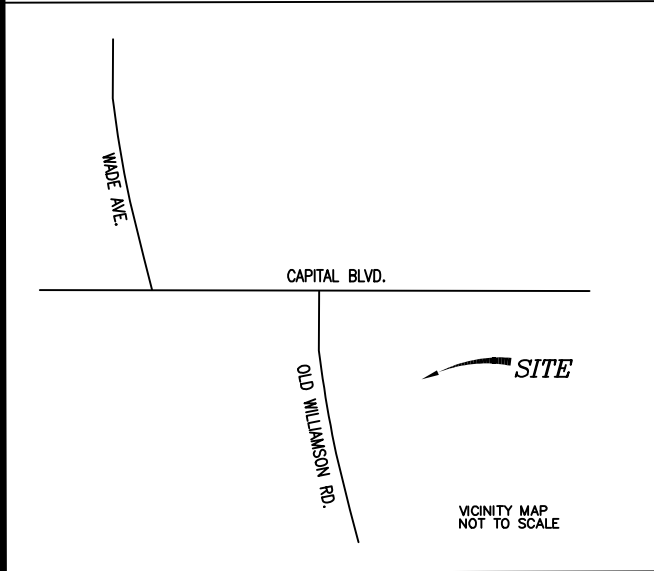
The Planning Commission or Appearance Commission performing the quasi judicial duties of the Planning Commission (as designated by the City Council), after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17., shall approve a design alternate, if all of the following findings are satisfied:

- A. The approved alternate is consistent with the intent of the landscape and screening regulations;
- B. The approved alternate does not substantially negatively impact the comfort and safety of pedestrians;
- C. The approved alternate utilizes other architectural or landscaping treatments to create visual interest; and
- D. The approved alternate is considered equal to or better than the standard.

Response: Proposed screening meets and exceeds all parts of Sec 7.2.3.

NOTES:

1. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD ZONE AREA AS DESIGNATED ON FEMA FIRM PANEL NUMBER 3720170400J ZONE AE.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH EXIST AND LIMIT THE USE OF THIS PROPERTY.
3. THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE LAND ITSELF, EASEMENTS, THE BOUNDARIES SHOWN, ACCESS, ZONING, RESTRICTION, UTILITIES, NOR TO WHETHER ROADS SHOWN HEREON ARE PUBLIC OR PRIVATE. ANY AND ALL SETBACKS SHOWN HEREON WERE PROVIDED TO ME BY OTHERS AND SHOULD BE VERIFIED WITH AN ATTORNEY AND/OR THE PROPER AUTHORITY FOR ACCURACY.
4. ALL STRUCTURAL MEASUREMENTS SHOULD BE VERIFIED.



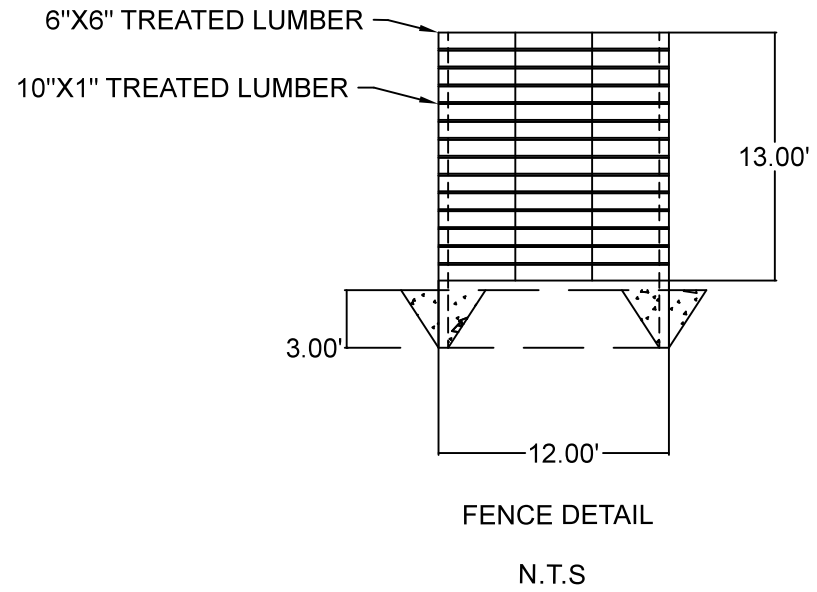
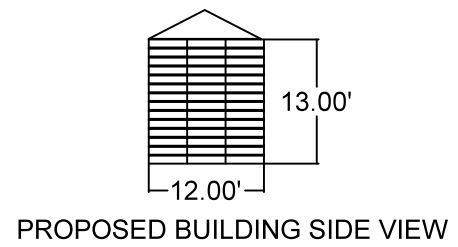
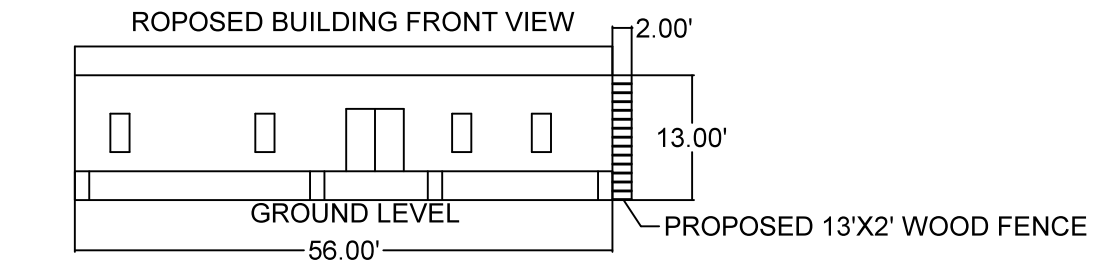
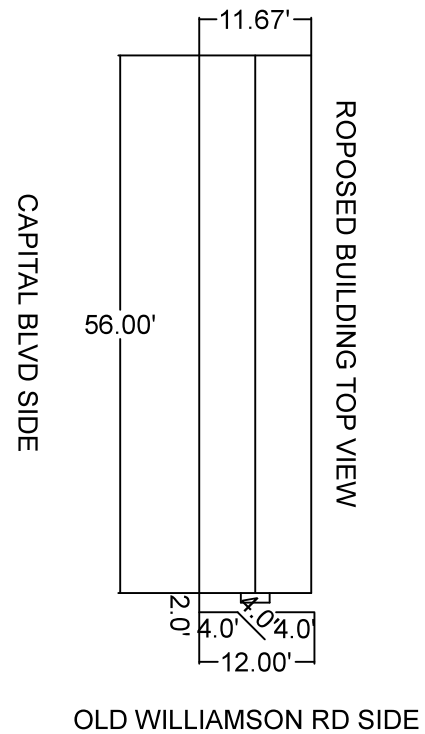
LOT DATA:

PIN 1704659251	ZONING IX-5
64,033 SQ. FT.	IMPERVIOUS 12,039 SQ. FT.
653 HEATED SQ. FT.	COMMERCIAL
MAX HEIGHT	NCOD

1108 CAPITAL BLVD.
WAKE COUNTY, RALEIGH N.C.
JULY 19, 2021

**WEBSTER LAND PLANNING
& SURVEYING, PLLC**

PO 13012 RALEIGH, NC 27605
Phone: (910)899-0225 Email: webstersurveying@gmail.com



FENCE DETAIL FOR
ESC PROPERTIES OF WAKE COUNTY

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN NORTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

William A. Webster NC PLS No L-4748