Administrative Site Review Application



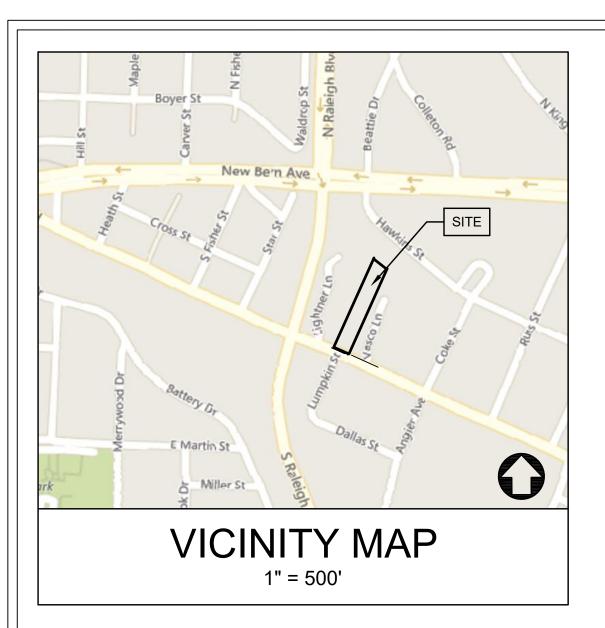
Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: Planning Coordinator:				
Building Type				Site Transaction History
	Detached Attached Apartment		General Mixed use Open lot	Subdivision transaction #: Sketch transaction #: Certificate of Appropriateness #: Board of Adjustment #:
	Townhouse		Civic	Zoning Case #: Administrative Alternate #:
GENERAL INFORMATION				
Development name: 1719 Poole Rd Apartments				
Inside City limits? Yes No				
Property address(es): 1719 Poole Rd				
Site P.I.N.(s): 1713-48-8353				
Please describe the scope of work. Include any additions, expansions, and change of use. Development of 10 apartment units and associated site improvements.				
Current Property Owner/Developer Contact Name: Wayne Adams				
NOTE: please attach purchase agreement when submitting this form.				
Company: So Shine, LLC Title: Manager				
Address: 100 Lumpkin St, Raleigh, NC 27610				
Phone #: 919	Phone #: 919.625.5354 Email: waynesr@bellsouth.net			nesr@bellsouth.net
Applicant Name: John Toomey				
Company:	Company: Address:			
Phone #: 919.	hone #: 919.625.5354 Email: johntoomey12@gmail.com			

Page 1 of 2 REVISION 05.01.19

(Applicable to all developments)				
SITE DATA	BUILDING DATA			
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0			
RX-3	Existing gross floor area to be demolished: 0			
Gross site acreage: 0.98 AC	New gross floor area: SF			
# of parking spaces required: 21	Total sf gross (to remain and new):			
# of parking spaces proposed: 21	Proposed # of buildings: 3			
Overlay District (if applicable): N/A	Proposed # of stories for each: 2			
Existing use (UDO 6.1.4): Vacant				
Proposed use (UDO 6.1.4): Multi-unit Living				
STORMWATER	RINFORMATION			
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.60 Square Feet: 25,992 Square Feet: 25,992			
Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils: Flood stu FEMA Map Panel #:				
Neuse River Buffer Yes No	Wetlands Yes No			
RESIDENTIAL D	DEVELOPMENTS			
Total # of dwelling units: 10	Total # of hotel units: 0			
# of bedroom units: 1br: 2br: 10 3br:	4br or more:			
# of lots: N/A	Is your project a cottage court? Yes V No			
SIGNATUI	RE BLOCK			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate				
I/we have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge that submittal policy, which states applications will expire after	this application is subject to the filing calendar and er 180 days of inactivity.			
Signature: 3	Date: 04-15.2020			
Printed Name: Wayne Adams	ı			



ADMINISTRATIVE SITE PLANS FOR

1719 POOLE RD APARTMENTS

ASR-0032-2020

1719 POOLE RD RALEIGH, NC 27610 PIN: 1713-48-8353

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

STORMWATER INFORMATION

RESIDENTIAL DEVELOPMENTS

SIGNATURE BLOCK

2br: 11 3br:

Wetlands

Total # of hotel units: 0

Is your project a cottage court? Yes No

4br or more:

BUILDING DATA

Square Feet: 25,992

Date: October 23, 2020

Existing gross floor area (not to be demolished):

Existing gross floor area to be demolished:

Total sf gross (to remain and new): 11,407 SF

New gross floor area: 11.407 SF

Proposed # of stories for each: 2

Proposed Impervious Surface:

Proposed # of buildings: 3

SITE DATA

Square Feet: 0

DEVELOPMENT SERVICES Administrative Site Review Application Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section Zoning district (if more than one, please provide the 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting. acreage of each): Office Use Only: Transaction #: Planning Coordinator: **Site Transaction History** Gross site acreage: 0.98 AC Subdivision transaction #: _ Detached # of parking spaces required: 16.5 Sketch transaction #: ___ Mixed use | Certificate of Appropriateness #: _ Attached # of parking spaces proposed: 19 Open lot | Board of Adjustment #: Overlay District (if applicable): N/A Apartment Zoning Case #: _____ Existing use (UDO 6.1.4): Vacant Townhouse Administrative Alternate #: Proposed use (UDO 6.1.4): Multi-unit Living **GENERAL INFORMATION** Development name: 1719 Poole Rd Apartments **Existing Impervious Surface:** Inside City limits? ✓ Yes ☐ No Property address(es): 1719 Poole Rd If yes, please provide: Site P.I.N.(s): 1713-48-8353 Alluvial soils: Please describe the scope of work. Include any additions, expansions, and change of use. FEMA Map Panel #: Development of 10 apartment units and associated site improvements. Neuse River Buffer Yes Total # of dwelling units: 11 Current Property Owner/Developer Contact Name: So Shine, LLC / Wayne Adams, General Manager # of bedroom units: 1br: NOTE: please attach purchase agreement when submitting this form. # of lots: N/A Company: So Shine, LLC (Wayne Adams) Title: General Manager Address: 100 Lumpkin St, Raleigh, NC 27610 Phone #: 919.625.5354 Email: waynesr@bellsouth.net In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, Applicant Name: John Toomey executors, administrators, successors, and assigns jointly and severally to construct all improvements and make Company: all dedications as shown on this proposed development plan as approved by the City of Raleigh. Phone #: 919.625.5354 Email: johntoomey12@gmail.com I hereby designate ___ Jon Frazier this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will/expire after 180 days of inactivity. Signature: Printed Name: Wayne Adams Page **1** of **2**

raleighnc.gov

DEVELOPER:

SO SHINE, LLC **CONTACT: JOHN TOOMEY** 100 LUMPKIN ST RALEIGH, NC 27610 919.625.5354 JOHNTOOMEY12@GMAIL.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM

- DUE TO THE SIZE OF THE PARCEL (0.96 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAS) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
- FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF PROPOSED
- THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS BECAUSE IT IS ZONED RX- WITH LESS THAN 4 STORIES AND IS LESS THAN 5 ACRES PER 8.3.2.A.2.b.

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	LANDSCAPING PLAN
C-7	LIGHTING PLAN
1	BUILDING ELEVATIONS - BLDG A
2	BUILDING ELEVATIONS - BLDG B
3	BUILDING ELEVATIONS - BLDG C
4	UNIT FLOOR PLANS

Raleigh	1719 POOLE ROAD, RA VARIANCE APPR CASE BOA-0036
y 19, 2021 BOARD OF ADJUSTMENT DECISION	CITY OF RALEIGH BOARD OF FINDINGS OF FACT AND CON-
ne, LLC Poole Road h, NC LECTRONIC MAIL TO: isabel@mattoxlawfirm.com, mary@mattoxlawfirm.com Re: Board of Adjustment Case BOA-0036-2020 Subject Property: 1719 Poole Road	This application for a variance from Section Development Ordinance (the "UDO") came before "BOA") on October 12, 2020 for a quasi-judicial witnesses, the documentary evidence, the Variance App and other evidence presented at the October 12, 2020 should be granted and in support thereof, makes the foof Law:
pplicant:	FINDINGS OF F
October 12, 2020 meeting of the Raleigh Board of Adjustment (the "Board"), the Board [approved, red with conditions or denied] the above-referenced request. The request sought a variance from the	 The property at issue (the "Property") so in size. The Property is located at 1719 Poole Road (PI)
ninimum building width in primary street build-to set forth in Section 3.2.4.D. of the Unified opment Ordinance in order to construct apartment buildings on the site that only occupy 40% of mary street build-to width.	2. The Property is zoned Residential Mixed
ordance with N.C. Gen. Stat. § 160A-388, please find enclosed a copy of the Board's adopted	3. The Property Owner is So Shine, LLC (t
n decision approving this request.	4. The Property's southern property line for of the Property are parcels zoned RX-3 with existing Property is a parcel zoned R-10, with existing residentic
equest was for a variance and the variance was approved, please note that, pursuant to the City of h Unified Development Ordinance (the "UDO"), the variance approval expires twelve (12) s from the date of approval by the Board, unless either: 1) a complete building permit application,	5. The Property is currently vacant. The I Property three (3), 3-unit apartment buildings (the "Pro

ALEIGH, NC ROVAL 6-2020 OF ADJUSTMENT CLUSIONS OF LAW

e the Raleigh Board of Adjustment (the nearing. Based on the testimony of the earing, the BOA finds that the Variance lowing Findings of Fact and Conclusion

- nsists of a single parcel of land, 0.98 acres
 - d-Use: 3-Story Maximum (RX-3).
- fronts along Poole Rd. To the east and wes residential structures. To the north of the

8. The only possible location to locate a driveway to provide vehicular access to the Property is along Poole Road. As such, the Project will include a driveway along Poole Road, to provide vehicular access to the Property. 9. Due to the Property's narrow frontage along Poole Road, if the Project were equired to comply with UDO Section 3.2.4.D, there would not be a sufficient amount of frontage long Poole Road to allow for the driveway at Poole Road to be constructed of a sufficient width to 10. Without a variance from UDO Section 3.2.4.D, the Project could not be CONCLUSIONS OF LAW Pursuant to the foregoing FINDINGS OF FACT and UDO Section 10.2.10.D.3, the BOA

This the 9th day of November, 2020.

- to establish that: i. an unnecessary hardship would result from the strict application of UDO Section
- 3.2.4.D. to the Property; ii. the hardship results from conditions that are peculiar to the Property; iii. the hardship did not result from actions taken by the Property Owner:
- iv. the requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieve

SHEET 1 OF 11

COVER

Develo the prir including payment of all fees, has been filed by the applicant and accepted by the City; or 2) the use and Should you have any questions concerning the decision of the Board, please do not hesitate to contact me

City of Raleigh (mailing address) | Post Office Box 590 | Raleigh, North Carolina 27602-0590

Eric Hodge Senior Planner

Property Owner wishes to construct at the 6. In order to construct the Project, the Variance Application requests a variance from UDO Section 3.2.4.D, to allow the Project to be constructed with a 40% primary street build-to width (the "Variance Request"). The Variance Request requires approval from the BOA, pursuant build-to along Poole Road. The Property has 89 feet of frontage along Poole Road. Thus, pursuant to UDO Section 3.2.4.D., the Project's buildings must occupy 62.3 feet of the Property's frontage along Poole Road.

ENGINEERING POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY DATE BY COR COMMENTS 9/17/2020 FLM COR COMMENTS 3/10/2021 FLM COR COMMENTS 5/27/2021 FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

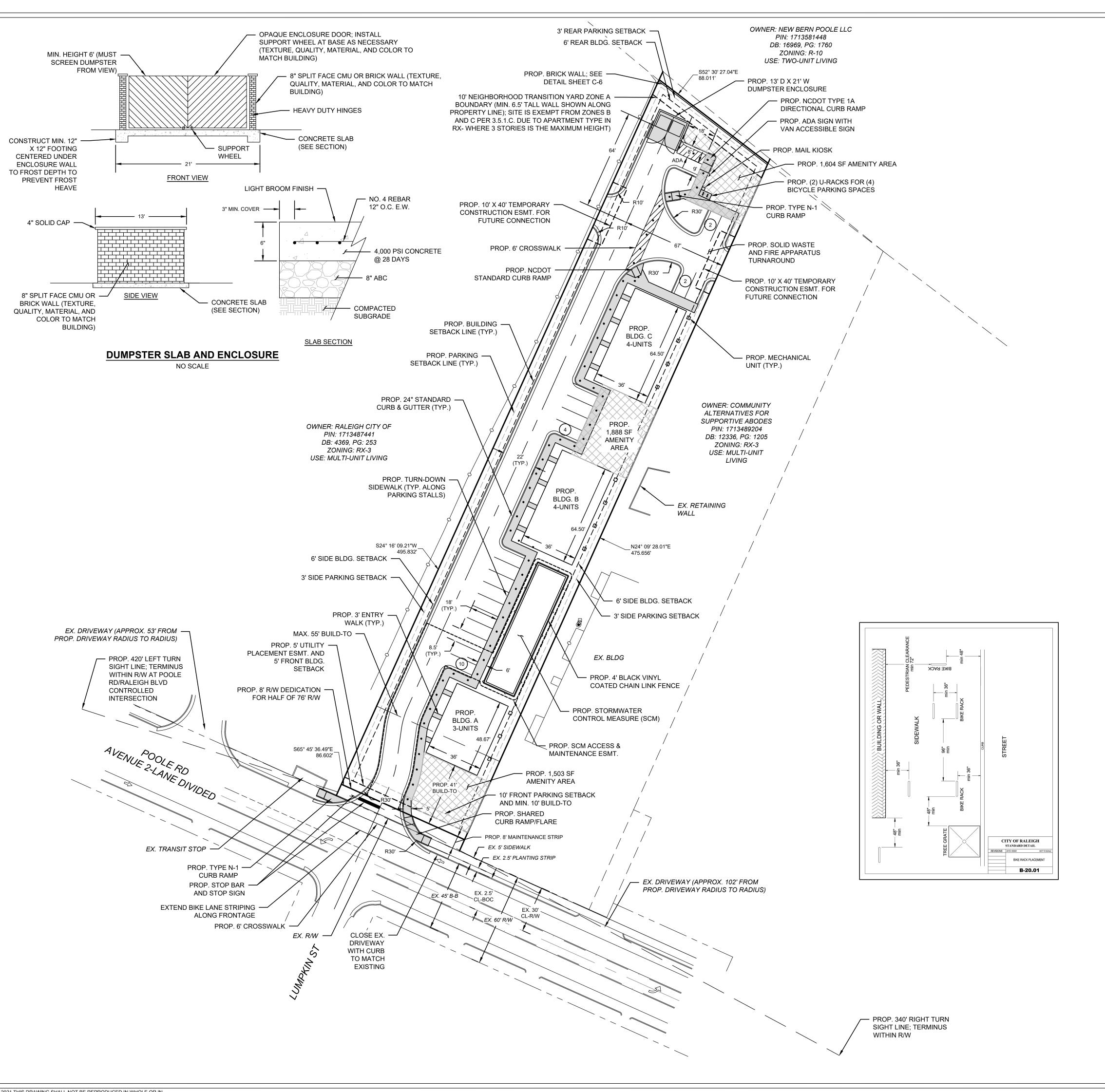
SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

ASR PLANS ASR-0032-2020

1719 POOLE RD RALEIGH, NC 27610

SO SHINE, LLC

04-14-2020 AS SHOWN **DESIGNED BY:** APPROVED BY: FLM PROJECT NO.:



SUMMARY INFORMATION

DEVELOPMENT NAME: 1719 POOLE RD APARTMENTS

SITE ADDRESS: 1719 POOLE RD, RALEIGH, NC

PIN NUMBER(S): 1713-48-8353

TOTAL ACREAGE: 0.98 AC / 42,526 SF R/W DEDICATION: 0.02 AC / 689 SF NET ACREAGE: 0.96 AC / 41,837 SF

EXISTING USE: VACANT
PROPOSED USE: MULTI-UNIT LIVING, APARTMENT

JURISDICTION: CITY OF RALEIGH CURRENT ZONING DISTRICT: RX-3

PROPOSED UNITS: 11 (ALL 2-BEDROOM UNITS)

SETBACKS:

FRONT: 5' (BLDG), 10' (PARKING)
SIDE: 0' OR 6' (BLDG), 0' OR 3' (PARKING)
REAR: 0' OR 6' (BLDG), 0' OR 3' (PARKING)

BUILT-TO:

REQUIRED PRIMARY STREET BUILD-TO (MIN/MAX): 10'/55'
PROPOSED BUILD-TO: 41' (SEE PLAN DIMENSION)
REQUIRED BUILDING WIDTH IN PRIMARY BUILD-TO (MIN): 60.62' (70%)
PROPOSED BUILDING WIDTH IN PRIMARY BUILD-TO: 36' (41.5%);
VARIANCE BOA-0036-2020 GRANTED ON 10/12/20 TO ALLOW

TOTAL SITE GROSS FLOOR AREA: 11,407 SF BUILDING A GROSS FLOOR AREA: 3,111 SF BUILDING B GROSS FLOOR AREA: 4,148 SF BUILDING C GROSS FLOOR AREA: 4,148 SF

REDUCTION IN BUILDING WIDTH IN PRIMARY BUILD-TO

EIGHT:

REQUIRED PRINCIPAL BUILDING HEIGHT (MAX): 3 STORIES / 50'
PROPOSED PRINCIPAL BUILDING HEIGHT: 2 STORIES

PROPOSED BUILDING A HEIGHT:
BUILDING A HEIGHT CALCULATIONS (SEE SHEET C-5 FOR SPOT
ELEVATIONS AND AVERAGE GRADE TABLE):
MOST RESTRICTIVE GRADE = 281.00'

TOP OF ROOF ELEVATION = 312.25'
TOP OF ROOF - MOST RESTRICTIVE GRADE = 312.25' - 281.00' = 31.25'

PROPOSED BUILDING B HEIGHT:
BUILDING B HEIGHT CALCULATIONS (SEE SHEET C-5 FOR SPOT
ELEVATIONS AND AVERAGE GRADE TABLE):

MOST RESTRICTIVE GRADE = 284.96'
TOP OF ROOF ELEVATION = 316.25'
TOP OF ROOF - MOST RESTRICTIVE GRADE = 316.25' - 284.96' = 31.29'

PROPOSED BUILDING C HEIGHT:
BUILDING C HEIGHT CALCULATIONS (SEE SHEET C-5 FOR SPOT
ELEVATIONS AND AVERAGE GRADE TABLE):
MOST RESTRICTIVE GRADE = 288.52'

TOP OF ROOF ELEVATION = 319.77'
TOP OF ROOF - MOST RESTRICTIVE GRADE = 321.25' - 288.52' = 32.73'

PARKING CALCULATIONS:

PROPOSED PARKING: MULTI-UNIT LIVING, 2 BEDROOMS: 1.5 SPACES
PER UNIT = 1.5 SPACES X 11 UNITS = 16.5 SPACES
PROPOSED PARKING: 19 SPACES (1 ADA FOR MAIL KIOSK)

REQUIRED BICYCLE PARKING: 1 SPACE PER 20 UNITS OR MIN. 4 SPACES
PROPOSED BICYCLE PARKING: 4 SPACES

REQUIRED AMENITY AREA: 0.096 AC / 4,183 SF (10%)
PROPOSED AMENITY AREA: 0.115 AC / 4,995 SF (11.9%)

BLOCK PERIMETER: EXEMPT (SITE LESS THAN 5 AC)

EXISTING IMPERVIOUS SURFACE AREA: 0 AC / 0 SF (0%) **PROPOSED IMPERVIOUS SURFACE AREA:** 0.60 AC / 26,043 SF (62.2%)

WATERSHED: NEUSE (WALNUT CREEK)

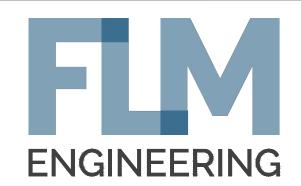
NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL RADII ARE 4' UNLESS OTHERWISE NOTED.
- 3. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- 4. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
- 5. LEFT- AND RIGHT-TURN SIGHT LINES BASED ON INTERSECTION SIGHT DISTANCE FOR 2-LANE DIVIDED ROADWAY WITH A SPEED LIMIT OF 35 MPH.

PROP. MECHANICAL UNIT

LEGEND

	EX. PROPERTY LINE
	EX. ADJACENT OWNERS
	PROP. RIGHT-OF-WAY
	PROP. SETBACK LINE
	PROP. EASEMENT/YARD
	PROP. AMENITY AREA
	PROP. ACCESSIBLE ROUTE
	PROP. FENCE



POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

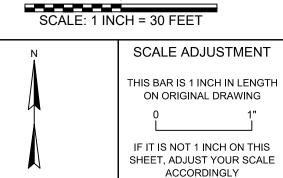
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	9/17/2020	FLM
2	COR COMMENTS	3/10/2021	FLM
3	COR COMMENTS	5/27/2021	FLM
	•		

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

0 15 0 30



ASR PLANS ASR-0032-2020

1719 POOLE RD RALEIGH, NC 27610

SO SHINE, LLC

DATE:	04-14-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19073

SITE PLAN

C-3SHEET 3 OF 11

3-UNIT BLDG. A RIDGE VENT RIDGE VENT LOUVERED -LOUVERED Z SHUTTERS **SHUTTERS** O COPYRIGHT 2018, DRAWINGS REMAIN THE PROPERTY 8" BAND OF TRIGHT 2018, DAWNINGS REMAIN THE PROFEST TO OF THE ARCHITECT AND CANNOT BE COPIED OR ALTERED WITHOUT THE ARCHITECT'S PERMISSION. PROJECTS ARE SITE SPECIFIC AND CANNOT BE REPRODUCED ON MULTIPLE SITES WITHOUT WRITTI SIDING AS w/DRIPCAP` SPEC. TYP. CONSENT OF THE ARCHITECT. 8" BAND 8" BAND_ w/DRIPCAP w/ DRIPCAP GENERAL NOTES: 1. REVIEW ALL DRAWINGS PRIOR
TO STARTING OF ANY WORK.
ALL SUBS TO COOR. WITH
G.C. PRIOR TO ANY DEMO
AND START OF CONSTRUCT. 2'-0" CANT.-2'-0" CANT.-—8" COL. BY BLDR. BLDR. (TYP.) 5/4" TRIM 2. VERIFY ALL DIM., SITE COND., AND MANUF. SPECS. COOR. W/MTL. BLDG MANUF. & SHOP DWGS. CONTACT A—E OF TYP. 5/4" TRIM_ -5/4" TRIM TYP. TYP. ANY DISCREPENCIES PRIOR 283.52' EXIST 282.71' EXIST _F.<u>F.E. 282.33'</u> 281' PROPOSED 280.71' EXIST PROVIDE STEPS
AS PER GRADE

EAST ELEVATION PROVIDE STEPS AS PER GRADE AVG. GRADE HT. PROVIDE STEPS AS PER GRADE PROVIDE STEPS AS PER GRADE PROVIDE STEPS PROVIDE STEPS AS PER GRADE AS PER GRADE 281.00' PROPOSED WEST ELEVATION SCALE: 1/4"=1'-0" SCALE: 1/4"=1'-0" AVERAGE CURB LEVEL OF ADJOINING STREET 275.42' GROUND FLOOR ELEVATION 6.92' (282.33 FFE - 275.42') ─ 281.00', MOST RESTRICTIVE ─ 281.00', MOST RESTRICTIVE GRADE OF ALL FOUR GRADE OF ALL FOUR REV. DATE: **BUILDING ELEVATIONS** REVISION DESCRIPTION **BUILDING ELEVATIONS** G. CLEVELAND PATE, PLLC Architecture 。Planning 6013 Fordland Drive, Raleigh, NC 27606 919-851-0052 SEALS: SEALS: -8" COL. BY BLDR. 283.52' EXIST __282.71' EXIST F.F.E. 282.33 F.F.E. 282.33' 281' PROPOSEI 281' PROPOSED 281' PROPOSED AVG. GRADE HT. BRICK AS SPEC. TYP.

SOUTH SIDE ELEVATION SCALE: 280.83' EXIST AVG. GRADE HT PROVIDE STEPS AS PER GRADE PROVIDE STEPS AS PER GRADE PROVIDE STEPS AS PER GRADE NORTH SIDE ELEVATION SCALE: 1/8"=1'-0" SCALE: 1/8"=1'-0" 281.00', MOST RESTRICTIVE GRADE OF ALL FOUR BUILDING ELEVATIONS - 281.00', MOST RESTRICTIVE GRADE OF ALL FOUR BUILDING ELEVATIONS



