



Administrative Approval Action

Case File / Name: ASR-0042-2020
630 HILLSBOROUGH STREET

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION:

This site is located west of Glenwood Avenue, north of Hillsborough St at 630 Hillsborough Street.

REQUEST:

Development of a 0.3 acre/13,434 sf tract zoned NX-7-UL. This is the site of an existing 1,600 sf structure with a proposed change of use and a new proposed 1,600 sf addition in the rear of the existing structure for a total gross building area of 3,200 sf to be used as a restaurant.

Board of Adjustment (BOA-0037-2020): A variance was approved on October 12, 2020 for the following provisions:

1. A min 35 space off-street parking quantity variance to allow & provide 5 spaces (Sec.7.1.2.C).
2. A parking setback 2' variance from the 10' setback to allow an 8' setback & allow parking between the proposed building and N. Boylan Ave. (Sec.3.2.5.C.1 & Sec.3.4.7.D)
3. Min building heights for a variance to the min 2-story requirement for properties zoned 7 stories or higher with an Urban Frontage in order to allow a one-story structure addition (Sec.3.3.2.B2.B3.B4).
4. A variance to allow existing driveway and a 75' variance to the requirement of 150' from an intersection (Raleigh Street Design Manual).
5. A variance to allow an exemption for the parking lot landscaping design for shade trees to terminate parking row. (Sec.7.1.7.D.3).
6. A variance for Urban Frontage requirements for building addition placements with existing buildings (Sec.3.4.2.C.3.iii).

DESIGN ADJUSTMENTS- Board of Adjustment (A-25-20) : Approved variance case on October 12, 2020 to allow relief from streetscape improvements for Hillsborough St. (Sec.8.4.5.1 and Sec.8.5.2.B).

DESIGN ALTERNATES - Board of Adjustment (A-26-20): Approved design adjustment on October 12, 2020 for a design adjustment for cross-access requirements (Sec.8.3.5.C.3.C) and driveway and access spacing points.

ADMINISTRATIVE ALTERNATES - Appearance Commission (AAD-7-20): Approved variance on September 14, 2020 for primary street build-to for corner lot and an administrative alternate for transparency & blank wall.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A



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FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated by Site Collaborative.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Submit a plan for the signal modifications and crossing at Hillsborough Street to Transportation Operations for approval and incorporate it into the SPR plan.
2. A detail for the proposed new retaining wall, showing grade level height & design specifications, is inserted in the SPR plans set.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of A-25-20; A-26-20; AAD-27-20; BOA-0037-2020.

Engineering

2. A public infrastructure surety for the signal work and crosswalk modifications shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Urban Forestry

3. A fee-in-lieu for 5 street trees shall be paid to the City of Raleigh (UDO 8.1.10).



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: August 11, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

Date: 04/14/2021

630 HILLSBOROUGH STREET

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE # : ASR 0042-2020



VICINITY MAP

SCALE: 1" = 400'

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 (919) 996-2400

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 21.2.2. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #		Planning Coordinator	
Building Type <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		Site Transaction History <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic <input type="checkbox"/> Administrative Alternate #	
Subdivision Transaction # Certificate of Appropriateness # Board of Adjustment # Zoning Case # Administrative Alternate #		Subdivision Transaction # 572424 Certificate of Appropriateness # Board of Adjustment # Zoning Case # Administrative Alternate #	

GENERAL INFORMATION

Development name: 630 Hillsborough Street

Inside City limit? ☒ Yes ☐ No

Property address(es): 630 Hillsborough Street Raleigh, NC 27603

Site P.I.N.(s): 1703491348

Please describe the scope of work, include any additions, expansions, and change of use. Demolition of existing parking area and driveway. Construction of a building addition, planting area, and amenities. The building use is restaurant with a gross area of 3,104 SF.

Current Property Owner/Developer Contact Name: _____

NOTE: please attach purchase agreement when submitting this form.

Company: Hillsborough 630 LLC Title: Owner/Developer

Address: 630 Hillsborough Street Raleigh, NC

Phone # 919-407-4801 Email: velodychaj@gmail.com

Applicant Name: Graham Smith

Company Site Collaborative Address: 821 Wake Forest Rd. Raleigh, NC

Phone # 919-805-3882 Email: graham@hillsboroughcollaborative.com

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the average of each): NX-7-UL	Existing gross floor area (not to be demolished): 1,600 SF
Gross site acreage: .3	Existing gross floor area to be demolished:
# of parking spaces required: 40	New gross floor area: 1,600 SF
# of parking spaces proposed: 5	Total of gross (to remain and new): 3,200 SF
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4.1): Filing station	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4.1): Restaurant	

STORMWATER INFORMATION

Existing Impervious Surface: Asphalt .28 Square Feet: 12,800 Sq

Proposed Impervious Surface: Asphalt .28 Square Feet: 11,288 SF

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide: Flood risk: FEMA Map Panel # _____

House River Buffer: ☐ Yes ☒ No Wetlands: ☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: _____

of bedroom units: 1br: _____ 2br: _____ 3br: _____ 4br or more: _____

of lots: _____

Is your project a cottage court? ☐ Yes ☐ No

SIGNATURE 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: Graham Smith, P.I.A. to serve as my agent regarding this application, to receive and respond 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 applicable requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submitted policy, which states applications will expire after 180 days of maturity.

Signature: [Signature] Date: 12/04/2020

Printed Name: ANDREW S. WOOD, MANAGING MEMBER

HILLSBOROUGH PROPERTIES, LLC



VICE STUBS	X
VICE STUBS	X



630 HILLSBOROUGH ST.
HILLSBOROUGH 630 LLC
630 HILLSBOROUGH ST. RALEIGH, NC

PROJECT NUMBER:
20007

PROJECT NAME:
ADMINISTRATIVE
SITE REVIEW

DATE:
06.17.2020

ASR REV #1 11.03.2020
ASR REV #2 01.04.2021
ASR REV #3 05.07.2021

SHEET TITLE:
COVER

SHEET NUMBER:
COV

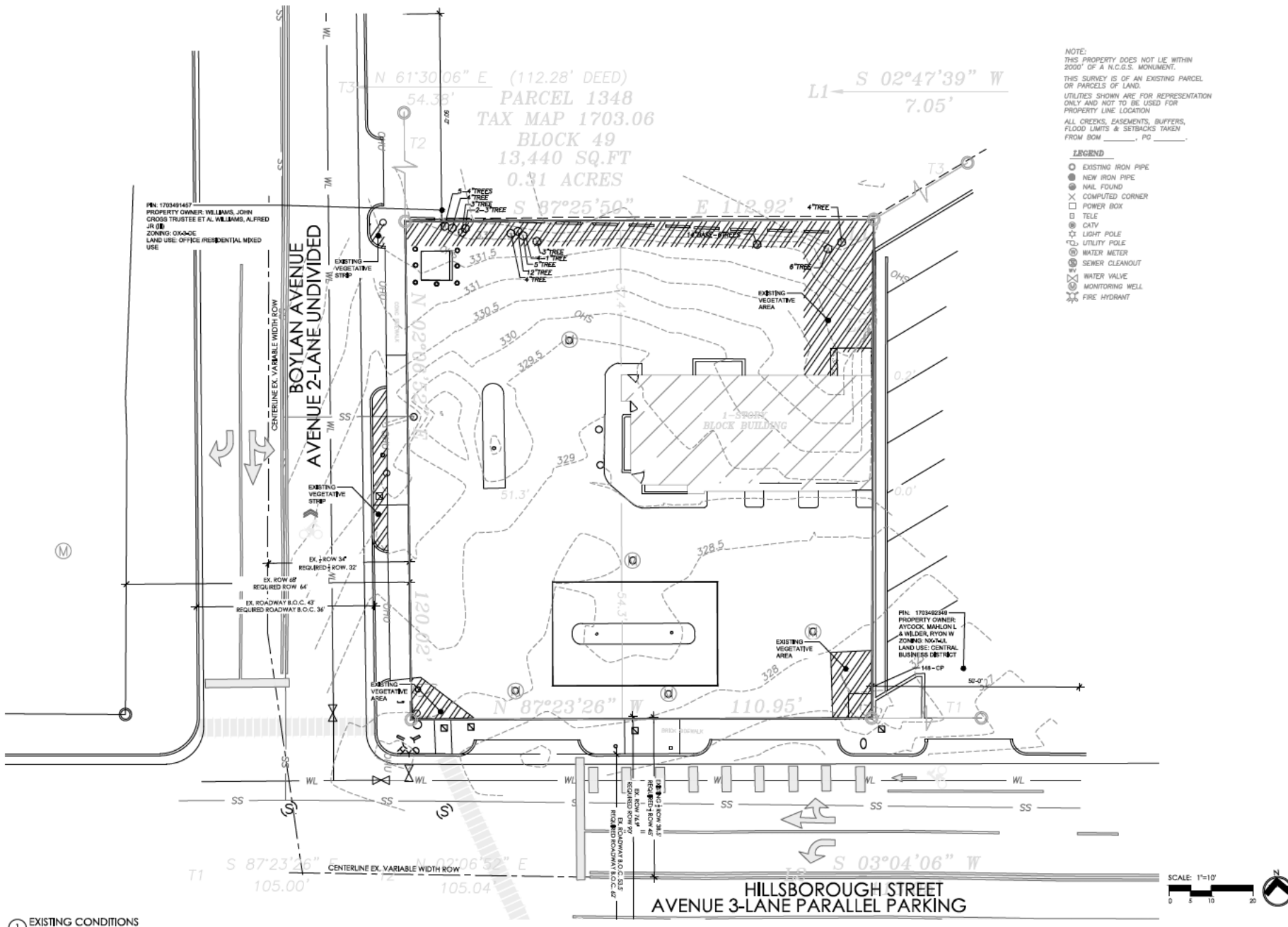


630 HILLSBOROUGH ST.
HILLSBOROUGH 630 LLC
630 HILLSBOROUGH ST. RALEIGH, NC

AAD

DESIGN ALTERNATES CASE A-26-020 APPROVED S-0

WHEREAS G3185 BULLHORN LANE, CLIPPER PROPERTY OWNER, REQUESTS A 16' DESIGN ALTERNATE, A 9' DESIGN ALTERNATE, AND A 50' DESIGN ALTERNATE TO SECTION 8.3.3.C.I.C. OF THE UNIFIED DEVELOPMENT ORDINANCE, WHICH REQUIRES DRIVEWAYS ACCESSING A RIGHT-OF-WAY LESS THAN 76' TO BE SPACED AT LEAST 10 FEET FROM THE DRIVEWAY ON AN ADJACENT LOT; WHEREAS THAT SECTION 8.3.3.1(C) AND 14.5' AWAY FROM OTHER DRIVEWAYS ALONG BOYLAN AVENUE AND A DESIGN ALTERNATE TO THE CROSS-ACCESS REQUIREMENTS SET FORTH IN SUBSECTION 8.3.3.D.1. TO NOT PROVIDE CROSS ACCESS TO PINS 1703-04-1457 AND 1703-04-9346 IN ORDER TO PERMIT A CHANGE-OF-USE FROM AUTOMOBILE REPAIR TO RESTAURANT AND CONSTRUCT AN ADDITIONAL BUILDING ON A 0.34-acre PARCEL ZONED NUG-V/LC LOCATED AT 630 HILLSBOROUGH ST.



821 Wake Forest Road
Raleigh, NC 27604
919.486.2000

THIS DOCUMENT IS THE PROPERTY OF THE
OWNER. IT IS TO BE USED ONLY FOR THE
PROJECT AND NOT FOR ANY OTHER PURPOSE.
IT IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF THE
OWNER.

630 HILLSBOROUGH ST.
HILLSBOROUGH 630 LLC
630 HILLSBOROUGH ST. RALEIGH, NC

PROJECT NUMBER:
20007

PROJECT NAME:
**ADMINISTRATIVE
SITE REVIEW**

DATE:
06.17.2020

ASR REV #1 11.03.2020
ASR REV #2 01.04.2021
ASR REV #3 03.07.2021

SHEET TITLE:
**EXISTING
CONDITIONS**

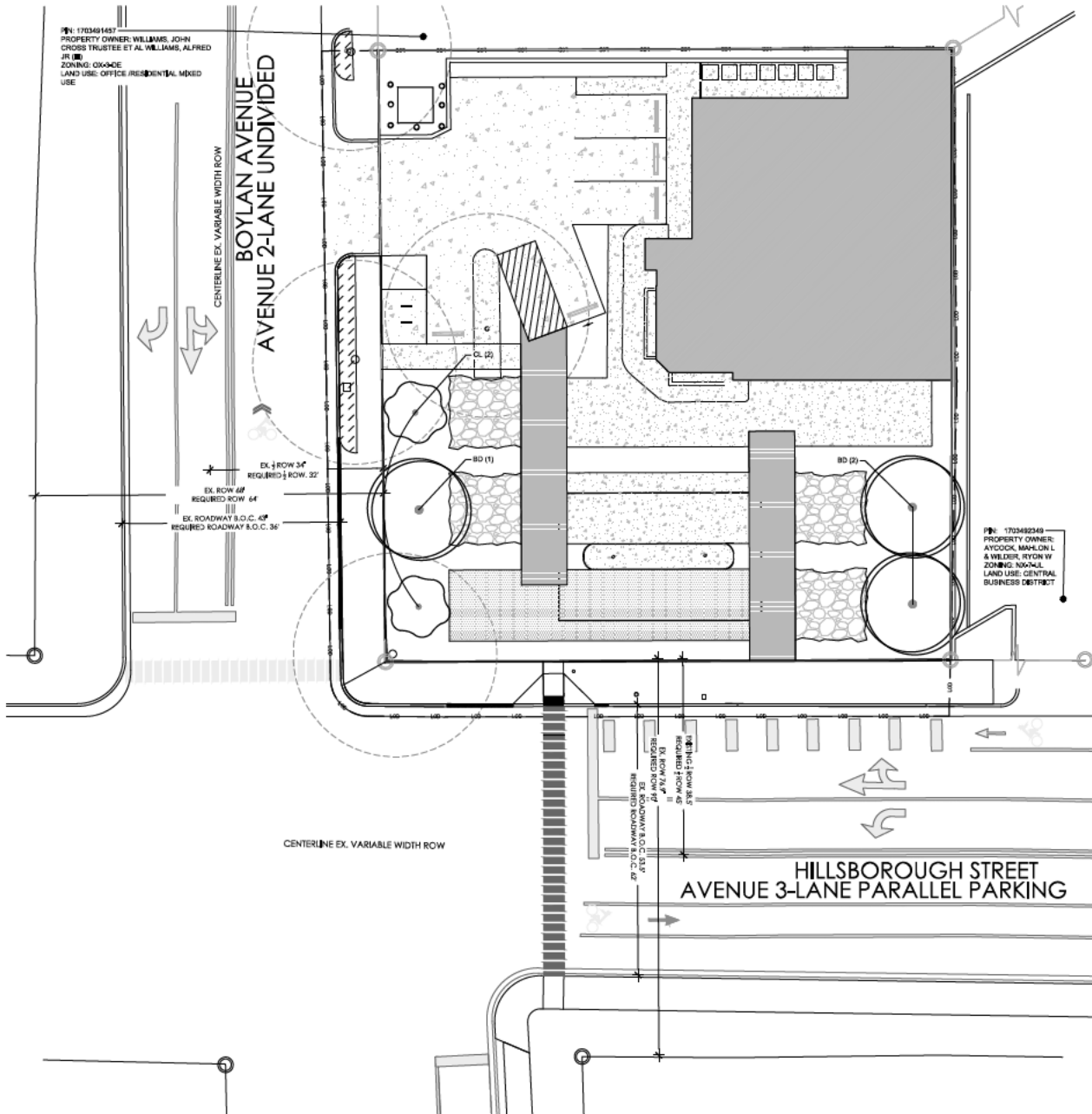
SHEET NUMBER:
L100

BOYLAN AVENUE
AVENUE 2-LANE UNDIVIDED



SCALE: 1"=10'





PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAULIPER AT DBH
BD	3	Betula nigra "BIMOT" TM	Dura Heat River Birch	10'-12'	2" Cal
CL	2	Cercis canadensis "Carolina Sweetheart"	Carolina Sweetheart Redbud	10'-12'	2" Cal
					BAR OR CONT.

LANDSCAPE REQUIREMENTS

STREET TREES

REQUIRED: 1 SHADE TREE PER 40' OF FRONTAGE
BOYLAN AVENUE: 120' OF FRONTAGE
HILLSBOROUGH STREET: 111' OF FRONTAGE

REQUIRED BOYLAN AVE: 120 / 40 = 3 SHADE TREES
PROVIDED BOYLAN AVE: 0 TREES-VARIANCE REQUESTED

REQUIRED HILLSBOROUGH ST: 111 / 40 = 3 SHADE TREES
PROVIDED HILLSBOROUGH ST: 0 TREES-VARIANCE REQUESTED

IF VARIANCE APPROVED, A FEE IN LIEU FOR 5 STREET TREES WILL BE PROVIDED



821 Wake Forest Road
Raleigh, NC 27604
919.876.2000

630 HILLSBOROUGH ST.
HILLSBOROUGH 630 LLC
630 HILLSBOROUGH ST. RALEIGH, NC

PROJECT NUMBER:
20007

PROJECT NAME:
ADMINISTRATIVE
SITE REVIEW

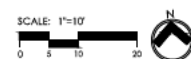
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06.17.2020

ASR REV #1 11.03.2020
ASR REV #2 01.04.2021
ASR REV #3 03.07.2021

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:

L400



NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

PROJECT TYPE: RENOVATION; ADDITION
630 HILLSBOROUGH ST.
RALEIGH NC

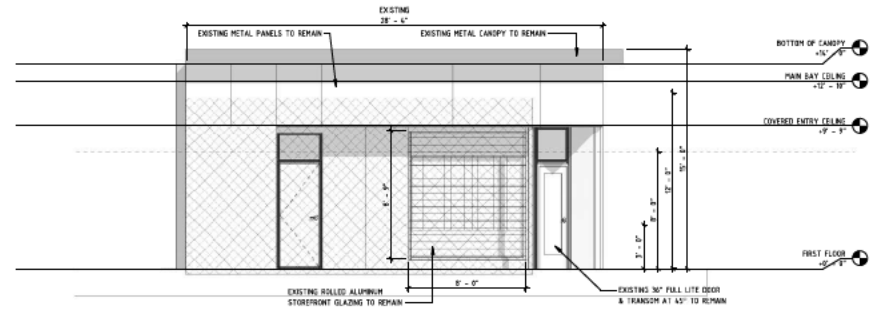
DATE 10.07.20
DR. Author
CH. Checker
PROJ. # 20008

REVISIONS		
NO.	DESCRIPTION	DATE
1	ASP comments	09/28/20
2	ASP comments	10/23/20

EXISTING
ELEVATION
TRANSPARENCY

A2.7

2 EXISTING WEST ELEVATION TRANSPARENCY
SCALE: 1/4" = 1'-0"



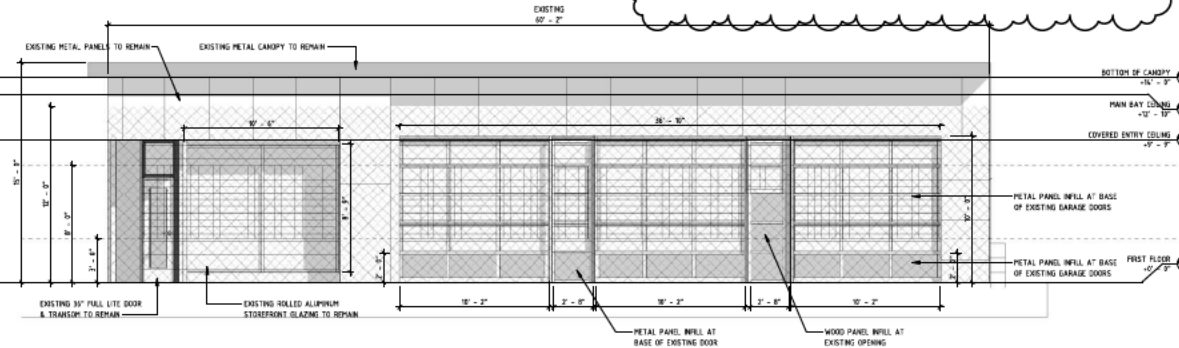
EXISTING TRANSPARENCY CALCULATIONS

SOUTH ELEVATION HILLSBOROUGH ST. STREET FACING

EXISTING 1ST FLOOR FACADE SF (GRADE TO 12' ABOVE SIDEWALK)	122 SF (AREA INCLUDES 45 DEGREE ANGLE DOOR)
TRANSPARENCY:	381 SF (25% OF 122 SF) : 33K OR 21K SF REQUIRED
TRANSPARENCY FROM 3'-0" - 8'-0"	239 SF EXISTING (230/2-113 SF REQUIRED)

WEST ELEVATION HILLSBOROUGH ST. STREET FACING

EXISTING 1ST FLOOR FACADE SF (GRADE TO 12' ABOVE SIDEWALK)	283 SF (AREA DOES NOT INCLUDE 45 DEGREE ANGLE DOOR)
TRANSPARENCY:	78 SF (25% OF 283 SF) : 30K OR 93 SF REQUIRED
TRANSPARENCY FROM 3'-0" - 8'-0"	40 SF EXISTING (35/2-44.5 SF REQUIRED)



1 EXISTING SOUTH ELEVATION TRANSPARENCY
SCALE: 1/4" = 1'-0"

