



Administrative Approval Action

Case File / Name: ASR-SR-109-2018
2401 STAFFORD

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

LOCATION: The site is located on the south side of Stafford Avenue and west side of Chamberlain Street. The site is addressed at 2401 Stafford Ave, which is inside City limits.

REQUEST: Redevelopment of a 0.18-acre tract zoned RX-3 and located in the Special Residential Parking Overlay District (SRPOD) and Oberlin Village Neighborhood Conservation Overlay District (NCOD). The plans propose to renovate an existing apartment building, with a vertical expansion only. The number of dwellings units in the building will remain the same (four), but two additional bedrooms will be added for a total of eight. Total gross floor area for the building will be 4,530 sq ft.

Variance A-20-19 was approved for relief from neighborhood transition requirements set forth in UDO 3.5.

Variance A-63-19 was approved for relief from UDO 8.3.5.A.3 in order to allow vehicles to exit the site in a reverse motion. Relief also was approved from UDO 3.2.4.C for a 10 foot variance from parking setback requirements.

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

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 July 8, 2019 by CMS Engineering PLLC.

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:

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒ Utility Placement Easement Required

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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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2. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

☒ **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. Driveway permitting through the City is required for the two modified driveways.
2. Provide fire flow analysis.
3. Comply with all conditions of A-20-19 and A-63-19.
4. A recombination map shall be recorded recombining the existing 2 lots into a single tract.
5. All on-site vehicular surface/parking areas will be constructed in a manner consistent with the Site Plan sheet (PS-3) in the approved Administrative Site Review plans (ASR-SR-109-2018).

Engineering

6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
7. A fee-in-lieu for 1' in sidewalk width across the frontage shall be paid to the City of Raleigh (UDO 8.1.10).
8. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
9. An encroachment agreement for structures within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
10. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.



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11. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Urban Forestry

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Stafford Avenue and 5 street trees along Chamberlin Street for a total of 7 street trees.

The following are required prior to issuance of building occupancy permit:

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Final inspection of all right of way street trees by Urban Forestry Staff.

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:

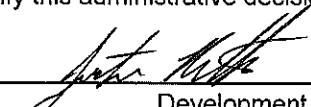
3-Year Expiration Date: August 20, 2022

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:  Date: 08/21/2019
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin



VARIANCE GRANTED 3/11/19 A-20-19
VARIANCE GRANTED 6/10/19 A-63-19
MAJOR ENCROACHMENT AGREEMENT 590319

COLLIMATING TUBE & HPV DATA TABLE (Applicable for all developments)			
Building Information		Building Information	
Drawing Details: BDC-3		Presenting building name: <u>apartment</u>	
1. Floor area and volume, including the covered area of:		Existing building no. & gross area: <u>3,107 sq ft</u>	
a. <u>Basement</u>		Proposed building no. & gross area: <u>3,107 sq ft</u>	
Total floor area: <u>Basement</u> <u>0</u> sq ft <u>0</u> sq ft <u>0.18 sq</u>		Total no. of gross building is proposed: <u>4,430 sq ft</u>	
b. <u>Office</u>		Proposed height of building: <u>25.5' ft</u>	
c. <u>Other</u>		a. <u>2</u> stories	
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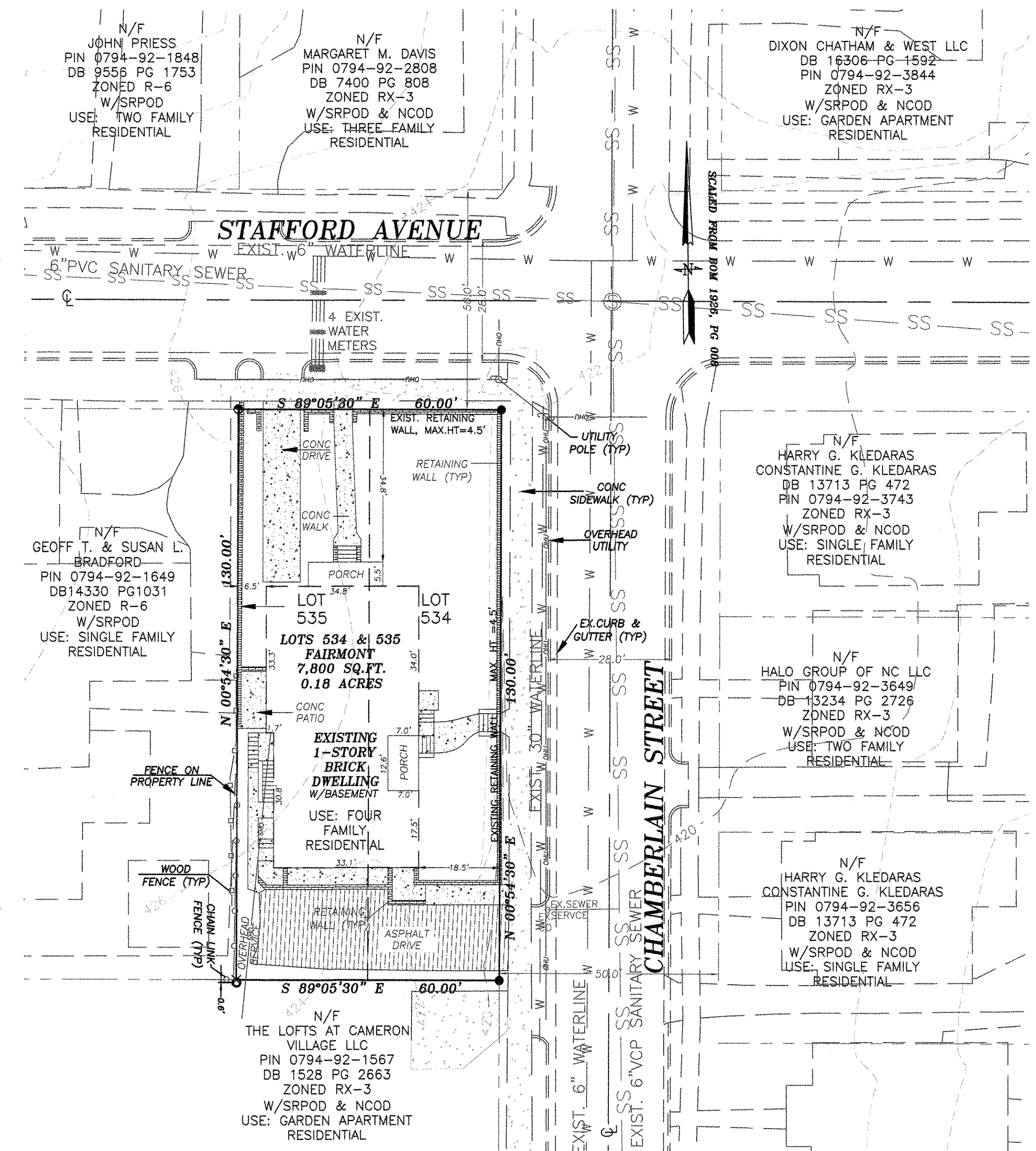
BOUNDARY SURVEY BY:
TURNING POINT
SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121

- ### LEGEND
- | | |
|---|--------------------------|
|  | Computed Point |
|  | Existing Iron Pipe |
|  | Fire Hydrant |
|  | Utility Pole |
|  | Sanitary Sewer Manhole |
|  | Water Valve |
|  | Proposed Water Meter |
|  | Proposed Sewer Clean Out |

SR-109-18
TRANS.#577640

2401 STAFFORD AVENUE
RALEIGH, NC
Building Renovation
Back Road Bandit Ventures LLC

REVISIONS
05/20/19 D COR REVIEW
07/08/19 COR REVIEW
TITLE SHEET
WG NAME: 2401 PSR3
DRAWN: PDH
CHECKED: PDH
DATE: 11/20/18
DATE ISSUED: 07/08/19
SCALE: NONE
PS-1



LEGEND	
	Computed Point
	Existing Iron Pipe
	Fire Hydrant
	Utility Pole
	Sanitary Sewer Manhole
	Water Valve
	Proposed Water Meter
	Proposed Sewer Clean Out

NOTE:
TOPOGRAPHIC DATA FROM WAKE
COUNTY GIS.

CMS Engineering, PLLC

P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
info@cmsengineering.net

P-1867

2401 STAFFORD AVENUE
RALEIGH, NC
Building Renovation
Back Road Bandit Ventures LLC

REVISIONS
REV. 05/20/19 2ND COR REVIEW
REV. 07/08/19 3rd COR REVIEW

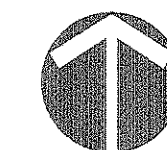
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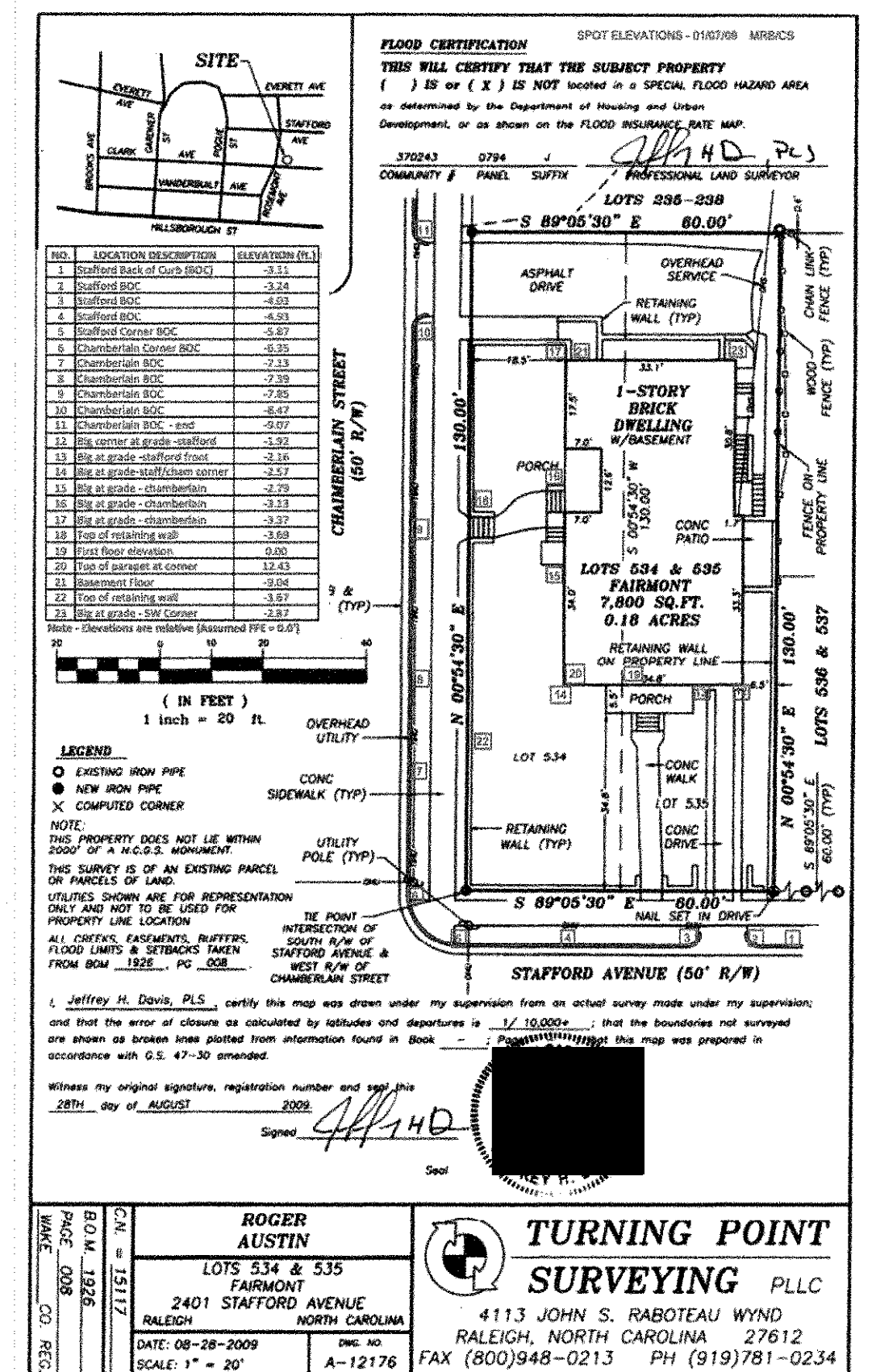
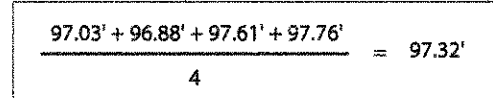
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2401 PSR3
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PDH
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DATE:
11/20/18
DATE ISSUED:
07/08/19
SCALE: 1"=20'

PS-2

577640



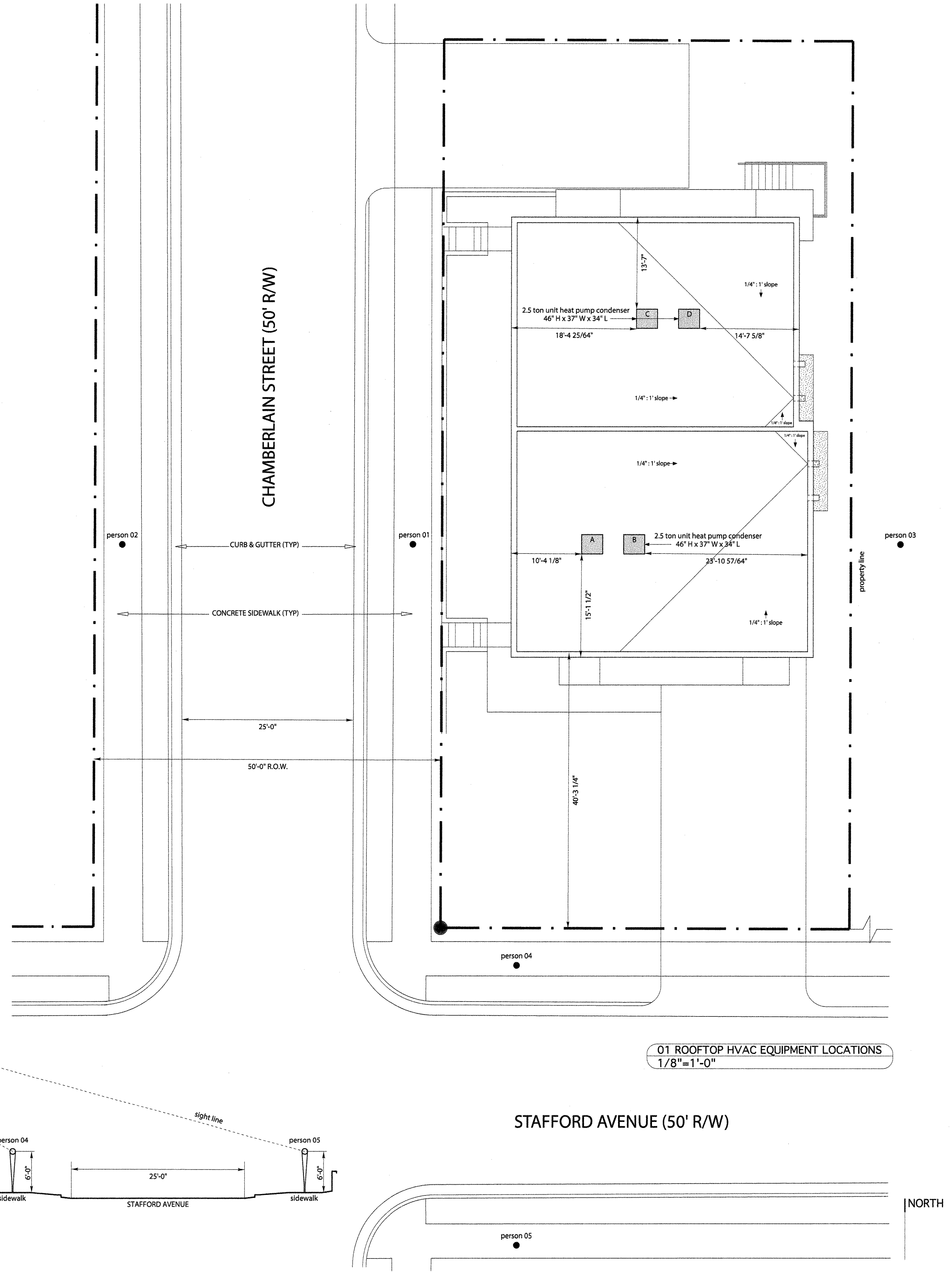
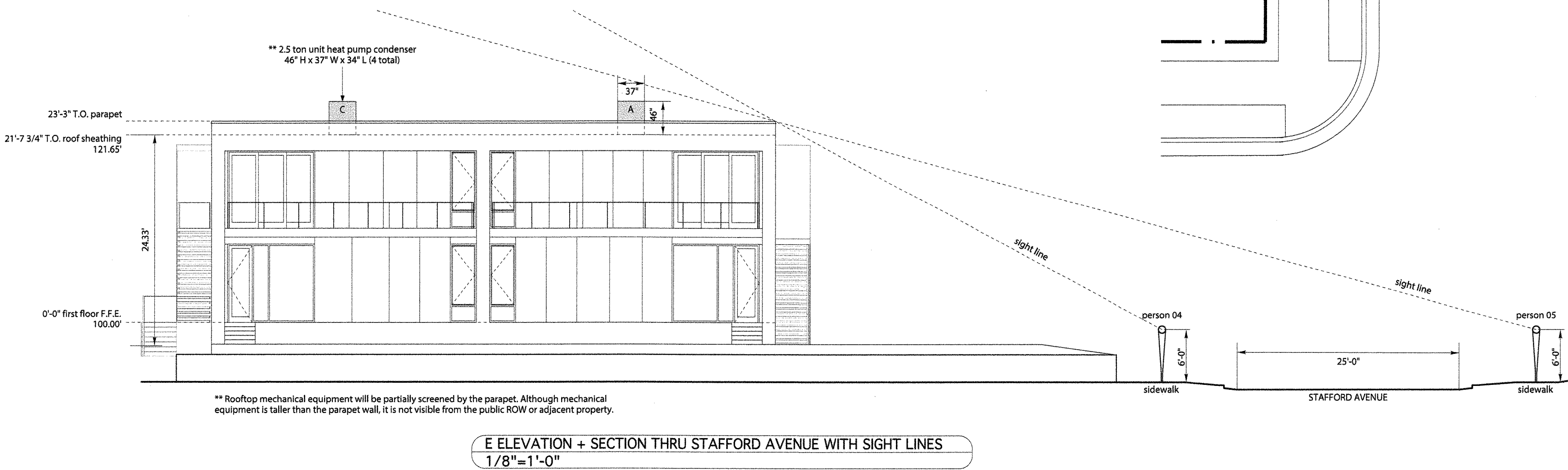
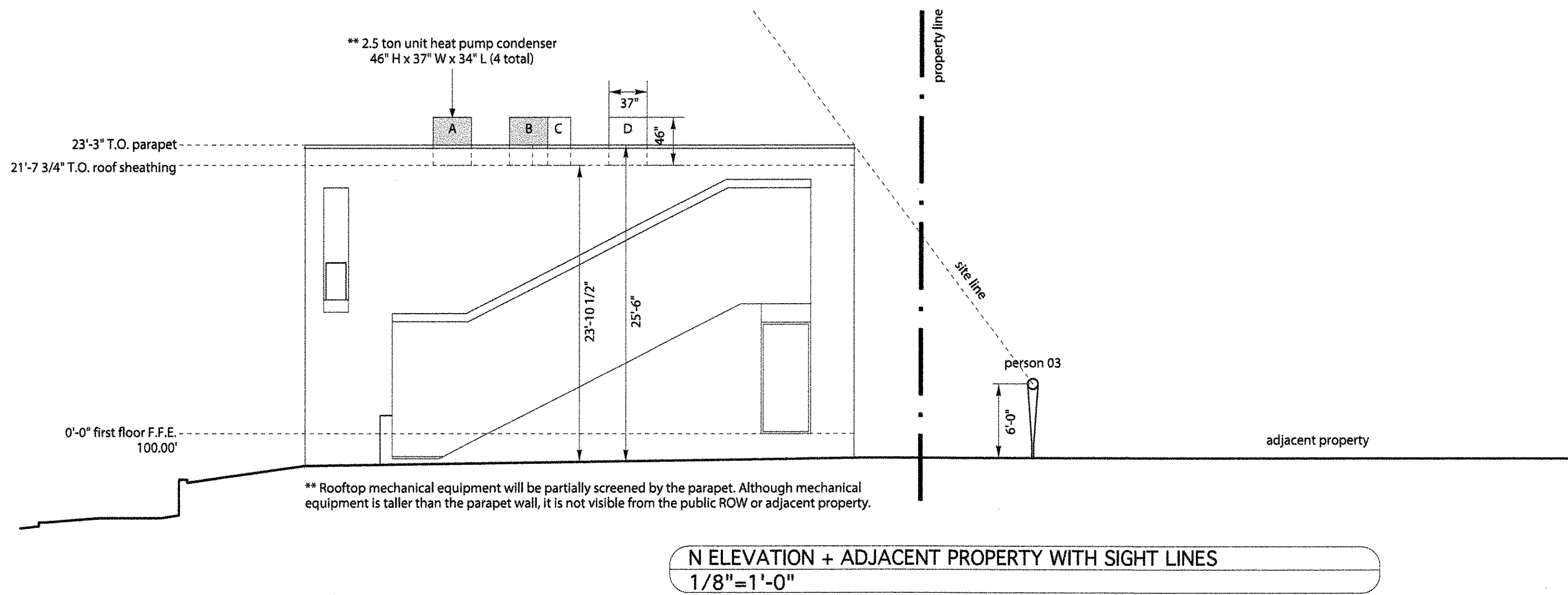
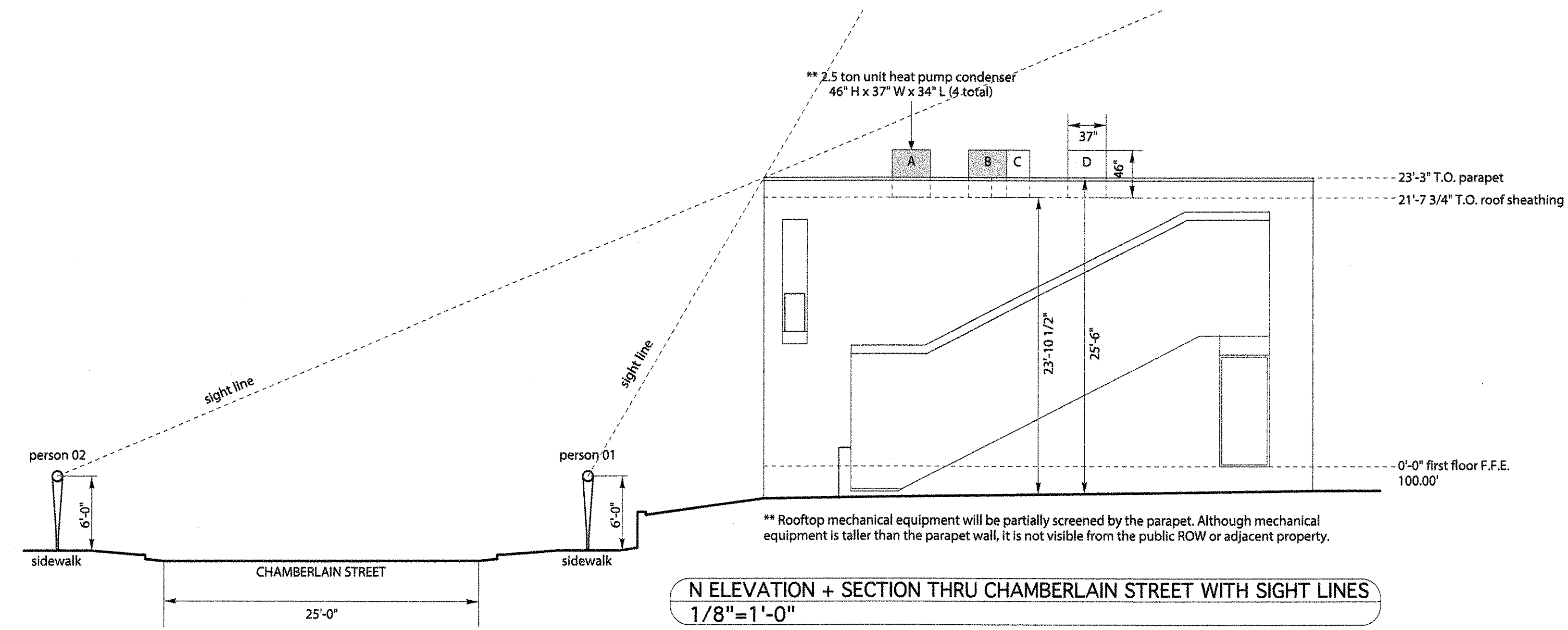


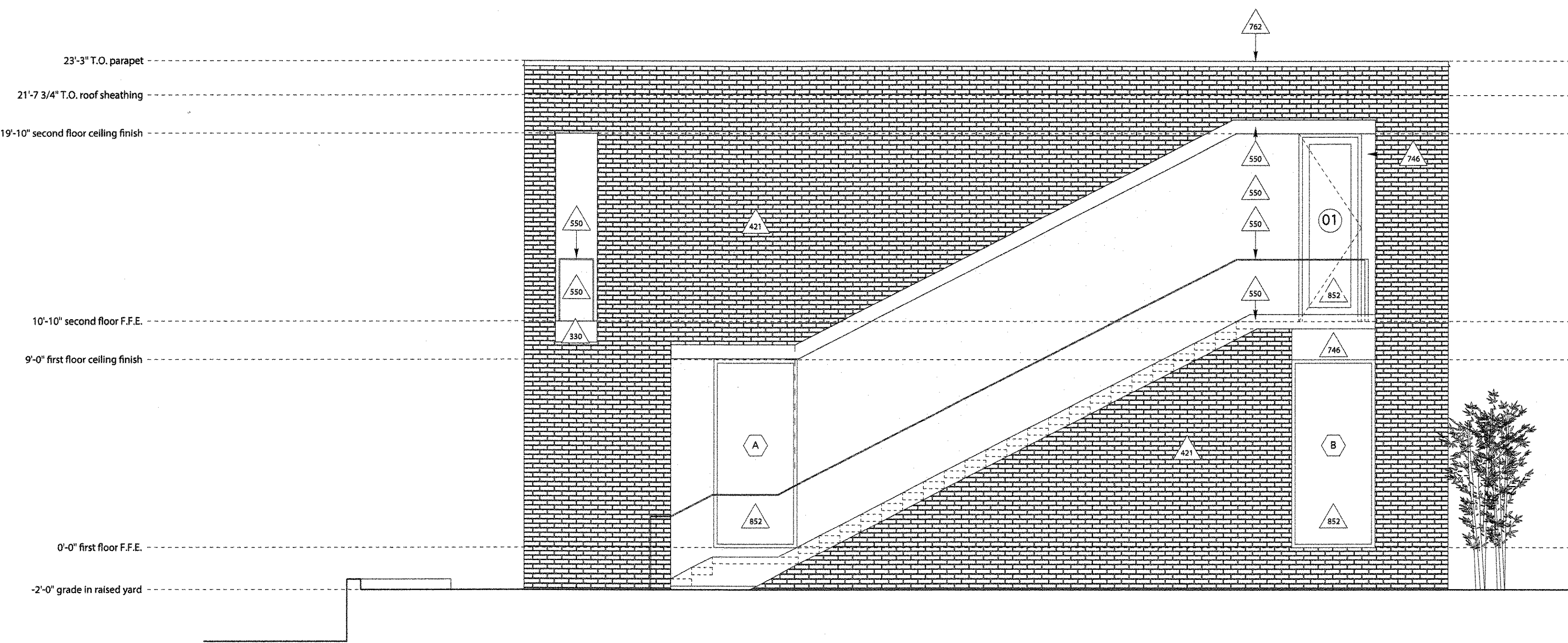
ERVIN E. STERLING
REGISTERED ARCHITECT
10980
NORTH CAROLINA

04 23 19

ROOFTOP MECHANICAL EQUIPMENT SCREENING WITH SIGHT LINES

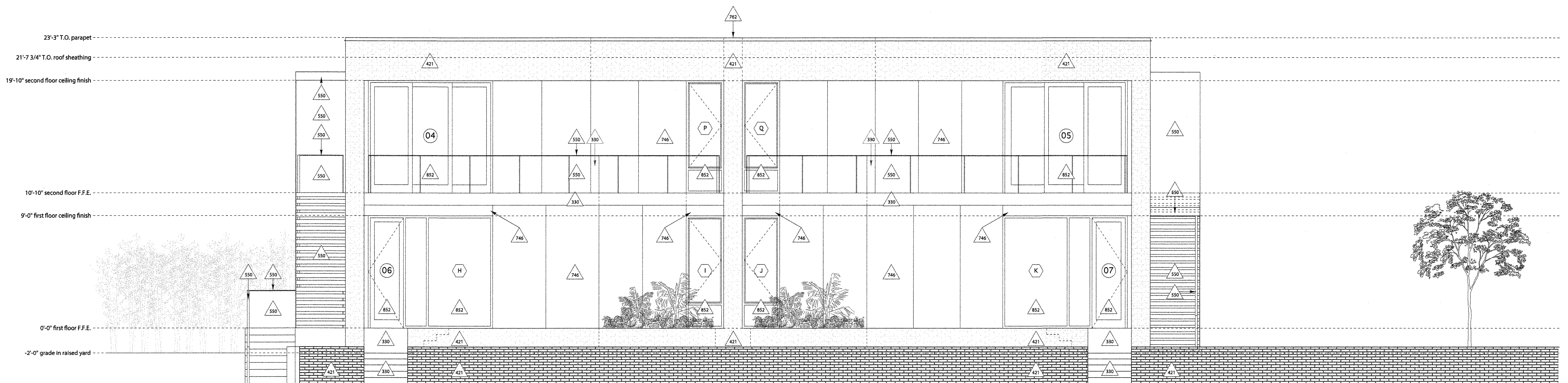
2401 STAFFORD AVENUE
RALEIGH, NC 27607





02 ELEVATION
1/4" = 1'-0"

313 GRAVEL	740 WOOD SIDING
330 CONCRETE	746 FIBER CEMENT SIDING
421 BRICK MASONRY	754 MEMBRANE ROOFING
512 STRUCTURAL STEEL	762 METAL FLASHING / GUTTERS
550 METAL FABRICATIONS	852 METAL-CLAD WOOD WINDOWS + DOORS
620 FINISH CARPENTRY	929 PAINTED GYPSUM BOARD
641 WOOD CABINETS	930 TILING
714 WATERPROOFING	964 WOOD FLOORING
730 ROOFING UNDERLAYMENT	123 COUNTERTOP



01 ELEVATION
1/4" = 1'-0"



in situ studio

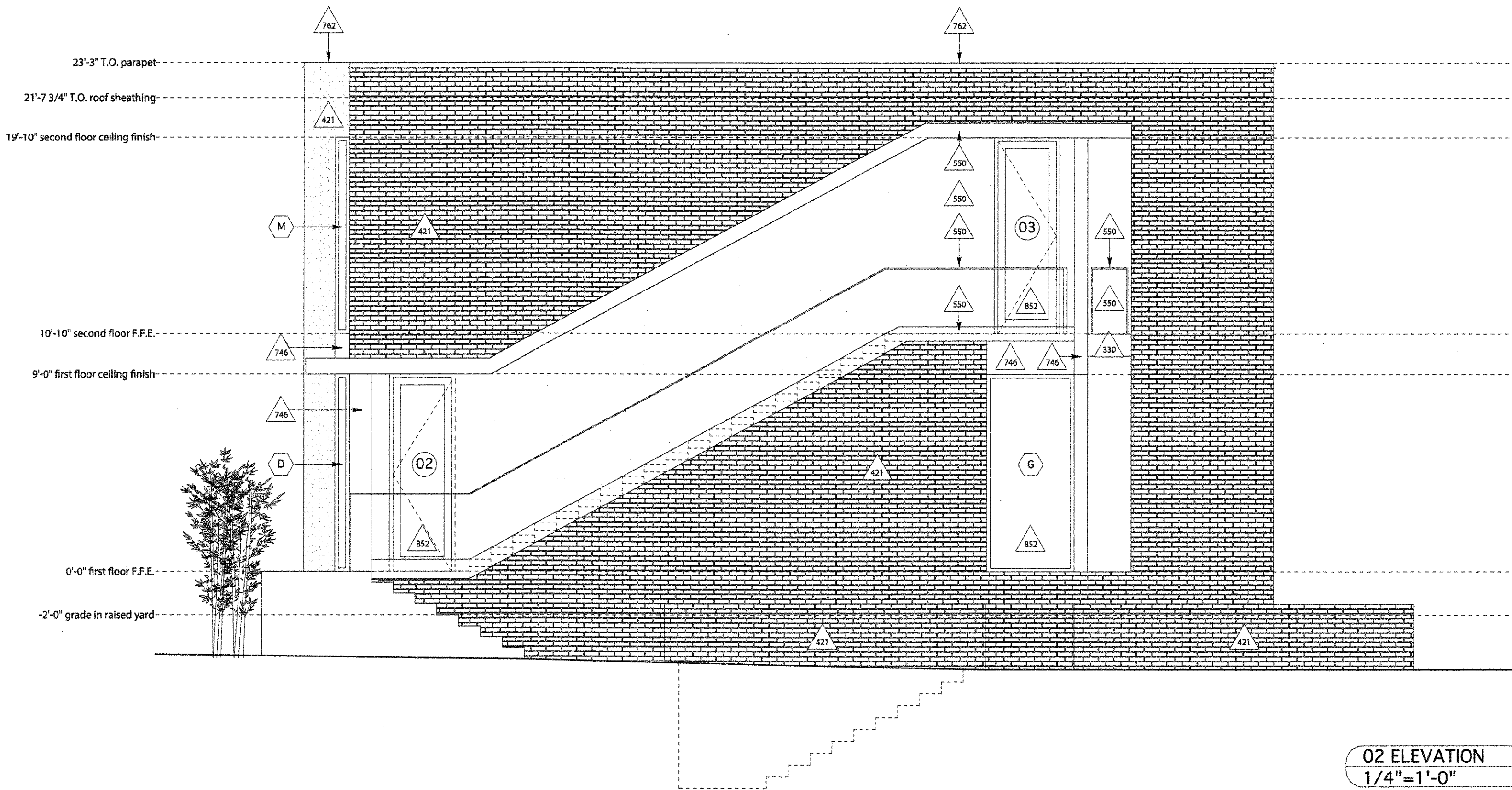
704 N. Person Street
Raleigh, NC 27604
www.institutostudio.com

DD

09.18.18
1/4" = 1'-0"
JWH

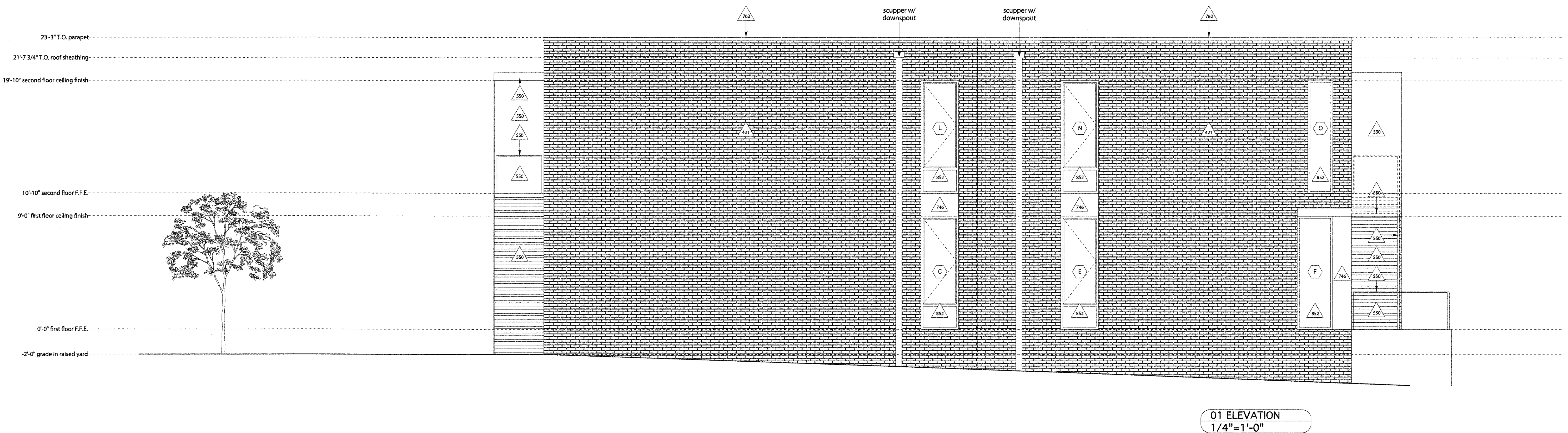
Roger Austin - Owner
2407 Stafford Avenue
Raleigh, NC 27607

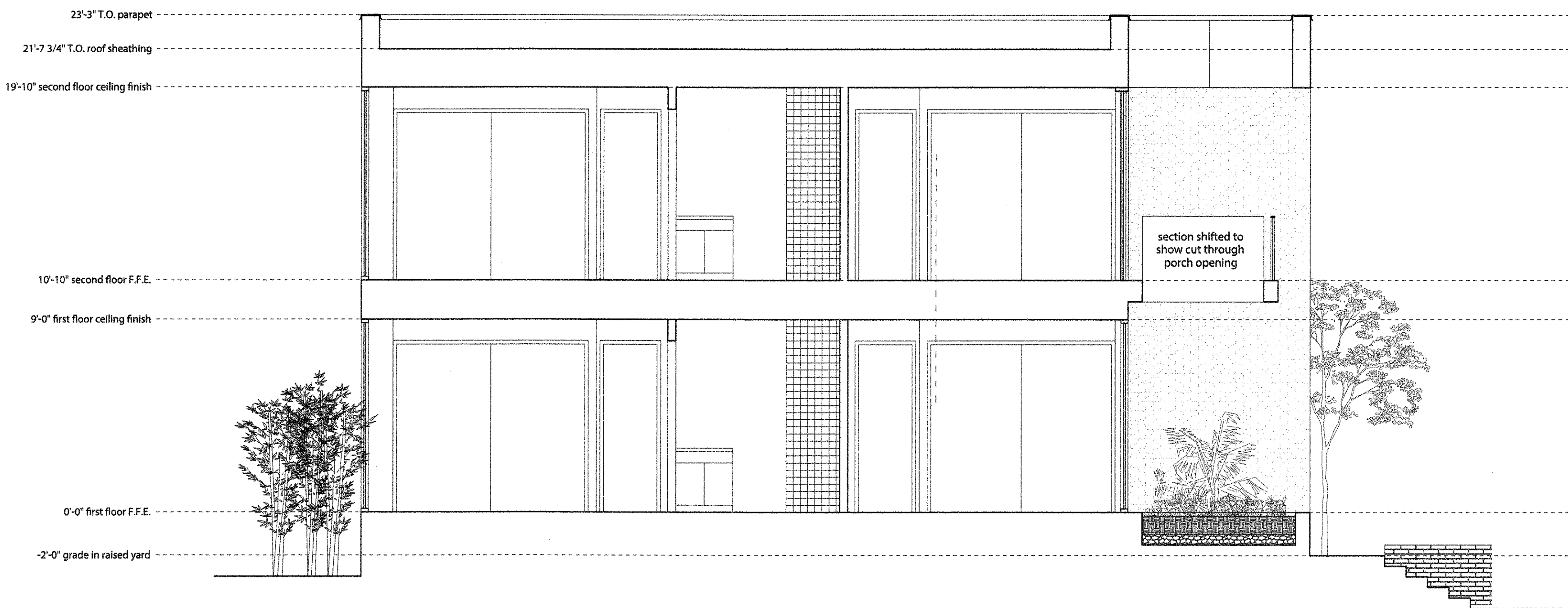
A3.0 ELEVATIONS



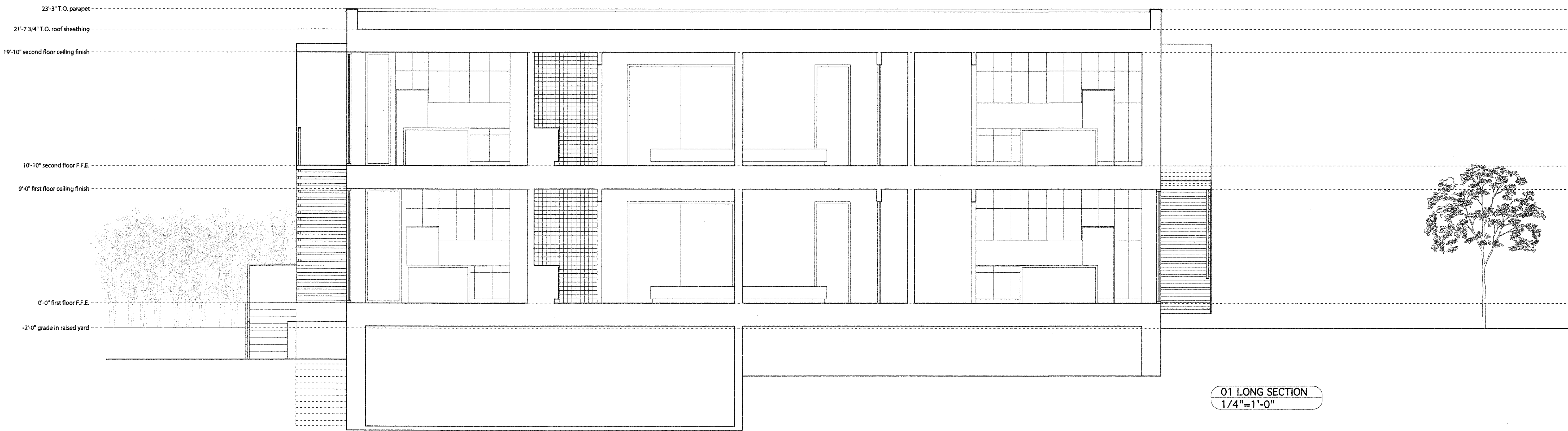
MATERIALS

313 GRAVEL	740 WOOD SIDING
330 CONCRETE	746 FIBER CEMENT SIDING
421 BRICK MASONRY	754 MEMBRANE ROOFING
512 STRUCTURAL STEEL	762 METAL FLASHING / GUTTERS
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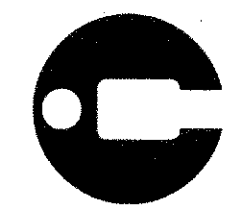




02 SHORT SECTION
1/4"=1'-0"



01 LONG SECTION
1/4"=1'-0"



in situ studio

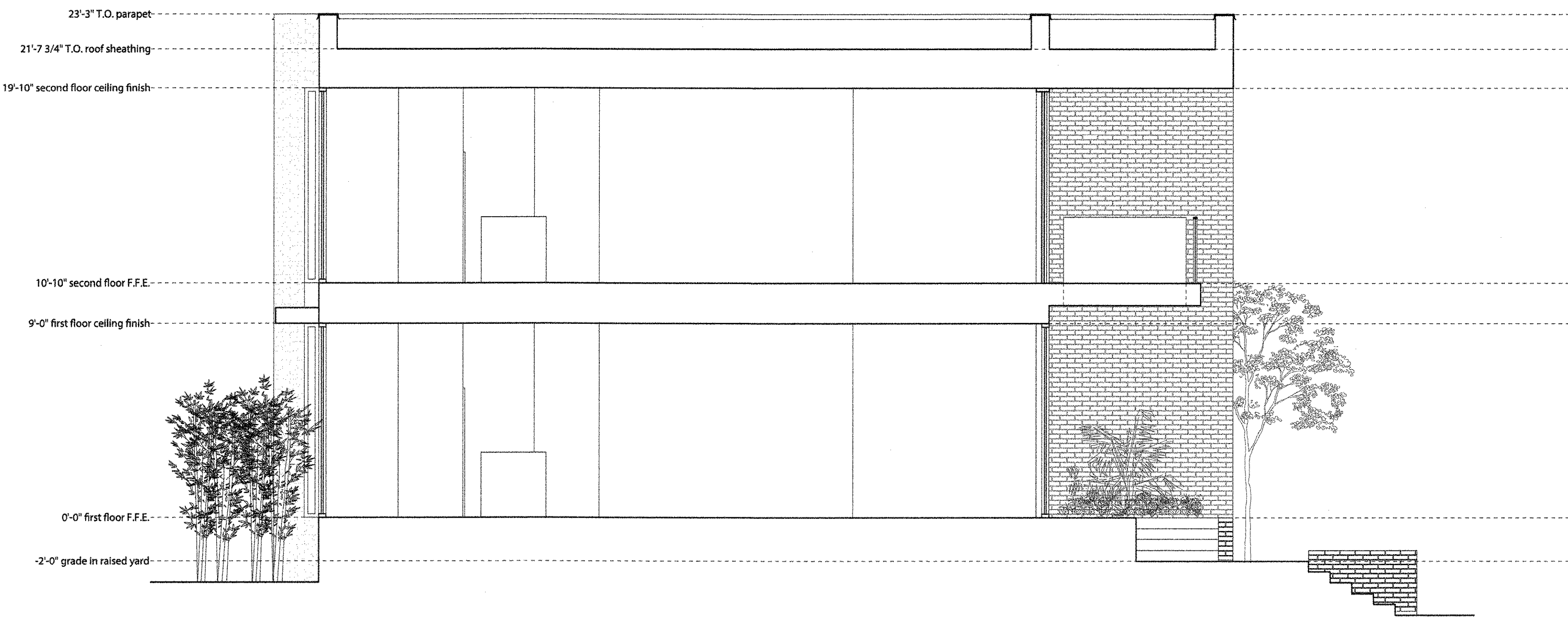
704 N. Perrow Street
Raleigh, NC 27604
www.insitudiostudio.us

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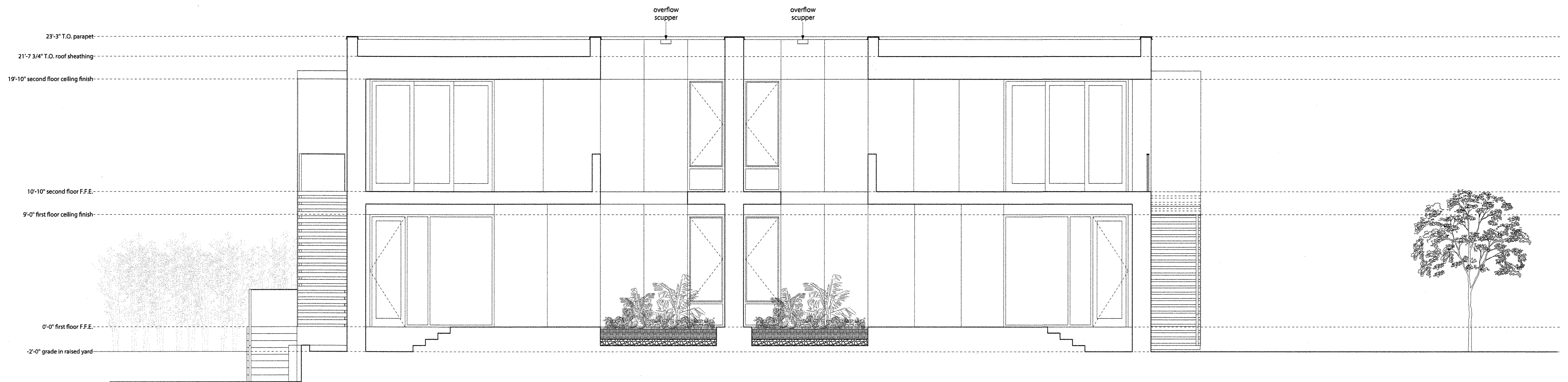
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1/4"=1'-0"
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Roger Austin - Owner
2407 Stafford Avenue
Raleigh, NC 27607

A4.0 SECTIONS



02 SHORT SECTION
1/4"=1'-0"



01 ELEVATION
1/4"=1'-0"



in situ studio

704 N. Person Street
Raleigh, NC 27604
www.insitustudio.us

DD

09.18.18
1/4"=1'-0"
jwh

Roger Austin - Owner
2401 Stafford Avenue
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A4.1 SECTIONS