

City of Raleigh



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COA-0011-2020

517 S PERSON ST

PRINCE HALL (DX-3-UG)

0 30 60 120
Feet



Nature of Project:
[After-the-fact] Alter parking lot;
install lights

APPLICANT:
ASHKAN HOSSEINI
602 E SOUTH ST



Type or print the following:

Applicant name: Hoss Holdings, LLC

Mailing address: 602 E South St

City: Raleigh

State: NC

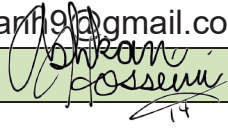
Zip code: 27601

Date: 1/2/2020

Daytime phone #: 919-413-1005

Email address: ashkan19@gmail.com

Applicant signature:



Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: _____

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 517 S Person St.

Historic district: Prince Hall

Historic property/Landmark name (if applicable):

Owner name: Hoss Holdings, LLC

Owner mailing address: 602 E South St. Raleigh NC 27601

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

See attached page

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input checked="" type="radio"/> No	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes No	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.3	Site plantings	See Attached Page
1.5	Alteration/Repair of existing Parking Lots	See Attached Page
1.7	lighting	see attached

<p align="center">Minor Work Approval (office use only)</p> <p>Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.</p> <p>Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.</p> <p>Signature (City of Raleigh) _____ Date _____</p>

This lot has been used as a parking lot for a long time. Since only the front portion was actively being used for the past few years, the brush overgrew on the back portion of the lot as we neglected to keep it cut. In November 2019, we cleared out the overgrown brush on the back portion of the lot that had grown in since we last cleared out the lot in early 2016. In 2016 we had added a very light layer of gravel across the property (there was already some gravel across the whole lot prior to this). We also added an additional 2" – 3" layer of gravel across the whole lot and installed concrete parking stops offset 3' feet from the side property lines in order to protect the neighboring properties.

There is a mix of commercial and residential properties in the neighborhood but this is really a commercial zoned area with most of the immediate area including the subject being zoned DX-3. Surrounding the subject is all commercial uses (Beginning Beyond Child Care, Shaw University Day Care, Shaw University Football Offices).

Note: none of the fences that can be seen are on our property.

1.3: There wasn't any deliberate plantings or landscaping on the lot prior to us improving/repairing the lot. Everything that had grown in over a 2-3 year period was weeds. The concrete parking stops used are standard ones used in commercial applications and seen on other sites within the immediate and surrounding area. Based on discussions with Staff, we are proposing adding 16 Sky Pencil bushes along a 40' span, spaced 2.5' apart along the property line between the end of Shaw's driveway and the natural wooded area on Shaw's property (see below exhibit). The majority of the remaining property is surrounded by tall fencing belonging to the adjacent properties.

1.5: (Applicable Sections)

1.5.1: Added gravel to an already graveled lot

1.5.2: The purpose of adding a thicker layer of gravel to an already lightly graveled lot was to keep weeds from growing through it constantly as can be seen on other lightly graveled lots within the vicinity.

1.5.3: Added gravel to gravel. Tire stops were new but meant to protect neighboring properties.

1.5.10: Most of the surrounding properties have fences already around them and they are commercial uses.

1.7: Lighting

Duke energy added 2 light poles on the south side of the property line to provide lighting for the site. The poles are gray and the lights are gray to blend in with the gray gravel. Per what we were told by Duke, they said they didn't need to get COA approval for the lighting they provide and that they had guidelines that they follow. I brought this up in my initial meeting with staff.

1.7.4: The lights installed by Duke are similar in height (25' tall) to all of the other lights within the district as well as the surrounding properties. Duke energy is discontinuing the non LED lights this year which made the LED route the only option. The lights installed were on the recommendation of Duke based on what the surrounding lights were and providing adequate lighting with the

least amount of posts while staying within constraints such as minimizing lighting that spills over to neighboring properties. Photos of site lights in and around the district is provided below with approximate locations of the lights within each site.

1.7.5: This district isn't really a residential district (DX-3 zoning) although there is a mix of residences and businesses. Short lighting wasn't practical as it would take 8 to 10 short lights in order to provide the same lighting coverage as 2 25' lights as is found with all other properties in and around the district.

1.7.6: Down directional lighting was used by Duke in order to protect adjacent properties, although adjacent properties are all commercial uses.

1.7.8: Although Prince Hall is a commercial district with residential mixed in, the poles and lighting installed by Duke maintain the scale and character of the other lights found within the district. Wood posts were not an option because the power lines had to be buried.

1.7.9, 1.7.10, 1.7.11: We are not sure that the lighting found in the district is from the District's era but of more recent additions to the district. The lights Duke installed are congruous with other site lighting in scale and character given that the non-LED lights installed on light poles at other sites will no longer be supported in a few months.

Before Picture (April 2019 Google Streetview)



After Picture





1999

PIN: 1703863559
 PIN Ext: 000
 Real Estate ID: 0049833
 Map Name: 1703 43
 Owner: HOSS HOLDINGS LLC
 Mail Address 1: 602 E SOUTH ST
 Mail Address 2: RALEIGH NC 27601-2476
 Mail Address 3:
 Deed Book: 017617
 Deed Page: 02091
 Deed Acres: 0.26
 Deed Date: 10/18/2019
 Building Value: \$0
 Land Value: \$192,500
 Total Value: \$192,500
 Biling Class: Business
 Description: LO13 PT OF
 Heated Area:
 Street Name: S PERSON ST
 Site Address: 517 S PERSON ST
 City: RALEIGH
 Planning Jursidiction: RA
 Township: Raleigh
 Year Built:
 Sale Price: \$0
 Sale Date: 1/9/1986
 Use Type:
 Design Style:
 Land Class: Vacant



0 25 50 100 ft
 1 inch = 50 feet

Disclaimer

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Agri-Direct Mail Order Center (/)

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(/images/xxl/42053.jpg)



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Mini Parking Bumper, 71 In. x 6 In. x 3-3/4 In.


#42053

1 Reviews Write a Review

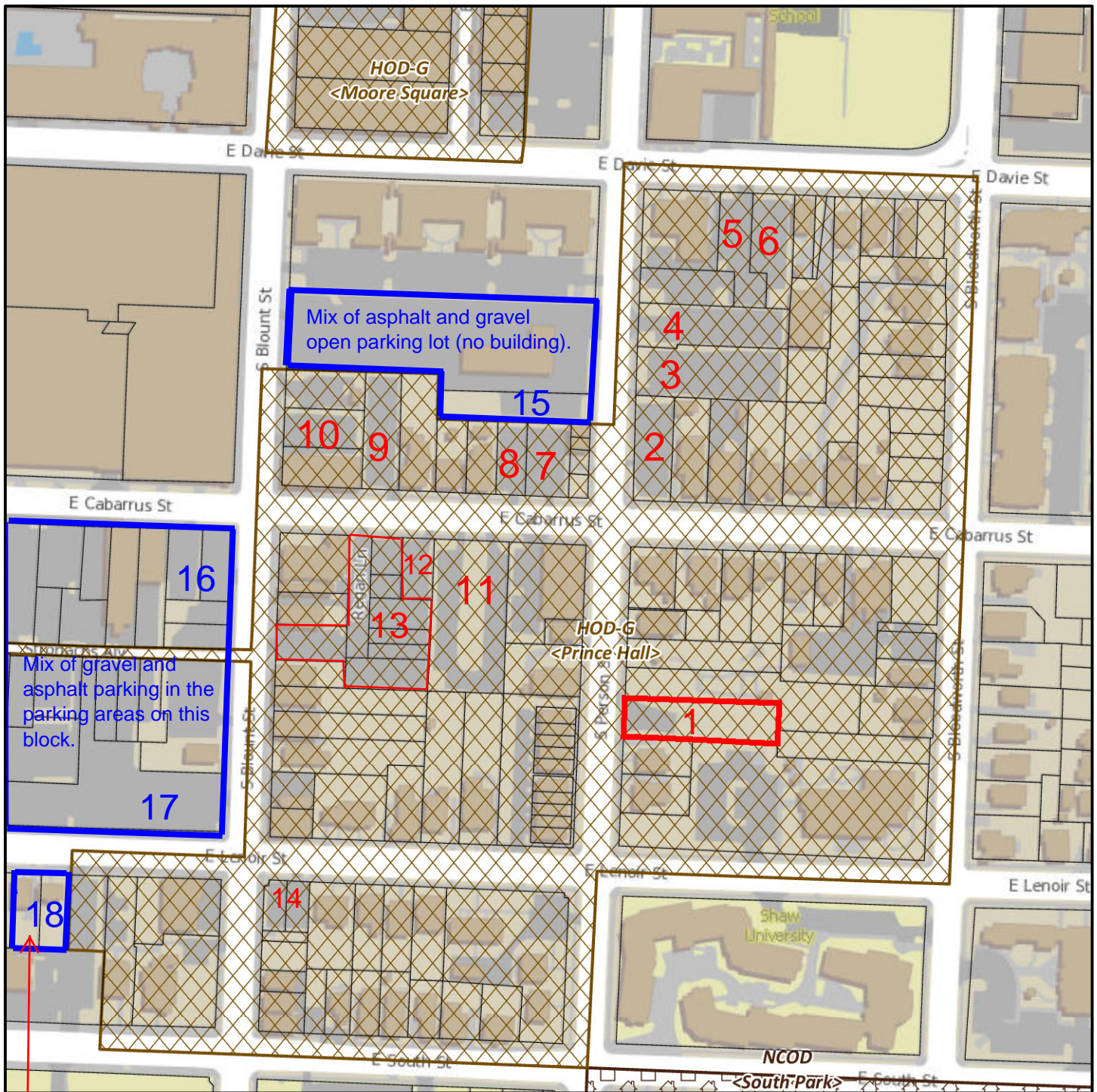
Use this parking stop to help with your parking or to prevent dangerous shortcuts in parking lots. This bumper is made of concrete for strength and measures 71 in. long by 6 in. tall by 3-3/4 in. wide.



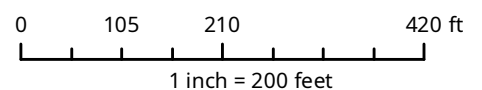
Bulk Quantity Discounts:

 AGRI SUPPLY	10 - 19	20 - 9999
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Open Parking Lots in Prince Hall



gravel parking lot with concrete parking stops



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Open Parking Lots in Prince Hall

- 1) 517 S Person St (Subject Property): Open parking lot with gravel and concrete parking stops.
- 2) 425 S Person St: Gravel open parking lot



- 3) 417 S Person St: Gravel open parking lot with concrete parking stops (painted yellow)



4) 415 S Person St: Concrete open parking lot



5) 310 E Davie St: Asphalt open parking lot



6) 314 E Davie St: Asphalt open parking lot



7) 227 E Cabarrus St: Gravel open parking lot with wood posts, chain and numbered spots.



- 8) 223 E Cabarrus St: Gravel open parking lot with wood posts, chain and numbered spots.



- 9) 209 E Cabarrus St: Gravel open parking lot with wood posts, chain and numbered spots.



10) 423 S Blount St: Gravel open parking lot



11) 224 E Cabarrus St: Gravel open parking lot with concrete parking stops.



12) 214 E Cabarrus St: Gravel open parking lot with old railroad tie border/parking stops



- 13) 210 E Cabarrus St, 210 Regan Ln, 212 Regan Ln, 214 Regan Ln, 216 Regan Ln, 218 Regan Ln, 511 S Blount St:
Asphalt open parking lot with partial use of concrete parking stops.



- 14) 601 S Blount St & 206 E Lenoir St: Gravel open parking lot with concrete parking stops



- 15) 415 S Blount St: Mix of Asphalt and some gravel parking with some concrete parking stops surrounded by chain link fence.



- 16) 500 S Blount St. Gravel parking lot with concrete parking stops that was owned by City of Raleigh from 2003 to 2018.



17) 529 S Wilmington St. Fully paved parking lot



18) 112 & 114 E Lenoir St. Open gravel parking lot with concrete parking stops created in the last 2 years once the historic homes were moved from their lots about 2 years ago.



Ilex crenata 'Sky Pencil'

Sky Pencil Japanese Holly

Plant Type: Shrub

Tall, vertical accent ideal for use in small areas where space is limited.

Upright, narrow, columnar

Mature height: 6'-10'

Planted height: 18" – 24"

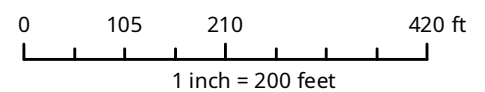


517 S Person St Aerial: proposed plantings (in green)



Propose to plant a quantity of 16 Sky Pencil bushes planted 2.5' apart across 40' of space that connects Shaw's encroaching driveway to the natural wooded area.

Lighting in and around Prince Hall District

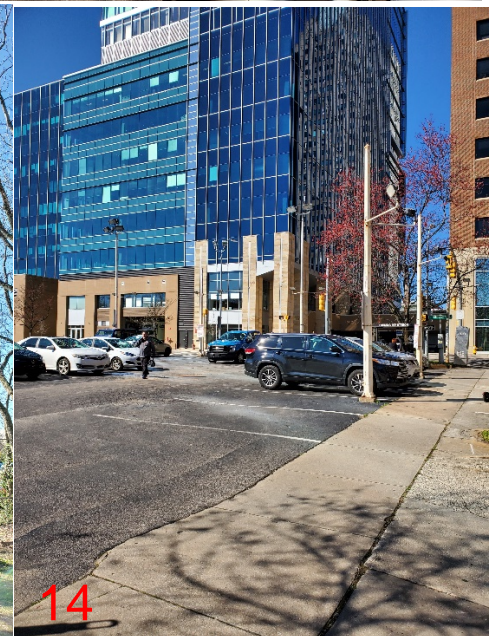


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Lighting in and around Prince Hall District





1703865639
BEGINNING & BEYOND CHILD DEVEL
CNTR INC
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703863762
RALPH URBAN DEVELOPMENT LLC
2714A CLARK AVE
RALEIGH NC 27607-7102

1703861761
SCHULLER, JEFFREY J SCHULLER,
STEPHANIE
5701 TURNER GLEN DR
RALEIGH NC 27603-7501

1703861626
SANDERS, BERNESTINE W
820 S STATE ST
RALEIGH NC 27601-2050

1703862792
BEGINNING & BEYOND CHILD
DEVELOPMENT CENTER INC
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703864477
SHAW UNIVERSITY
ATTN ACCOUNTS PAYABLE
118 E SOUTH ST
RALEIGH NC 27601-2341

1703862489
SHAW UNIVERSITY
ATTN ACCOUNTS PAYABLE
118 E SOUTH ST
RALEIGH NC 27601-2341

1703862594
SHAW UNIVERSITY
ATTN ACCOUNTS PAYABLE
118 E SOUTH ST
RALEIGH NC 27601-2341

1703864622
BEGINNING & BEYOND CHILD
DEVELOPMENT CENTER
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703865565
SANDERS, BOBBY L SANDERS, ROSALIND
BLAIR
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703863658
BEGINNING AND BEYOND CHILD
DEVELOPMENT CENTER
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703864706
NOLINTHA, VANSANA NOLINTHA, VANVISA
314 E CABARRUS ST
RALEIGH NC 27601-1836

1703861650
CARAVANO, ANGELO A II
101 TAYLOR AVE N APT 116
SEATTLE WA 98109-5150

1703861542
TRAN, PHUC N
PO BOX 12994
RALEIGH NC 27605-2994

1703861540
WILSON, DAVID MARK
536 S PERSON ST
RALEIGH NC 27601-1853

1703861544
WEATHERLY, SCOTT WATSON IV
528 S PERSON ST
RALEIGH NC 27601-1853

1703861548
STEFFEN, BRIAN MARK
520 S PERSON ST
RALEIGH NC 27601-1853

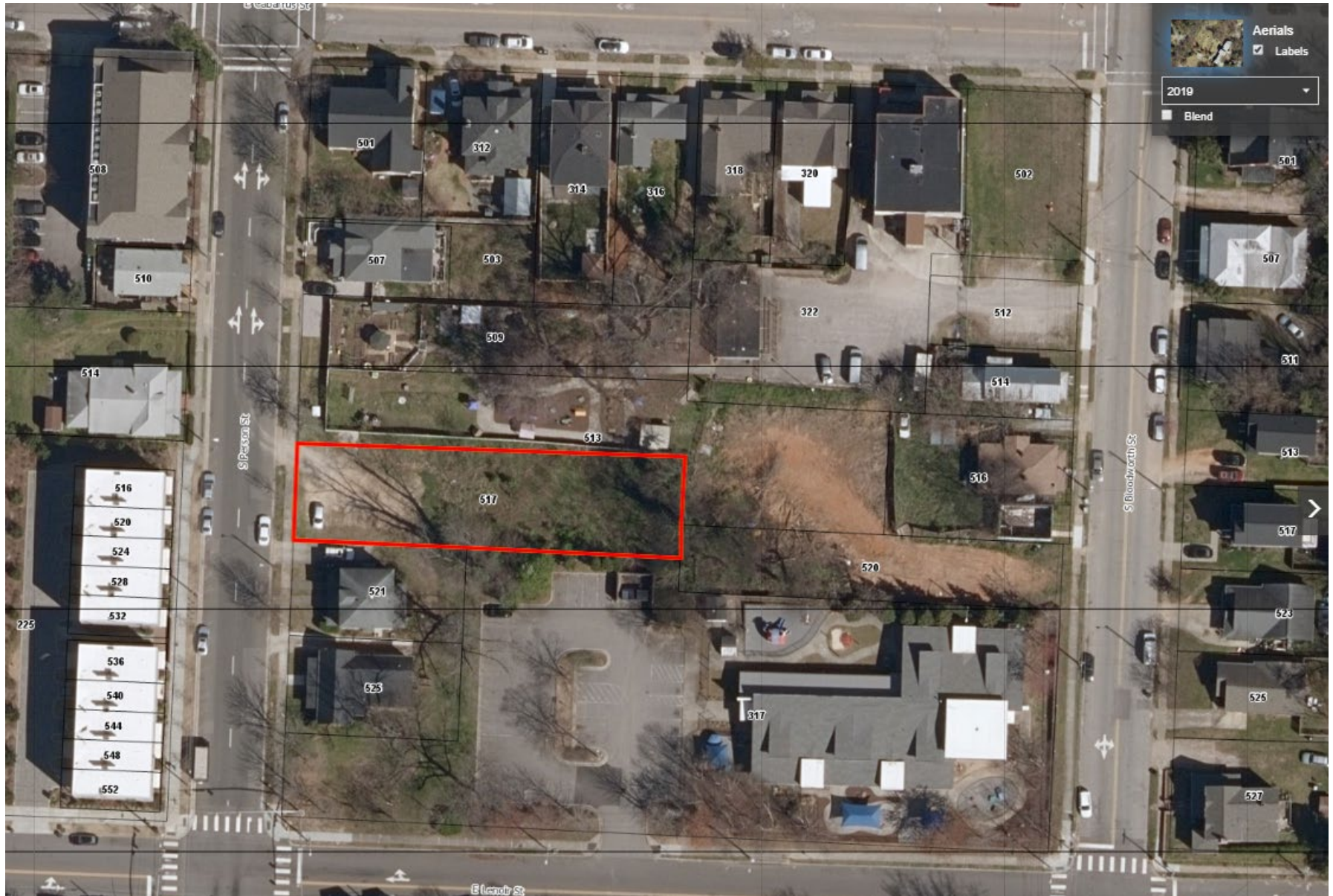
1703861502
THE TEN AT SOUTH PERSON
HOMEOWNERS ASSOCATION, INC...
YORK PROPERTIES INC
2108 CLARK AVE
RALEIGH NC 27605-1606

1703864756
ST HELENA HOLDINGS LLC
3334 WHITE OAK RD
RALEIGH NC 27609-7619

1703861546
TSAY, TZONG CHUAN PHOMMAVONG,
ANNA
524 S PERSON ST # 8
RALEIGH NC 27601-1853

1703863559
HOSS HOLDINGS LLC
602 E SOUTH ST
RALEIGH NC 27601-2476

2019 Aerial - iMaps



2017 Aerial – iMaps



2016 Aerial – iMaps



2015 Aerial – iMaps



2014 Aerial – iMaps



2013 Aerial – iMaps



2012 Aerial – iMaps

