LOCATION: This site is located on the east side of Glenwood Avenue and north side of West Lane Street. The site is addressed at 300 Glenwood Ave, which is inside City limits.

REQUEST: Change of use and expansion of an existing 3,752 square foot office building on a 0.13 acre tract zoned DX-7-SH. Final gross floor area will be 6,068 square feet for restaurant/bar use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment was approved for UDO 8.3 providing relief from block perimeter requirements.

Variances to the provisions of the Raleigh Unified Development Ordinance were approved by the Board of Adjustment for the following:

1) A-47-18 – for complete relief from UDO Section 3.2.5.A.3 for an outdoor amenity area.
2) A-78-18 – for relief from UDO Section 8.5.1 for dedication of right-of-way on the north side of W Lane Street abutting the site.

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 submitted by Josh Crumpler, PE of Crumpler Consulting Services, PLLC, dated 9/17/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. Obtain required tree impact permits from the City of Raleigh.
4. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL


6. A Final Plat shall be approved by the City and recorded with the Wake County Register of Deeds office for all right of way and easement dedications.

7. Provide fire flow analysis.

ENGINEERING

8. 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.

9. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

10. Next Step; A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Right-of-Way, Utility / Stormwater Easement Dedications.

STORMWATER

12. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

URBAN FORESTRY

13. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. **Next Step:** All street lights and street signs required as part of the development approval are installed.

5. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. **Next Step:** As-built drawings and associated forms showing compliance with UDO 9.2.2 are accepted by the Engineering Services Department.

7. **Next Step:** Final inspection of all required right of way tree protection areas and right of way tree plantings 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:** 10-3-2021
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:** (Planning Dir./Designee) [Signature] Date: 10/3/2018

**Staff Coordinator:** Ryan Boivin
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Tin Roof Restaurant and Bar</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-31-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>550163</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 84 - 2018</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [✓] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [✓] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [ ] Dev. Services Planner
- [✓] Development Engineering
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

STAFF RESPONSE

CONDITIONS:

Development Services Director or Designee Action: [✓] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 10/3/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES [x] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [x] NO [ ]
C. The requested design adjustment does not increase congestion or compromise Safety;
   YES [x] NO [ ]
D. The requested design adjustment does not create any lots without direct street Frontage;
   YES [x] NO [ ]
E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES [x] NO [ ]

STAFF FINDINGS

Staff supports the request for a Design Adjustment as it pertains to block perimeter. W Lane is an existing stub street that dead ends approximately 240’ from the public right-of-way line at Glenwood Ave S that dead ends into a railroad track and then an existing building is on the opposite side of the tracks. Discussions have occurred with Transportation Planning and there does not exist any future plans to extend this section of W Lane St to make any future connections. Also, the lot requesting the design adjustment is the corner building within a block that is almost completely built out. Any potential roads through this property would create an irregular block face and immediately dead end into surrounding buildings.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
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<tr>
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<td>SR-31-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>560163</td>
</tr>
<tr>
<td>Name</td>
<td>Lanewood, LLC</td>
</tr>
<tr>
<td>Address</td>
<td>509 W. North Street</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>27603</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Phone</td>
<td>919-755-0025</td>
</tr>
<tr>
<td>Firm</td>
<td>Crumpler Consulting Services, PLLC</td>
</tr>
<tr>
<td>Address</td>
<td>2808 Ridge Road</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>27612</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Phone</td>
<td>919-413-1704</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access
  - See page 2 for findings
- UDO Art. 8.4 New Streets
  - See page 3 for findings
- UDO Art. 8.5 Existing Streets
  - See page 4 for findings
- Raleigh Street Design Manual
  - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

A design adjustment is being requested to seek relief of the requirement for block perimeter (UDO 8.3.2.A.2.B). The existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B).

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date 7-21-18

CHECKLIST

Signed Design Adjustment Application  √ Included
Page(s) addressing required findings  √ Included
Plan(s) and support documentation  √ Included
Notary page (page 6) filled out; Must be signed by property owner  √ Included
First Class stamped and addressed envelopes with completed notification letter  √ Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.
Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only  RECEIVED DATE:  DA -
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   The existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B).

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The requested design adjustment conforms with the Comprehensive Plan and adopted City plans as the proposed use of the site meets the future land use plan and is designed to meet the adopted City plans.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The requested design adjustment does not increase congestion or compromise safety as patterns are not being altered.

D. The requested design adjustment does not create any lots without direct street Frontage;
   All lots that are adjacent to the site have frontage along the public right of way.

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.

The presence of existing buildings and the site layout of developed properties prohibits meeting the block perimeter.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Royal Comer, a Notary Public do hereby certify that Charles Long personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 21 day of August, 2018.

My Commission Expires: 1/21/2023

Notary Public Royal Comer
SITE PLANS FOR
TIN ROOF RESTAURANT AND BAR

300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SR-31-18
CITY OF RALEIGH TRANSACTION NUMBER: 550163

PREPARED FOR:
TIN ROOF
1516 DEMONBREUN STREET
NASHVILLE, TENNESSEE 37203

SITE EXEMPTION NOTES:
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.

CALL 48 HOURS BEFORE YOU DIG
NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949

SHEET DESCRIPTION
C-1 COVER SHEET
C-2 EXISTING CONDITIONS AND DEMOLITION PLAN
C-3 SITE PLAN
C-4 GRADING AND STORMDRAINAGE PLAN
C-5 UTILITY PLAN
C-6 LANDSCAPING PLAN
D-1 DETAILS
D-2 DETAILS

PUBLIC IMPROVEMENT/QUANTITIES TABLE

| NUMBER OF LOTS | 0 |
| NUMBER OF UNITS | 0 |
| LIKELY BUILDINGS | 0 |
| OPEN SPACE | 0 |
| NUMBER OF OPEN SPACE LOTS | 0 |
| PUBLIC WATER | 0 |
| PUBLIC SEWER | 0 |
| PUBLIC STREET | 0 |
| PUBLIC Sidewalks | 75 |
| STREET SIGNS | 0 |
| WATER SERVICE STUBS | 1 |
| SEWER SERVICE STUBS | 1 |

SHEET
C-1
DESCRIPTION
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DETAILS
DETAILS

BOARDS OF ADJUSTMENT-APPROVED VARIANCE DECISION
(A-47-18 - 611/18)
DECISION: APPROVED AS REQUESTED.

A.47-18 Whereas Lamewood LLC, Property Owner, requests a variance allowing complete relief from the outdoor amenity area required by Section 3.2.5.A.3. of the Unified Development Ordinance in order to permit a change of use to the existing building to allow a restaurant use on a .129 acre parcel zoned mixed-use-7-shopfront and located at 300 Glenwood Avenue.

A-47-18 Whereas Lamewood LLC, Property Owner, requests a complete variance to Section 8.5.1. of the Unified Development Ordinance such that no right-of-way dedication, street improvements or utility extensions are required as part of changing the use of the existing building to allow a restaurant use on a .129 acre parcel zoned mixed-use-7-shopfront and located at 300 Glenwood Avenue.

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISION
(A-78-18 - 611/18)
DECISION: APPROVED AS REQUESTED.

A.78-18 Whereas Lamewood LLC, Property Owner, requests a variance allowing complete relief from the outdoor amenity area required by Section 3.2.5.A.3. of the Unified Development Ordinance in order to permit a change of use to the existing building to allow a restaurant use on a .129 acre parcel zoned mixed-use-7-shopfront and located at 300 Glenwood Avenue.

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