Zoning: DX-7-SH
CAC: Hillsborough
Drainage Basin: Pigeon House
Acreage: 0.08
Sq. Ft.: 5,394

Planner: Martha Lobo
Phone: (919) 996-2664
Applicant: Hometown Sotries, LLC
Phone: (919) 632-2852
LOCATION: This site, addressed as 110 Glenwood Avenue, is located on the east side of Glenwood Avenue, north of Hillsborough Street.

REQUEST: Change of use, expansion and renovation of an existing 5,394 square foot 2-story building, located on a .08 acre tract of land, zoned Downtown Mixed Use-7-Shopfront (DX-7-SH). The proposed use for Suite 100 and Suite 200 will be for a bar.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design Adjustment-5-2018 / Staff supports the request not to dedicate additional right-of-way on Glenwood Avenue with this project as the existing building face is on the existing right-of-way line and additional dedication would create an encroachment.

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 Matthew Konar Architect.

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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

ENGINEERING

1. 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.

2. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

3. 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.
4. An encroachment agreement shall be obtained for the steps and any other private improvements in the public right-of-way.

URBAN FORESTRY

5. 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:

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: 4/6/2021
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 Director/Designee) ___________________________ Date: 4/6/18

Staff Coordinator: Martha Y. Lobo
**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.

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<tr>
<th>Project Name</th>
<th>Askel Taylor Building</th>
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<tr>
<td>Development Case Number</td>
<td>SR-52-2017</td>
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<tr>
<td>Transaction Number</td>
<td>515959</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 5 - 2018</td>
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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.

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<tr>
<th>DEPARTMENTS</th>
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<tr>
<td>Dev. Services Planner</td>
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<tr>
<td>Development Engineering</td>
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<tr>
<td>Engineering Services</td>
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<tr>
<td>Public Utilities</td>
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**STAFF RESPONSE**

Staff supports the request not to dedicate additional right-of-way on Glenwood Avenue with this project as the existing building face is on the existing right-of-way line and additional dedication would create an encroachment.

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

*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).
A. The requested design adjustment meets the intent of this Article;
   YES [ ] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [ ] NO [ ]
C. The requested design adjustment does not increase congestion or compromise safety;
   YES [ ] NO [ ]
D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   YES [ ] NO [ ]
E. The requested design adjustment has been designed and certified by a Professional Engineer.
   YES [ ] NO [ ]

**STAFF FINDINGS**

Staff supports the request not to dedicate additional right-of-way on Glenwood Avenue with this project as the existing building face is on the existing right-of-way line and additional dedication would create an encroachment. No additional maintenance or safety concerns are presented as this is an existing condition that is to remain.
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.

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<th>Project Name</th>
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<td>Transaction Number</td>
<td>515959</td>
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<tr>
<td>Name</td>
<td>Andrew Martin, Attorney + Agent for Property Owner</td>
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<tr>
<td>Address</td>
<td>110 Glenwood Ave</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
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<tr>
<td>State North Carolina</td>
<td>Zip Code 27603</td>
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<tr>
<td>Phone</td>
<td></td>
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<tr>
<td>Name</td>
<td>Jennifer Truman</td>
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<tr>
<td>Firm</td>
<td>Matthew Konar Architect</td>
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<tr>
<td>Address</td>
<td>611 W Club Blvd</td>
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<td>City</td>
<td>Durham</td>
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<td>State NC</td>
<td>Zip Code 27701</td>
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<td>Phone</td>
<td>919.792.8105</td>
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I am seeking a Design Adjustment from the requirements set forth in the following:

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

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

The property owner is requesting a design adjustment to be relieved from dedicating right of way per UDO 8.4.5, UDO 8.3.6. Glenwood Ave. is classified as a Main Street Parallel Parking requiring a 41’ curb-curb street on 73’ right of way. The existing right of way is recorded as 65’. The existing building at 110 Glenwood Ave, which is proposed to remain and be renovated via Interior Completion fronts along the property line. The front of the existing building is on the existing property line. Therefore the property owner is requesting a design adjustment to be relieved from dedicating additional right of way.

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.

Andrew S. Martin, Attorney and Agent for Property Owner 2/6/18

CHECKLIST

- [X] Signed Design Adjustment Application
- [X] Included
- [X] Included
- [X] Included
- [X] Included
- [X] Included
- [X] Included
- [X] 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;
   without dedicating additional right of way. The intent of the project is to preserve the existing building. No addition or changes to the footprint of the existing building are proposed, therefore the existing right of way of 66' will be maintained.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   the Comprehensive Plan respects the maintenance of existing conditions. Further, this portion Glenwood Ave maintains the 'active frontage and mixed commercial use' as well as parallel street parking of the Main Street typology as outlined in RSDM 4.3.3 with the existing right of way width.

C. The requested design adjustment does not increase congestion or compromise safety;
   the design adjustment requests that existing conditions of right of way remain.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   the design adjustment requests that existing conditions of right of way remain.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   No design is being proposed, only maintenance of the existing conditions of right of way. A survey by a licensed Professional Land Surveyor is enclosed in the application for reference.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Cheri A. Reyna, a Notary Public do hereby certify that Andrew S. Martin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 12 day of February, 2018.

CHERI A. REYNA
NOTARY PUBLIC
JOHNSON COUNTY, N.C.

My Commission Expires: ____________________
Administrative Site Plan
Askew Taylor Building
110 Glenwood Avenue
Raleigh
North Carolina
27603

#SR-52-17, transaction no. 515959

Drawing List:
Project Information
AS001
Level Sheet
AS002A
 turbele Partition, Table 10 and Common Areas - Append 1, Mule Map, Table Diagram, FOR REFERENCE ONLY.
AS002B
 turbele Partition, Table 10 and Common Areas - Append 2, Mule Map, Table Diagram, FOR REFERENCE ONLY.
AS0901
Turbele and Site Survey Diagrams and Building Section SS, FORM, FOR REFERENCE ONLY.
AS0004
Adab seiner and Symbols, Emabairy Diagrams, MEDI Survey Observations, FOR REFERENCE ONLY.

Orthographic:
no angle of wind

Landscaping Architecture

Landscape Survey

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