LOCATION: This site is located on the west side of Glenwood Avenue, south of Peace Street at 425 Glenwood Ave.

REQUEST: Development of a 0.25 acre tract zoned DX-7-SH. Construction of a 1,484 SF rear fence enclosed, uncovered, outdoor patio addition to an existing 3,040 SF general building bar/nightclub.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Case DA-4-18. A design adjustment has been submitted for relief from right-of-way dedication and street improvement requirements.

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 5/23/2019 by Sears Design Group, P.A.

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:

☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:

Engineering

1. A right-of-way permit shall be issued that shows the closure of the driveway and construction of the streetscape in accordance with the plans.

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Stormwater

4. No increase in impervious is proposed. Any increase in impervious would require stormwater review and approval. (UDO 9.2).

5. If impervious surface is increased, a payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. If impervious surface is increased, 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 (UDO 9.2).

7. If impervious surface is increased, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes one street tree along Glenwood Av.

The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

4. 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: 6-26-2022
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: (Development Services Dir./Designee) [Signature] Date: 6/26/19

Staff Coordinator: Jermon Purifoy
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>
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</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Noir Bar &amp; Lounge</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>AR-87-2018</td>
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<tr>
<td>Transaction Number</td>
<td>568906</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 4 - 2019</td>
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</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
- [x] DOES NOT SUPPORT
- [ ] the design adjustment request.

**DEPARTMENTS**

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

**STAFF RESPONSE**

**CONDITIONS:**

Development Services Director or Designee Action: [x] 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**

Glenwood Avenue is designated as a Main Street Parallel Parking. The required right-of-way width is 90 feet. This requires dedication of 1/2 - 90' right-of-way along the frontage of 510 Glenwood Avenue. (RSDM 3.2.4 A, UDO 8.5.1 B.1.a).

The previous Certified Action (#1188) for Noir Bar & Lounge, SP 12-2009, granted a variance to the right-of-way dedication, which is supported for this development along this corridor in Glenwood South.

The client is also requesting a design adjustment to the standard streetscape width. The approval of SP-12-2009 allowed for a raised patio to be constructed on the property, but now encompasses part of the required Main Street Streetscape width of 16 feet on the property.

The client has applied for this design adjustment and the standards are modified according to Section 8.5.3.3 (Nonconforming Streetscapes) in the UDO:

1. Reduce or eliminate the planting area.
   - The planting area width is reduced from 6 feet to 3.7 feet. The development will still provide the required planting area for the tree with a tree grate and 600 cubic feet of structural soil in accordance with the City of Raleigh tree planting detail TPP-006 and TPP-007.
2. Reduce the sidewalk width.
   - The sidewalk width is ten feet measured to the raised platform and ADA accessible. The area of the sidewalk on the property is within an existing sidewalk easement Book 14210 Page 01894.
<table>
<thead>
<tr>
<th>CHECKLIST</th>
<th>REQUEST</th>
<th>CONTACT</th>
<th>OWNER</th>
<th>PROJECT</th>
</tr>
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<tbody>
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<td>Signed Design Adjustment Application</td>
<td>Site visit &amp; evaluation of the conditions applicable to the proposed design adjustment.</td>
<td>Name: Not Applicable</td>
<td>Name: Not Applicable</td>
<td>Name: Not Applicable</td>
</tr>
<tr>
<td>Complete a detailed narrative addressing the reasons for the proposed design adjustment and the expected benefits.</td>
<td>Provide details about the request, including the current and proposed design details.</td>
<td>Firm: SiteMe Design Group, P.A.</td>
<td>Firm: SiteMe Design Group, P.A.</td>
<td>Firm: SiteMe Design Group, P.A.</td>
</tr>
<tr>
<td>Includes:</td>
<td>See the attached drawings for details.</td>
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<td>Address: 501 Glenwood Avenue, Raleigh, NC 27603</td>
<td>Address: 501 Glenwood Avenue, Raleigh, NC 27603</td>
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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 permitted as outlined in Sec. 8.16 of 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. 8.36, Sec. 8.41, and Sec. 8.51 of the UDO or the Raleigh Street Design Manual.
Article 8.5 Existing Streets
Administrative Design Adjustment Findings

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 streetscape is narrower than standard and is nonconforming. An existing raised wall and patio, previously approved with SP-12-09, reduces the available existing sidewalk width to 13.7'. Therefore, per UDO Section 8.5.3.B.1, the applicant requests a reduction of the planting area adjacent to the curb from the standard 6' width to 3.7' width. The standard 10' wide sidewalk will be provided to meet requirements of the "Main Street" Streetscape Type per UDO Section 8.5.2.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment maintains the standard sidewalk width. Further, since the Streetscape Types in UDO Section 8.5.2 is designated a "Main Street", standard tree grates will be provided meeting standard City detail TPP-08. The required planting area will also be paved, thereby providing additional space for pedestrians. Below this paved area, a structural soils system will be provided for tree planting per standard City detail TPP-07.

C. The requested design adjustment does not increase congestion or compromise safety;
   The standard 10' sidewalk width is maintained providing the required area for pedestrian circulation.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   The design meets standard City details, providing one new shade tree and tree grate and new sidewalk area. No additional maintenance responsibilities are required above those of these standard installations.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The design is shown per City standard details and is prepared by a Licensed Landscape Architect.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Cassandra Whitley, a Notary Public do hereby certify that
Richard Battaglia personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

This the 5 day of December, 2018.

Notary Public

My Commission Expires: 9/14/2022
Case File / Name: SP-12-09 / Noir Bar and Lounge

Owner: Matt Kenner
Designer: Hager Smith Design PA

General Location: Intersection of Tucker St. and Glenwood Ave.

Planning District / CAC: University / Hillsborough

Nature of Case: The proposed retail use is a change of use from industrial (Electrical contractor), converting a single story building totaling 2,500 square foot, zoned Neighborhood Business with Pedestrian Business Overlay District on a 0.25 acre tract. Additionally, on the western portion of this site is an existing 1,250 square foot storage building. This change of use constitutes Planning Commission approval pursuant to 10-2132.2(d)(2)g additionally, the proposed retail use is located within 400' of a residential zoning district and requires adherence to the Glenwood South Streetscape Plan. Also, a variance is requested by the applicant and supported by staff from required right-of-way dedication and construction requirements for Glenwood Avenue.

Key Issues: The applicant is requesting a right of way and infrastructure variance for Glenwood Avenue which is being supported by staff.

Contact: Jamie Loyack

2009 Approval
Proposed Site Plan

2009 Approval
SHORT-TERM BICYCLE PARKING (4) SPACES - (2) EXISTING U-RACK, DESIGN PER 11.2.9. BICYCLE RACKS TO BE REPOSITIONED TO MEET REQUIRED SPACING PER STD DETAILS (ENCROACHMENT AGREEMENT REQUIRED).

EX. PLANTER SHOWN ON APPROVED SP-12-09, PRE-DATED 1999.

PREVIOUSLY APPROVED RAISED PATIO (SP-12-09) - DESIGN ADJUSTMENT REQUEST FOR NON-CONFORMING STREETScape WITH STD. 10' SIDEWALK AND REDUCED "PLANTING AREA" TO 3.7' (2.3' REDUCTION).

4'x6' TREE GRATE - SEE SHEET L5

REMOVE AND RESET PARKING METER AND SIGNAGE

NEW SIDEWALK, 5x5 SCORING PATTERN, 16' WIDTH

EXISTING ENTRANCE WALK (MARKED BY OTHERS)

NEW CONCRETE PAVING (442 S.F. ADDED TO R/W)

PROPOSED SITE PLAN
Sec. 8.5.2. Streetscape Types

The required streetscape type is determined by the zoning district or by the designated frontage. Where there is a conflict between a designated frontage and the zoning district, the designated frontage standard applies. If more than 1 streetscape can be used, the Planning and Development Officer shall make the final determination. Design specifications for streetscape improvements can be found in the Raleigh Street Design Manual and City Tree Manual.

A. Main Street

- Frontages: Applicable frontages - SH, UG, UL, GR, PL
- Zoning Districts: Applicable zoning districts
- Width: Streetscape width (max) 35'
- Sidewalk (min): 10'
- Planting area (min): 6'
- General: Walkway type Sidewalk
- Planting type Tree grate
- Tree spacing 40' o.c. avg

B. Mixed Use

- Frontages: Applicable frontages - UG, UL, GR, PL
- Zoning Districts: Applicable zoning districts
- Width: Streetscape width (max) 35'
- Sidewalk (min): 8'
- Planting area (min): 6'
- General: Walkway type Sidewalk
- Planting type Tree grate / lawn
- Tree spacing 40' o.c. avg

C. Commercial

- Frontages: Applicable frontages - GR, PL
- Zoning Districts: Applicable zoning districts
- Width: Streetscape width (max) 65'
- Sidewalk (min): 20' / 50'
- Utility placement: 5'
- Maintenance strip (min): 2'
- Sidewalk (min): 6'
- Planting area (min): 6'
- General: Walkway type Sidewalk
- Planting type Tree lawn
- Tree spacing 40' o.c. avg
- No on-site parking permitted between the building and the street

Supp. No. 3

Effective Date: September 01, 2013

Part 10A: Unified Development Ordinance
City of Raleigh, North Carolina
Sec. 8.5.3. Nonconforming Streetscapes

A. Where a streetscape along an existing street is constrained by an existing building, the Public Works Director may adjust the streetscape standards to the minimum extent necessary to accommodate the existing area between the face of the building and back of curb.

B. The standards shall be modified in the following order:
   1. Reduce or eliminate the planting area.
   2. If necessary, replace large canopy trees with smaller trees or appropriate for the reduced area. If the planting zone is eliminated, create a bumpout to provide for tree planting.
   3. Reduce the sidewalk to the minimum width necessary to accommodate ADA accessibility.

Sec. 8.5.4. Existing Private Streets

A. General
   1. No new private streets are allowed.
   2. All existing private streets must remain under maintenance of the homeowners' association and must be maintained to equivalent public street standards.
   3. Private alleys must be constructed to the standards in Sec. 8.4.7 and the construction standards specified in the Raleigh Street Design Manual.
   4. Private alleys are not dedicated to the public and shall not be publicly maintained.

B. Homeowners' Association
   1. In no case shall the City be responsible for failing to provide any emergency or regular fire, police or other public service when such failure is due to lack of access to such areas due to inadequate design or construction, blocking of access routes, inadequate maintenance or any other factor within the control of the developer, homeowners' association or occupants.
   2. In no case shall any approval, permit or certificate granted be valid unless the homeowners' association documents clearly indicate the limitations of governmental responsibility and unless all conveyances indicate those limitations provided, however, the provisions of this section and all other provisions of the homeowners' declaration are applicable to the portions of the development conveyed and the owners of the conveyed portion, whether or not any such provisions are incorporated into the conveying documents.

C. Locked Gate Access
   1. Any private street in existence or approved prior to September 1, 2013 may be considered for gated access.
   2. All private streets and drives with access limited by locked gates or similar devices must provide a pass-key and lock-box of a type, at a location and installed in a manner as may be required by the City fire department for the provision of emergency access.
   3. The owner, including any homeowners' association, shall maintain the lock-box, gate and gate lock in a working order so as to ensure accessibility by emergency personnel and vehicles.
   4. The City and other applicable governmental entities and their respective emergency personnel shall be granted in writing the right, without liability, to break the locked gate or such similar device when emergency personnel reasonably believe that doing so is necessary to save life, prevent serious bodily harm, put out a fire, to prevent a crime or to apprehend an apparent lawbreaker or to avert or control a public catastrophe.

D. Traffic Flow
   It shall be the responsibility of the homeowners' association to establish speed limits and to maintain uninterrupted traffic flow along all private streets. If it is necessary for "no parking" signs to be erected, for street lights to be installed, for repairs to be made or towing of vehicles to be undertaken, this is all to be done at the expense of the homeowners' association.

E. Street Signs
   All streets must contain identification as required in Sec. 7.3.13.H.

F. Setbacks and Lot Widths
   All private streets shall be treated as public street rights-of-way for purposes of determining required setbacks and lot widths.
GRAY IRON, RECTANGULAR 4'x6', 1.5" MIN. THICK, WITH 1/4" OPENING OR LESS

NOTES:
1. GRATE DESIGN MUST BE ADA COMPLIANT.
2. GENERAL PATTERN DESIGN MUST BE AS SHOWN.
3. EXCEPTIONS OR PERSONALIZATION MUST BE REVIEWED AND APPROVED BY THE CITY OF RALEIGH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
6. ELECTRIC CUTOLET AND OTHER UTILITIES ARE PROHIBITED IN THE GRATE AREA.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FOREST/TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

73 3/8" FRAME
72 1/4" FRAME
48"
48 3/8" FRAME
36"

ALL SLOTS ARE 3/4" WIDE MAX.

BOLT TREE GRATE HALVES TOGETHER w/ (2) 1/2"-13 x 3" STNL. STL. HEX BOLTS,
GALV. FLAT WASHERS AND STNL. STL. HEX NUT

FRAMES ARE ASSEMBLED USING A 6" X 1 1/4" X 1/8"
THICK STEEL PLATE BOLTED TO FRAME w/ (2) 3/8-16UNC X 1 STNL. STL. FLAT HD. CAP SCREWS

BOLTED PLATE

ASSEMBLY DETAIL

NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: 80LB/SET

CITY OF RALEIGH STANDARD DETAIL

REVISIONS DATE:8/4/10 NOT TO SCALE

TREE GRATE IN SIDEWALK WITHIN ROW

TPP-06
NOTE: SEE TREE PLANTING DETAIL

MULCH 3" DEEP MAX. AND 3" MIN. FROM THE BASE OF THE TREE

SIDEWALK PAVING AND SUBBASE

PLANTING SOIL MIX AS SPECIFIED

4" DIA. PVC PIPE WRAPPED IN FILTER FABRIC AND CONNECTED TO STORM DRAINAGE SYSTEM WHERE APPLICABLE

COMPACTED OR UNDISTURBED SUBGRADE

SECTION

30+4
PLANTING SOIL

NOTES:
1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
   1.1. EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET.
   1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
   1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
   1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
2. 40' X 8' WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
3. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS DATE 06/18
NOT TO SCALE

TPP-07
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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<th>PROJECT/OWNER</th>
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<tr>
<td>Case Number</td>
<td>SP-87-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>568906</td>
</tr>
<tr>
<td>Name</td>
<td>My Three B's LLC</td>
</tr>
<tr>
<td>Address</td>
<td>510 Glenwood Avenue</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State NC</td>
<td>Zip Code 27603</td>
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<tr>
<td>Phone</td>
<td>919-345-8704</td>
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<tr>
<td>Name</td>
<td>Ron Price, ASLA</td>
</tr>
<tr>
<td>Firm</td>
<td>Sears Design Group, P.A.</td>
</tr>
<tr>
<td>Address</td>
<td>628 W. Jones Street</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
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<tr>
<td>State NC</td>
<td>Zip Code 27603</td>
</tr>
<tr>
<td>Phone</td>
<td>919-832-7000</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):

Street & Right-of-Way: Applicant is requesting that the Glenwood Avenue right-of-way and street width to remain as currently dedicated and constructed. Submittal is being made per Transportation Staff Comment: "Glenwood is considered a Main Street Parallel Parking street type per Section 3.2.3 B of the RSDM. The required right-of-way width is 90 feet and street width is 62'. As this cannot be met, a design adjustment will be required." (Article 8.5)

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/Developer's Signature: ____________________________ Date: 12/5/18

**CHECKLIST**

<table>
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<th>Item</th>
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<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>✔</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>✔</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>✔</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>✔</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>✔</td>
</tr>
</tbody>
</table>

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: ____________________________

WWW.RALEIGHNC.GOV REVISION 1/30/2018
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;

Requests meets intent of article to allow adjustment related to existing construction and conditions. Currently Glenwood Avenue within this portion of Glenwood South is a 64 feet right-of-way and a 44' back-to-back street section. The Comprehensive plan and referenced UDO shows a Main Street, Parallel Parking diagram within Section 8.4.5.D with a right-of-way of 73 feet and street width of 41 feet. Variable widths continue within old and new development along the Glenwood Avenue corridor between Peace and Hillsborough Streets.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

Variable right-of-way and street widths exist along this portion of the Glenwood corridor. In comparison to the UDO, the current street width is constructed 3 feet wider than standard; however, the right of way is 9 feet narrower than standard. Applicant requests that street and right-of-way widths be allowed to remain. The existing sidewalk (planned for upgrade to new standards) extends onto the subject private property and abuts an existing raised patio. A sidewalk easement was previously provided to accommodate this noted encroachment.

C. The requested design adjustment does not increase congestion or compromise safety;

No, the conditions of the street width remains unchanged and will remain consistent with the remaining streetscape to the north and south. The sidewalk adjacent to the streetscape will be replaced with new pavement and tree grates to meet the Glenwood South Streetscape Plan using standard City details for construction. Bicycle racks will be relocated to maximize space for pedestrian movement.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

No additional maintenance is required. The conditions of the street with remain unchanged and consistent with the remaining streetscape to the north and south. The sidewalk adjacent to the streetscape will be improved to new City details between the curb and existing raised patio on the subject property.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

Not required. Landscape Architect has noted proposed improvements to sidewalk and street tree planting/tree grate on Administrative Site Plan.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Cassandra Whitney, a Notary Public do hereby certify that
Richard Battaglia personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 5 day of December, 2018.

Notary Public

Cassandra Whitney

My Commission Expires: 9/14/2022
NOIR BAR & LOUNGE
REAR FENCE ENCLOSED UNCOVERED OUTDOOR PATIO
AT EXISTING NIGHTCLUB
425 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27603

SR-87-18 (Transaction #568906)

Administrative Site Review Application
(For USD districts only)

My Three D’s LLC
110 Glenwood Avenue, Raleigh, NC 27603
919.545.0734
Richard Rątka, Manager

A. Development Planning & Engineering:
Design: Project Manager

Design:

1. Rear fence enclosed
2. Uncovered outdoor patio
3. At existing nightclub
4. 425 Glenwood Avenue
5. Raleigh, North Carolina 27603

GENERAL NOTES:
- May require additional permits and fees (check with the city)
- Check with Latino Chamber of Commerce for additional requirements
- Contact the planning department for additional requirements
- Site plans may require additional permits
- Check with the city for additional requirements

Additional Notes:
- May require additional permits and fees for additional requirements
- Check with the Latino Chamber of Commerce for additional requirements
- Contact the planning department for additional requirements
- Site plans may require additional permits

SCHEDULE OF DRAWINGS:
1. Site Plan / Development Plan
2. Paving Plan
3. Stormwater Plan
4. Floor Plan
5. Site CSM/landscape Plan
6. Site CSM/landscape Plan

ADDITIONAL REQUIREMENTS:
- Permits may be required for additional requirements
- Contact the planning department for additional requirements
- Site plans may require additional permits
- Check with the Latino Chamber of Commerce for additional requirements
- Contact the planning department for additional requirements
- Site plans may require additional permits