Zoning: DX-3-DE/ HOD-G  
CAC: North Central  
Drainage Basin: Pigeon House  
Acreage: 0.4  
Sq. Ft.: 11,232

Planner: Ryan Boivin  
Phone: (919) 996-2681  

Applicant: James Grady  
Phone: (919) 834-5939
LOCATION: This site is located on the west side of N Blount St and the south side of E North Street. The site is addressed at 309 N Blount Street, which is inside City limits.

REQUEST: Development of a 0.4 acre tract zoned DX-3-DE with General Historic Overlay district (Blount Street HOD-G). The project proposes renovations to the existing structure, an addition, and change of use. Previously this was a detached house. As proposed the existing structure will include office use and special event space. An addition of 960 SF is proposed and will be located to the rear of the existing structure.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.5 providing relief from streetscape improvements for existing streets.

A certificate of appropriateness was granted by the City of Raleigh Historic Development Commission (ref. 133-17-MW).

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 James Grady of James Grady Architect PLLC.

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 ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Provide fire flow analysis.

2. All proposed work must comply with the certificate of appropriateness approved by the City of Raleigh Historic Development Commission.

ENGINEERING

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk for 265’ shall be paid to the City of Raleigh.

4. 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.
STORMWATER

5. The lot is grandfathered per UDO 9.2.2.A.1, a one-half acre or less in size, used for any other lawful use requiring a plot plan or site plan. Per 9.2.2. A.4, site is limited to 65% impervious area without additional runoff controls. Proposed impervious surface is less than 65%.

URBAN FORESTRY

6. 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:

7. 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.

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: 4-18-2021
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: 4/19/2018

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 Name</th>
<th>Heck-Andrews Renovations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-90-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>534991</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 7 - 2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff recommendation based upon the findings in the applicable code(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ UDO Art. 8.5 Existing Streets</td>
</tr>
<tr>
<td>☐ UDO Art. 8.3 Blocks, Lots, Access</td>
</tr>
<tr>
<td>☐ Raleigh Street Design Manual</td>
</tr>
</tbody>
</table>

Staff SUPPORTS ☑ DOES NOT SUPPORT ☐ the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
</tr>
<tr>
<td>Development Engineering</td>
</tr>
<tr>
<td>Engineering Services</td>
</tr>
<tr>
<td>Public Utilities</td>
</tr>
<tr>
<td>City Planning</td>
</tr>
<tr>
<td>Transportation</td>
</tr>
<tr>
<td>Parks &amp; Recreation and Cult. Res.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STAFF RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONDITIONS:</td>
</tr>
</tbody>
</table>

| Development Services Director or Designee Action: | ☑ APPROVE | ☐ APPROVE WITH CONDITIONS | ☐ DENY |

*Authorized Signature*

Daniel Knight, PE

[Signature]

REVIEW MANAGER

4/18/18

Date

*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 [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 additional maintenance responsibilities for the City; and
   YES [x] NO [ ]

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   YES [x] NO [ ]

STAFF FINDINGS

Staff Supports the request for a Design Adjustment regarding street widening responsibilities and public right-of-way dedication for the property at 309 N Blount St. This property is located in an already developed area where additional street connections and public right-of-way dedication is not required and the changes to the site does not create any additional maintenance responsibilities for the City. This property is located within the original confines of the William Christmas Plan.
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.

**Project Name**: Heck-Andrews House Renovations  
**Case Number**: SR-90-2017  
**Transaction Number**: 534991

**Name**: Bryan Jenkins, Chief Financial Officer, North Carolina Association of Realtors  
**Address**: 4511 Weybridge Lane  
**City**: Greensboro  
**State**: NC  
**Zip Code**: 27407  
**Phone**: 336-294-3112

**Name**: James Grady, PhD, AIA  
**Address**: 129 Sterlingdale Dr  
**City**: Cary  
**State**: NC  
**Zip Code**: 27511  
**Phone**: 919 634-5939

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):

The Heck-Andrews House at 309 N. Blount St, a State of NC Historic Site per Ordinance No. (1972)-309, within the City of Raleigh's Blount St. Historic Overlay District, listed on the National Register of Historic Places, lies within the Old town, Mile Original Raleigh Christmas Plan. Since the City of Raleigh's UDO does not reference the Christmas Plan, the City Planning Transportation Dept. requires submittal of this Design Amendment, in conjunction with the Administrative Site Plan Review of proposed adaptive re-use of the property, to address non-conformance of existing street frontages to public right-of-way dedication of street widening requirements of the UDO 8.5 Streetscape Standards, as specified in the ASR Transportation Review Comments. The site includes the existing 1867 Historic Heck-Andrews House, a proposed New Addition on the site of the former Historic Carriage House (demolished 1996), the existing repaired paved driveway with new parking and turnaround, and Existing Driveway access from North Street, as approved with conditions by Certificate of Appropriateness 08-15-2017. Approval is based on UDO sections 8.3.6.4-f and 8.5.1.G. Attachments: AS-1.e, AS-1.e, CE-1, CE-2, L-1.1, L-2.0, AS-4, Historic Ordinance.

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.

[Signature]

Date: 2 May, 2018

**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**: 3/6/2018  
**DA**: 7  
**- 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; Per Article 8.5.1.A, Intent, Item 3: Design Adjustments pursuant to 8.1.G may be appropriate when an existing building would impede expansion, when transitioning from a different street section, or where strict compliance with this UDO and the Raleigh Street Design Manual would pose a safety hazard. This Design Adjustment from Strict conformance to the designated Streetscape requirements as specified by ASR Transportation Review Comments regarding public right of way dedication of street widening requirements for N Blount St. as Avenue 4-Lane, Parallel Parking, and North St. as Main Street, Parallel Parking, meet this intent.

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

The Heck-Andrews House at 309 N. Blount St, a State of NC Historic Site per Ordinance No. (1972)-308, within the City of Raleigh’s Blount St. Historic Overlay District, listed on the National Historic Register of Historic Places, lies within the 1 sq. mile Original Raleigh Christmas Plan.

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

The proposed Design Adjustment does not make any changes to the existing street frontage or street access that would increase congestion or compromise safety.

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

The proposed Design Adjustment does not make any changes to the existing street frontage or street access that would create additional maintenance responsibilities for the City.

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

The Administrative Site Plan Review drawings submitted with this Design Adjustment have been designed and prepared by members of the Design Team lead by the Registered Architect of Record, and include the Civil Engineer of Record:
- AS-1e Existing Conditions Site Plan
- AS-1 Proposed Site Plan
- AS-4 Transportation Site Plan
- CE-1 Utilities Site Plan
- CE-2 Utilities Details
STATE OF NORTH CAROLINA
COUNTY OF Guilford

Sherry B. Harris, a Notary Public do hereby certify that Bryan M. Jenkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

6th day of March, 2018.

Notary Public

My Commission Expires: April 1, 2022