LOCATION:  This site is located on the south side of Brooklyn Street, between St. Mary’s Street and Gaston Street, at 809 Brooklyn Street.

REQUEST:  Development of two tracts totaling .51 acres, zoned OX-3, and within an HOD-S overlay district into a 2,324 square foot attached dwelling on each lot (totaling 4,648 square feet). Also, 16 surface area parking spaces, 10 of which are designated as shared parking for 800 St. Mary’s Street (SR-56-18).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:  A Certificate of Appropriateness has been approved by the Historic Development Commission for this project, noted below.

1. Slight changes from COA 128-18-CA: orientation of rear-unit porch, front sidewalk adjacent to drive, building front setback, entry floor height. Changes administratively approved for previously filed COA.

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 May 2, 2019 by John A Edwards and Company.

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:

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review and/or revision may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
Urban Forestry

3. A fee-in-lieu for three (3) street trees along Brooklyn Street is paid to the City of Raleigh (UDO 8.1.10).

☐ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

2. A 5’ general utility easement and associated deed of easement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. A fee-in-lieu for pavement, curb and gutter and sidewalk along Brooklyn Street is paid to the City of Raleigh (UDO 8.1.10).

4. A cross access agreement among the two lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
**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:*

**General**

1. Provide fire flow analysis.

2. Approval by the COR Historic Development Commission and receipt of the COA blue placard.

**Engineering**

3. 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.

4. A 5’ general utility easement and associated deed of easement 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 day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

5. A fee-in-lieu for pavement, curb and gutter and sidewalk along Brooklyn Street shall be paid to the City of Raleigh (UDO 8.1.10).

6. A cross access agreement among the lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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

8. A plat must be recorded at the Wake County Register of Deeds office for all recombination’s and/or utility easement dedications.

*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.
Administrative Approval Action
AA #3956 / SR-119-18, 809 Brooklyn Street
Transaction# 580672

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. 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. All street lights and street signs required as part of the development approval are installed.

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

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 reapproval 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: 5/29/2022
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: 5/29/19

Staff Coordinator: Michael Walters
809 BROOKLYN STREET
ADMINISTRATIVE SITE REVIEW
SR-119-18
TRANS. #580672
809 BROOKLYN STREET
RALEIGH, NORTH CAROLINA 27605

DECEMBER 20, 2018
JANUARY 30, 2019
APRIL 02, 2019
MAY 02, 2019

OWNER:
800 ST. MARY’S JV, LLC
4310 PARK ROAD; APT 101
CHARLOTTE, NC 28209
Phone: (919) 343-2828
E-mail: Grey@selwynpropertygroup.com

ARCHITECT:
JDAVIS ARCHITECTS
510 S. WILMINGTON ST.
RALEIGH, NC 27601
Phone: (919) 835-1500
E-mail: jonathanp@jdavisarchitects.com

LANDSCAPE ARCHITECT:
JDAVIS ARCHITECTS
510 S. WILMINGTON ST.
RALEIGH, NC 27601
Phone: (919) 835-1500
E-mail: bille@jdavisarchitects.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

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SITE DATA
SITE ADDRESS: 809 BROOKLYN STREET
WAKE COUNTY PIN#: 1704325892
ZONING: OX-3-HOD-S (GLENWOOD-BROOKLYN)*
EXISTING AREA:
TRACT 1: 21,651 SF (0.4970 AC)
TRACT 2: 595 SF (0.0137 AC)
TOTAL: 22,246 SF (0.5107 AC)
AREA TO BE DEDICATED:
- 2,225 SF (0.05 AC)
RECOMBINED LOT DIMENSIONS:
PROVIDED MINIMUM
RECOMBINED TRACT 1:
9,866 SF (0.23 AC) 6,000 SF
RECOMBINED TRACT 2:
10,155 SF (0.23 AC) 6,000 SF
PROPOSED TOTAL ACREAGE:
20,021 SF (0.46 AC)
EXISTING USE:
PARKING LOT
PROPOSED USE:
TWO-UNIT LIVING (ATTACHED HOUSE)
EXISTING PARKING:
56 SPACES
REQUIRED PARKING:
2 SPACES/UNIT * 4 = 8 SPACES
PROPOSED PARKING:
8 SPACES (GARAGE)
16 STANDARD (8.5’x18’) (SURFACE)
24 SPACES TOTAL
BUILDING HEIGHT:
MAXIMUM PROVIDED
40’/3 STORIES
RECOMMENDED
30’/2 STORIES
REQUIRED PROVIDED
GROUND FLOOR ELEVATION:
2’*
STREET SECTION:
EXISTING IMPERVIOUS:
(WITHIN EFFECTIVE AREA)
0.51 AC
PROPOSED IMPERVIOUS:
(WITHIN EFFECTIVE AREA)
0.36 AC
PRINCIPAL BUILDING SETBACKS:
PRIMARY STREET:
SIDE LOT LINE:
5’
REAR LOT LINE:
20’
NEIGHBORHOOD TRANSITION:
ZONE A (PROTECTIVE YARD): 10’
ZONE B (USE RESTRICTED): *
ZONE C (HEIGHT AND FORM): 100’
STORMWATER MANAGEMENT EXEMPTION:
1. PER UDO 9.2.2.A., THE PROPOSED DEVELOPMENT IS EXEMPT FROM THE
ACTIVE STORMWATER CONTROL MEASURES, INCLUDING NITROGEN
REDUCTION (UDO 9.2.2.B) AND RUNOFF CONTROL (UDO 9.2.2.E), AS
THE "SUBSTITUTION OF IMPERVIOUS SURFACES" MEETS THE STANDARDS OF
UDO 10.3.4.E.
2. THE RALEIGH HISTORIC DEVELOPMENT COMMISSION (RHDC) SHALL ISSUE A
CERTIFICATE OF APPROPRIATENESS PRIOR TO PERMIT ISSUANCE. THE NOTED BASE
DIMENSIONAL STANDARDS HAVE BEEN MODIFIED BY RHDC UNDER APPROVAL OF
128-18-CA.