LOCATION: This 0.4 acre site, zoned R-10 is located on the south side of E. Hargett Street between Haywood and Camden Streets at 708 E. Hargett Street.

REQUEST: Subdivision of an Infill townhome development consisting of four dwelling unit townhome lots and one common association lot with associated infrastructure.

One hardship variance and one design adjustment for this project have been approved by the Board of Adjustment noted below.

BOA-0044-2019 - Relief from the minimum driveway width (8.3.5 C) in order to allow a shared driveway with two access points. Relief from the minimum driveway spacing and distance from the intersection (9.5)

A-165-19 - Relief from the cross access requirements (8.3.5 D), allowance of an alternative street cross section, and relief from the minimum planting area and location of street trees.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 July 15, 2020 by Crumpler Consulting Services.

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:

☑ SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

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

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☑ 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.

City Code Covenant Required
Utility Placement Easement Required
Cross Access Agreements Required
☑️ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

**General**

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

**Engineering**

3. A fee-in-lieu for 1-ft width of sidewalk is paid to the City of Raleigh (UDO 8.1.10).

4. A shared 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 within this time, further recordings and building permit issuance will be withheld.

5. A 5’ utility placement 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.

6. 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.

**Stormwater**

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

8. Grading permit is required prior to demolition. (UDO 9.4.6)

**Urban Forestry**

9. A public infrastructure surety for street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
10. A fee-in-lieu for 2 street trees shall be paid to the City of Raleigh (UDO 8.1.10) prior to recordation of lots.

☑ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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. Final plans for building permits shall include verification of compliance with all Residential Infill Compatibility standards of UDO Section 2.2.7.

Public Utilities
2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. Total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval is required prior to demolition. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry
5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along E. Hargett St.

The following are required prior to issuance of building occupancy permit:

General
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.

Stormwater
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:
Administrative Approval Action
Case File / Name: SUB-0057-2019
E. Hargett Street Townhomes

3-Year Sunset Date: August 27, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: August 27, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _______________________________ Date: 08/27/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters
PRELIMINARY SUBDIVISION PLANS
FOR
HARGETT STREET TOWNHOMES
708 E. HARGETT STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH CASE FILE: SUB-0057-2019

PREPARED FOR:
ANDREW GHASSEMIAN
708 E. HARGETT ST
RALEIGH, NORTH CAROLINA 27601

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2701 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-783-7604
Fax: 919-783-7653

BOARD OF ADJUSTMENT APPROVED VARIANCE DECISION
[15046466/1 - 10/05/2020]

DEVELOPER APPROVE AS REQUESTED

WHEREAS, ANDREW GHASSEMIAN, PROPERTY OWNER, REQUESTS A
DEVELOPMENT PERMIT TO CONSTRUCT 17 TOWNHOMES AS PERMITTED
BY THE RALEIGH CITY ZONING CODE, AS AMENDED, AND THE
RALEIGH CITY DEVELOPMENT ORDINANCE, AS AMENDED, TO INCLUDE
AN ADDITION TO AN EXISTING HOUSE, AND A NEW 1-STORY TOWNHOME
LIVING, TOTALING 17,000 SQUARE FEET OF GROSS LIVING SPACE
AND AN ADDITION TO AN EXISTING HOUSE, AND A NEW 1-STORY TOWNHOME
LIVING, TOTALING 17,000 SQUARE FEET OF GROSS LIVING SPACE

SITE EXCENETION NOTES:
YARD SETS IS IN LINE WITH THE RALEIGH CITY ZONING CODE
AND THE RALEIGH CITY DEVELOPMENT ORDINANCE, AS AMENDED, TO INCLUDE
AN ADDITION TO AN EXISTING HOUSE, AND A NEW 1-STORY TOWNHOME
LIVING, TOTALING 17,000 SQUARE FEET OF GROSS LIVING SPACE
AND AN ADDITION TO AN EXISTING HOUSE, AND A NEW 1-STORY TOWNHOME
LIVING, TOTALING 17,000 SQUARE FEET OF GROSS LIVING SPACE

DEVELOPED BY:
CRUMPLER Consulting Services, PLLC
2701 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-783-7604
Fax: 919-783-7653

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE
RALEIGH CITY ZONING CODE AND THE RALEIGH CITY
DEVELOPMENT ORDNANCE, AS AMENDED.
NOTES
1. CONSTRUCTION AND TELEGRAPHIC INQUIRIES MUST BE DIRECTED TO THE PROJECT MANAGER.
2. ALL WORK MUST BE CONFORM TO THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
3. NO ALTERATIONS OR MODIFICATIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE PROJECT MANAGER.