

1. **Z-62-21 – 1325, 1335, 1341 Chester Road**, located approximately 0.1 miles north of the intersection of Oberlin Road and Wade Avenue, being Wake County PINs 1704067846, 1704077146, & 1704077038. Approximately 1.55 acres rezoned to Residential-6-Conditional Use (R-6-CU).

Conditions dated: September 30, 2022

1. An opaque fence or wall, not less than 6 feet tall, shall be installed within 10 feet of the southern site boundary, and a portion of the western site boundary, adjacent to the parcels described on Table A, attached, except where tree conservation area, cross access, or utility easements may be located. Additional exceptions may be made to provide adequate site distance at any intersection or driveway
2. No apartment building type is permitted on the subject properties so that no units can be separated from one another by a horizontal party wall (meaning no "stacked" dwelling units). Consequently, the only allowable building types are detached house, attached house, townhouse, civic building and open lot.
3. If a three story development of any building type allowed in condition 2 is constructed at 1325 Chester Road (PIN 1704067846), the side yard building setback shall be a minimum of twenty-five feet (25') along the southern property boundary of the property adjacent to the five existing town homes and parallel to Elmsford Way and the third story wall plane shall be a minimum of fifty-five feet (55') from the centerline of Chester Road. If a three story development of any building type allowed in condition 2 is constructed at 1335 Chester Road (PIN 1704077038), the third story wall plane shall be a minimum of fifty-five feet (55') from the centerline of Chester Road. If a three story development of any building type allowed in condition 2 is constructed at 1341 Chester Road (PIN 1704077146), the third story wall plane shall be a minimum of fifty-five feet (55') from the centerline of Chester Road and Grant Avenue.

Table A - Adjoining Parcels

PIN	Deed Book	Deed Page	Site Address
1704066723	8109	47	2320 Elmsford Way
1704066757	8449	950	2316 Elmsford Way
1704066793	8433	1123	2312 Elmsford Way
1704067774	8442	1109	2304 Elmsford Way
1704067733	16551	23	2308 Elmsford Way
1704068704	17819	23	2300 Elmsford Way
1704065881	17818	1617	1412 Canfield Court