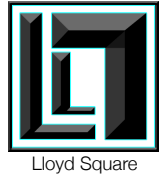


Jeff Cleveland, Zoning
Town of Carrboro
301 W Main
Carrboro, NC 27510
Date 4/22/13



Dear Members of the Planning and Zoning Departments,

As the owners of Lloyd Square AIS, Edward Hahn, Joanne Rossetti Hahn, Layton and Mary Wheeler, we thank you for your time in considering our request for three modifications to our approved CUP.

1. We would like to make a payment in lieu for our affordable housing requirement. Our affordable housing commitment is 2.4 units. Lots 5 / 6 are currently designated as an affordable housing duplex lot. Our plan had always been to build the duplex and pay in lieu for the remaining .4 unit. It is our understanding that our payment in lieu amount is \$31,833 per unit for a total payment in lieu of \$95,499.

Why we want to make this modification-

- The affordable housing requirement offers a payment in lieu option that we must take. Whether we end up finding a buyer for this project, building the homes ourselves or just selling individual lots, a payment in lieu will serve to provide us with a concrete number with which we can work. As owner, developer and builder for this project, Layton Wheeler is simply not able to borrow the money from a bank to fund the building of the affordable units. We are asking you to approve this option for us and please note that Robert Dowling has assured us he will support our request.
2. We are seeking to change the driveway locations that will provide access to lots #'s 12, 13, 14 & 15. Rather than crossing the drainage way at the bottom of the development on Deer St. we would like to create 1-2 driveways further up Deer St. in order to avoid the drainage way.

Why we want this modification-

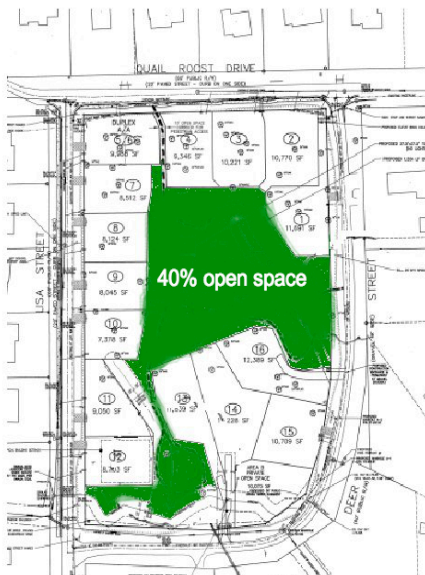
- By not crossing the drainage way, we eliminate Sungate Design Group's concerns about storm water bottlenecking and backing up at the drainage way.
3. Create flag lots of lots #'s 12, 13, 14 & 15. in order to access two, existing, extra water and sewer connections on Lisa Street and to reach the existing manhole at the curve on Deer Street for lots 14 & 15.

Why we want this modification-

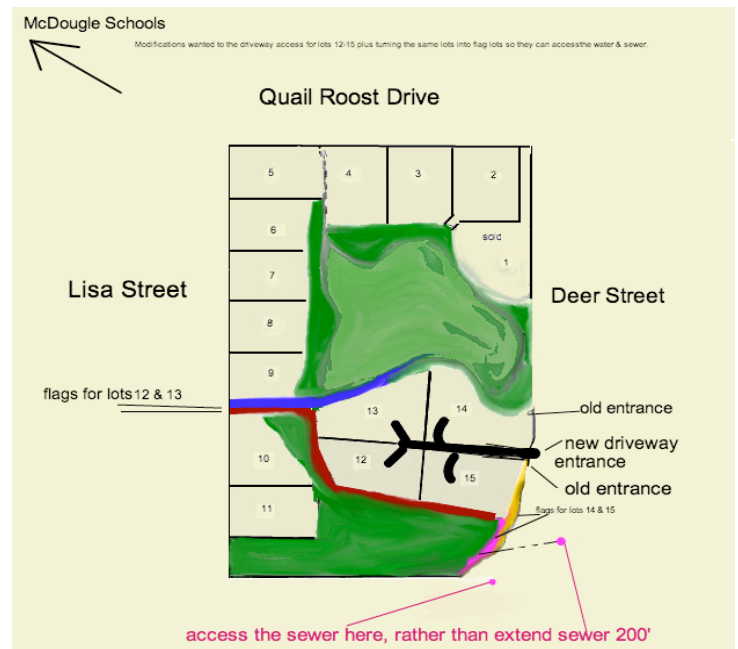
- This simple fix eliminates the additional expense of extending OWASA's sewer 200 feet on Deer St.

Before Modification

- An affordable duplex plus payment in lieu of one unit.
- Sixteen total lots, two affordable units plus fourteen market rate lots.
- Crossing the drainage way at the bottom of Deer St. which may create a bottleneck and storm water drainage issues.
- Extending the existing sewer lines 200' up Deer St.
- 40% Open Space

After Modification

- A payment in lieu of \$95,499 to the Town of Carrboro.
- Fifteen market rate lots.
- Driveway access further up Deer St.
- Use existing sewer access points by making lots 12-15, flag lots.
- Additional Open Space added at bottom.



Sincerely yours,

Layton and Mary Wheeler , Joanne and Edward Hahn

MaryWheeler46@gmail.com 919 608 2001

