



★  
**Club Nova  
Community Board**

Matthew Cox

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Segun Shelton-Green

Shirley Strobel

Glenn Veit

**Director**

Karen Kincaid Dunn

**Conditional Use Permit  
Club Nova Proposed 24 Unit Apartment Building  
Parking Justification Letter**

The Carrboro Land Use Ordinance (LUO) section 15-291(a) requires "sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question." 15-291(g) defines the parking requirements. Section 15-291(b) states that the requirement "should be flexibly administered," and 15-291(f) allows the permitting authority to determine the parking requirements. 15-292(a) says further that for several reasons "the permit-issuing authority may permit deviations from the presumptive requirements of Subsection 15-291(g)," and may require "less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection 15-291(a)." Therefore, for the reasons outlined below we are requesting a reduction in the parking requirement for the Conditional Use Permit for the OPC Club Nova 24 Unit Apartment Building.

Club Nova is a psychiatric rehabilitation program. The Club House building itself houses the core club units of administration/communications, culinary, and program. These units are comprised of teams made up of staff and members who jointly "run" the clubhouse. Currently, there are 7 staff, of which one does not drive. There are two vans for picking-up members. The club is located on a bus route and many of the members ride the bus. The Club House building is 2043 square feet, which under the prescriptive use for the office space would require 1 parking space per 200 square feet or a total of 10 spaces. For the reasons above, we would request that this requirement be reduced to 8 spaces.

The Thrift Shop is another Club Nova unit established to provide members non-specific pre-employment skills and low priced goods, as well as to generate some income for the club program from sales to the public at large. This 1600 square feet of retail space would by prescriptive standards require 1 parking space for every 200 square feet of retail space or eight (8) spaces. Since there is a city parking lot just around the corner, a bus stop right in front of the building and 1/2 the clientele will be from the site, we would like to reduce the number to six (6) parking spaces.

The 24 SRO units are being built to serve a population with disabilities and that uses the 811 rent subsidy program. Under the prescriptive standard, the SRO's require 1 parking space for every 4 units or in this case six (6) parking spaces. In the current 8 apartments that serve the same population only 1 tenant has a car, and there is no indication that this will change. We are therefore requesting that the six (6) required parking spaces for the proposed SRO's be reduced to three (3).



# Club Nova

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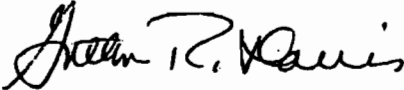
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We feel further justified in this reduction in parking due to the off set hours of operation for the various uses proposed on the site. The Club House is open from 8 AM to 5 PM Monday through Friday. The heaviest use of the Thrift Shop is projected to be Saturday when the Club House is closed. The SRO residents who have cars are also likely to have jobs, which means that they will not all be parking there during the same hours that the Club House and Thrift Shop are in operation.

Our parking needs will be covered by the 17 total proposed spaces above.



Gretchen Davis  
OPC Foundation, Owner