

TOWN OF CARRBORO



LAND USE PERMIT APPLICATION

"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'"

PLEASE NOTE:

1. This Application Form consists of three (3) pages; this cover sheet is designated "Page #1".
2. The filing of this Application Form serves as authorization by, and notice to, the owner and/or the applicant for the Town Staff to enter upon the property to make periodic inspections to ensure compliance with the approved permit, plans, and the Town Code, as well as to gather information necessary to process the application.
3. **PLEASE BE AWARE: APPLICANTS/LANDOWNERS WILL BE BILLED ADDITIONAL ENGINEERING FEES TO COVER 80% OF ENGINEERING COSTS ASSOCIATED WITH THE REVIEW OF THIS LAND USE PERMIT AND/OR CONSTRUCTION PLAN APPLICATION PLUS ANY NECESSARY SITE INSPECTIONS FOLLOWING APPROVAL.** Letter-invoices will be mailed monthly regarding these fees. Fees remaining unpaid 30 days from the date of billing will incur a monthly 1% late fee.
4. **PLEASE BE AWARE: NON-PAYMENT OF FEES MAY RESULT IN THE PLANNING STAFF DELAYING ACTION ON ANY REQUEST FOR A CERTIFICATE OF OCCUPANCY OR PLAN/PLAT APPROVAL.**



LAND USE PERMIT APPLICATION

DATE: 10/20/2020

FEE: _____

APPLICANT: SZOSTAK DESIGN; PHILIP SZOSTAK		OWNER: DR. CAROLYN QUINSEY	
ADDRESS 310 1/2 WEST FRANKLIN STREET		ADDRESS: 530 FOSTER ST, UNIT 540	
CITY/STATE/ZIP CHAPEL HILL, NC 27516		CITY/STATE/ZIP: DURHAM NC 27701	
TELEPHONE/EMAIL: PHONE: 919.929.5244 EMAIL: PSZOSTAK@SZOSTAKDESIGN.COM ESIMAAN@SZOSTAKDESIGN.COM		TELEPHONE/EMAIL: PHONE: 262.844.5806 EMAIL: CSQUINSEY@UWALUMNI.COM	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: ARCHITECT AND CLIENT		PIN: 9778236512	
PROPERTY ADDRESS: CORNER OF JONES FERRY AND BERRYHILL ROAD		PROPOSED LAND USE & USE CLASSIFICATION: RESIDENTIAL	
PRESENT LAND USE & USE CLASSIFICATION: WATERSHED RESIDENTIAL		LOT AREA: 6.79 Acres Square Feet 295,772	
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): WATERSHED RESIDENTIAL			
# OF BUILDINGS TO REMAIN 0		# OF BUILDINGS PROPOSED 2	
EXISTING GROSS FLOOR AREA OF BUILDING(S) 0 square feet	GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION) 4600 square feet	AMOUNT OF IMPERVIOUS SURFACE / proposed 14,100 sf allowed 13,857 sf proposed	

NAME OF PROJECT/DEVELOPMENT: QUINSEY JONES FERRY ROAD SUBDIVISION

TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 38
CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36, 37, 38
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review – Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 38
VARIANCE	4, 5, 10, 20, 29, 34, 38, Attachment A
APPEAL	4, 5, 38, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: P. SzostakDATE: 10.20.2020

OWNER:



DATE: 10-14-20

INFORMATION REQUIRED

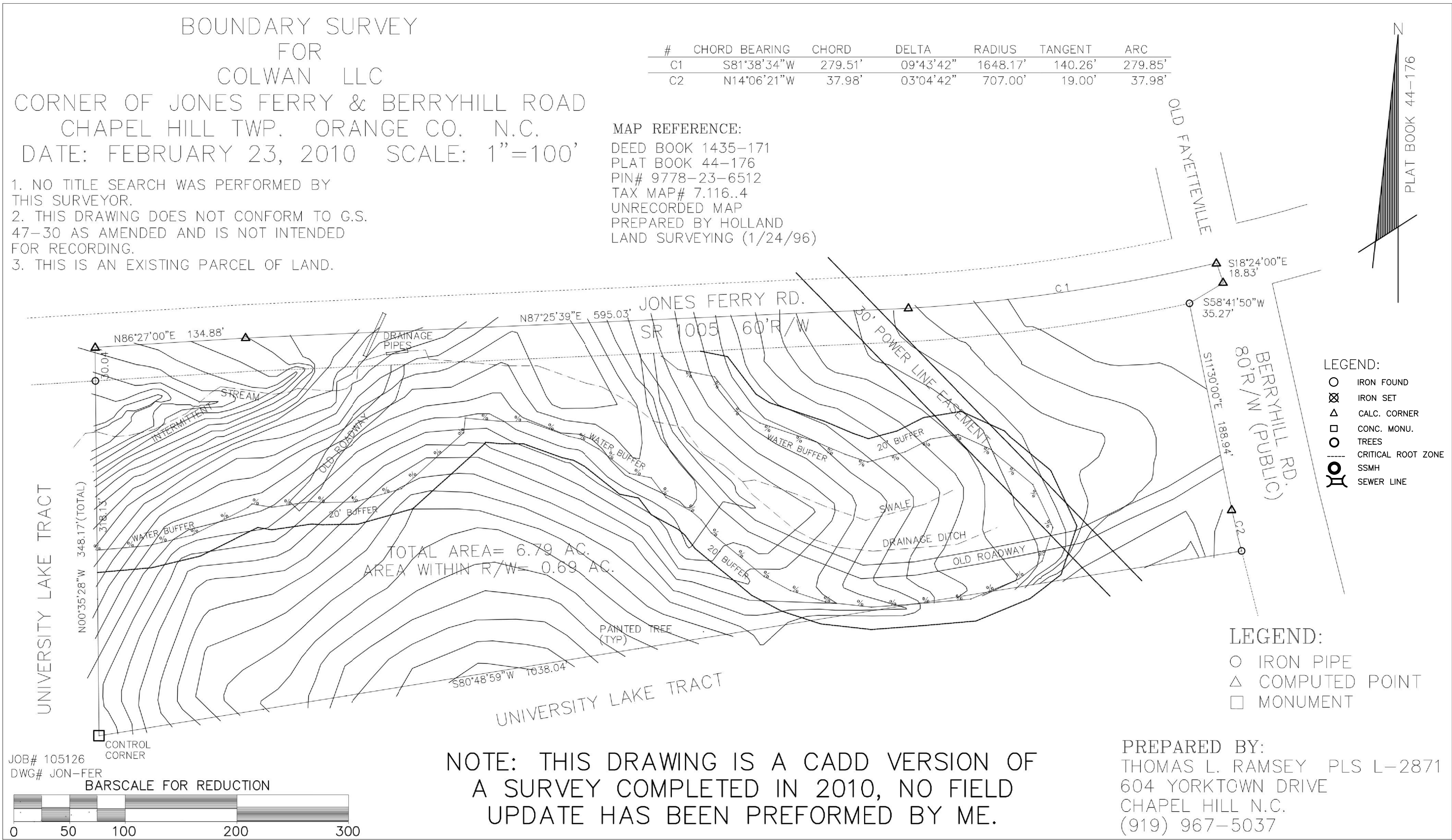
---ATTACHED KEY---

1. Recorded Plat or Deed
2. Notification Map & List, 1000 Feet From Property Boundaries (all directions)*
3. Notification Map & List, 500 Feet From Property Boundaries (all directions)*
4. Notification Map & List, 150 Feet From Property Boundaries (all directions)*
5. Stamped/addressed envelopes for property owners w/i prescribed distance (2 sets, except #4 – 1 set)*
(*-#s 2 through 5: contact Zoning Division staff to discuss when to submit this information)
6. Major Subdivision Site Planning Information (see Section 15-50 of the LUO)
7. Transportation Impact Statement
8. Completed Neighborhood Information Meeting Form or Petition for Special Exception (150')
9. Driveway Permit
10. Detailed Site Plan
11. Grading and Drainage Plan
12. Utility Plan
13. Lighting Plan
14. Sign Plan/Elevations
15. Detailed Landscape Plan (including Tree Protection Plan)
16. Recreation and Open Space Plan (CUP/SUP Major Subdivisions)
17. Typical Building Elevations/Floor Plans
18. Development/Subdivision Fact Sheet
19. Final Plat Fact Sheet
20. Proof of Legal Interest to Seek Permit
21. Homeowners Association Documents
22. Drainage Calculations & Water Quantity/Quality Statement/Improvements
23. Documentation from Professional Regarding Floodway/Floodplain/Wetlands Impacts and/or Permits
24. Tree Removal Justification Letter
25. Satellite Parking Agreement
26. Detailed Phasing Plan
27. Environmental Impact Report
28. Engineer Documentation Regarding 2.150, 4.000 & 9.400 Classification Uses
29. Number of Copies of Plans and Documents (up to 18 full-size copies & up to 4 reduced-size copies – ask staff person to determine)
30. Erosion Control Plan with Letter indicating Preliminary Approval by Erosion Control Officer
31. Performance Security/Bond Information
32. Final Construction Plans
33. Recordable Plat of Property
34. Orange Water & Sewer Authority or OC Environmental Health Approval
35. Appropriate Residential or Commercial Plan Preparation Checklist
36. Sustainability Checklists (2) for Commercial Development (For Commercial and Mixed Use Projects only) – One from Planning Dept and one from Planning Board
37. Stormwater Engineering Review Checklist for Residential Projects
38. Miscellaneous Requirements

*****Please note that more or less information may be required depending on the specifics of the proposed project. In all cases, the requirements of the Land Use Ordinance regarding project information must be satisfied***

QUINSEY JONES FERRY ROAD SUBDIVISION

NAME OF PROJECT	QUINSEY HOUSE AND JONES FERRY ROAD SPEC HOUSE		
USE	SINGLE FAMILY RESIDENCES		
OWNERS	DR. CAROLYN QUINSEY 530 FOSTER ST. UNIT 540 27701 DURHAM, NC		
CODE ENFORCEMENT	ORANGE COUNTY		
ARCHITECT	SZOSTAK DESIGN, INC 3106 WEST FRANKLIN ST CHAPEL HILL, NC 27516	LICENSE 51679	PHONE 919 929 5244
INTERIOR DESIGNER	N/A		
STRUCTURAL (FRAMING)	TBD.	0	0
STRUCTURAL (FOUNDATION)	TBD	0	0
GENERAL CONTRACTOR	SZOSTAK BUILD, INC.	0	0
HVAC	N/A		
PLUMBING	N/A		
ELECTRIC	N/A		
CODE	NORTH CAROLINA RESIDENTIAL BUILDING CODE 2018		
SCOPE OF WORK: NEW CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES			
CONSTRUCTION TYPE:	V-B		
BUILDING HEIGHT	38'-0"		
TOTAL CONDITIONED SPACE	4420 SF		
GARAGE	1840 SF GROSS		
TOTAL	8260 SF GROSS		
TRACT SIZE	6.79 ACRES		
NUMBER OF PROPOSED LOTS	2 LOTS (LOT A 4.79 ACRES), (LOT B 2 ACRES)		
NET LOT SIZES	2 LOTS (LOT A NET SIZE 3.8 ACRES), (LOT B NET SIZE 1.95 ACRES)		
GROSS LOT SIZES	2 LOTS (LOT A GROSS SIZE 4.79 ACRES), (LOT B NET SIZE 2 ACRES)		
PHASES	NO PHASING IN PROJECT		
EXISTING USE	WR		
PROPOSED USE	WR		



SZOSTAK
DESIGN
QUINSEY
JONES FERRY
ROAD
SUBDIVISION

JONES FERRY AND BERRY HILL ROAD
CARBORRO, NC

NOT FOR
CONSTRUCTION

NOTE: IF THIS DRAWING IS NOT 24"x36", IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.

CODE SUMMARY
Scale: NONE

4

SITE SURVEY
Scale: 1"= 30'-0"

2

INDEX
A-0.0 PROJECT COVER
A-0.1 SUBDIVISION PLAN

DRAWING INDEX

3



VICINITY MAP
Scale: NONE

1

NO.	DATE	DESCRIPTION
1	10.20.2020	ZONING PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT COVER

A-0.0

The above Drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain in the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared or reviewed without the written consent of the architect.

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PROPERTY WITHIN THE ASSUMED RIGHT OF WAY IN
JONES FERRY ROAD WILL BE DEDICATED
TO NCDOT

SZOSTAK
DESIGN

QUINSEY
JONES FERRY
ROAD
SUBDIVISION

JONES FERRY AND BERRY HILL ROAD

CARBORRO, NC

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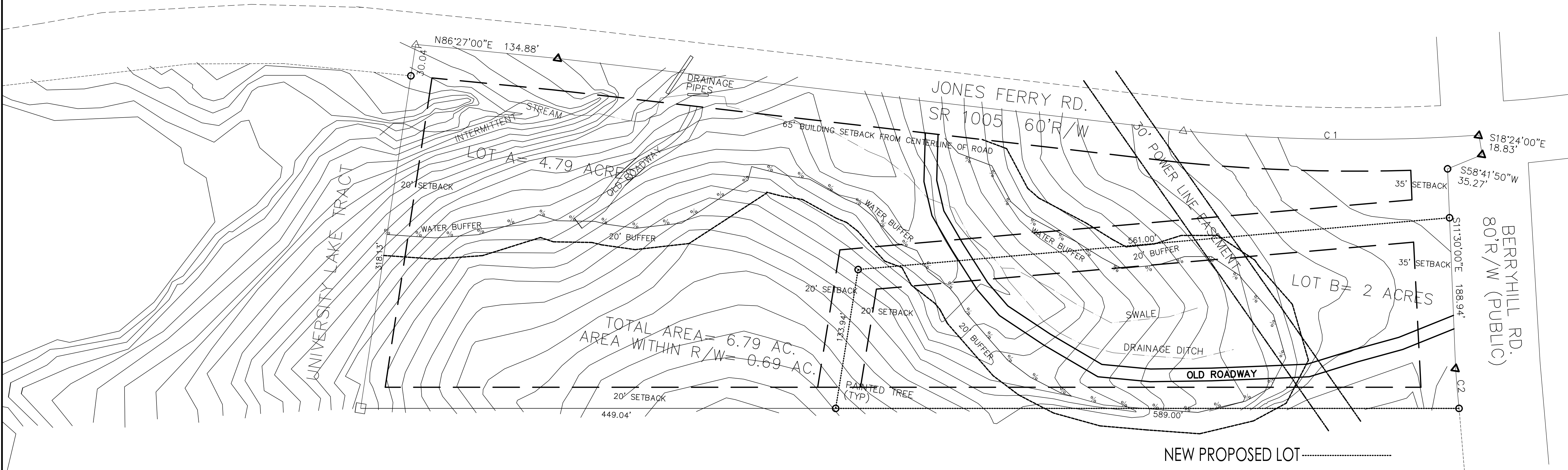
NO.	DATE	DESCRIPTION
1	10.20.2020	ZONING PERMIT
2		
3		
4		
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10		

SUBDIVISION PLAN

A-0.1

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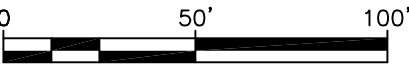
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NEW PROPOSED LOT
SETBACKS

EXISTING LOT: 6.79 ACRES

LOT A NET SIZE	3.8 ACRES
LOT A GROSS SIZE	4.59 ACRES
LOT A ALLOWED IMPERVIOUS SURFACE	8400 SF
LOT B NET SIZE	2 ACRES
LOT B GROSS SIZE	2.2 ACRES
LOT B ALLOWED IMPERVIOUS SURFACE	5700 SF



SUBDIVISION PLAN

Scale: 1/8" = 1'-0"