



18

November 1, 2004

Mayor Kevin Foy and
Chapel Hill Town Council Members
Chapel Hill Town Hall

Re: Franklin Grove request for additional floor area

Board of Directors

Christopher Moses
Chair

Barbara Kaminski
Vice-Chair

Eleanor Howe
Secretary

Susan Levy
Treasurer

Marceia Blake

Marion Brooks

Laurie Charest

Gary Giles

Amy Hannon

Wayne Kuncel

Ernest Montague

Amy Newton

Jeff Oberhaus

Ruffin Slater

Garry Sronce

Edith Wiggins

Alex Zaffron

Robert Dowling
Executive Director

Funding provided by

Town of Chapel Hill

Orange County

Town of Carrboro

Town of Hillsborough



PO Box 307
104-C Jones Ferry Rd.
Carrboro, NC 27510
919. 967. 1545
Fax 919. 968. 4030
www.ochlt.org

Dear Mayor Foy and Council Members:

I understand that the developers of Franklin Grove are asking the Council to consider a modification to their special use permit to increase allowable floor area. As the Council may remember, the four affordable homes on Milton Avenue are also encumbered by the Franklin Grove SUP.

The Land Trust is not at all opposed to the request for additional floor area, since the requested increase will not result in larger homes than are currently being constructed. However, modifying the SUP may provide us an opportunity to address concerns that we have about the affordable homes on Milton Avenue.

As the Council may be aware, one of the homes on Milton Avenue has experienced foundation problems that have prevented us from reselling that home. We are currently renting the home while we investigate the nature of the foundation problem, and determine a course of action for fixing the problem.

Although we are still in the fact-finding stage, we believe it may be desirable to move this house off its foundation to another location. The home could then be set on a new foundation and sold to a first time homebuyer. We would then tear out the culprit foundation on Milton Avenue and rebuild another structure on that site. Ideally, that new structure would be a 2-story duplex – except that a duplex would entail more floor area than the removed home. If the Council were to approve an increase in allowable floor area that would enable us to carry out this plan *should we determine that it is our best course of action.*

Again, I want to emphasize that we are not yet ready to make a decision on this foundation problem. However, it would be ideal for us to have the flexibility to move this home and rebuild a duplex if that is determined to be the best way to proceed. In fact, I would ask the Council to provide the Land Trust the ability to do the same thing for each of the four homes on Milton Avenue. Although I don't imagine we would move any of the other homes in the near future, I could foresee us wanting to move or tear down one or more of these homes in the next 25-50 years.

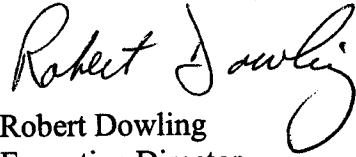
In summary, I would ask the Council to consider allowing an additional 6000 square feet of floor area to be allocated exclusively to the affordable homes. In

19

addition, we would like the ability to increase the number of dwelling units by four (from the current four to a potential eight).

Thank you again for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Robert Dowling". The signature is written in black ink and is positioned above the printed name and title.

Robert Dowling
Executive Director

cc: Mr. Cal Horton, Town Manager
Land Trust Board of Directors