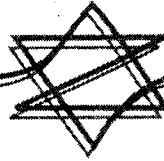


ADDITIONAL INFORMATION
AGENDA #4f

CHAPEL HILL KEHILLAH
A Welcoming Community



1200 Mason Farm Road
Chapel Hill, NC 27514

Jennifer Feldman, Rabbi
Lee R. Nackman, co-president
Stanley J. Robboy, co-president

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May 4, 2005

Mayor Kevin Foy
Members of the Chapel Hill Town Council
Chapel Hill Town Hall
306 North Columbia Street
Chapel Hill, NC 27516

Dear Mayor Foy and Members of the Town Council:

We are writing on behalf of the Chapel Hill Kehillah to request as early a date as possible for the Town Council's review of our plan to rent out parking spaces. In addition, we ask that the Council allow us to begin renting spaces at this time, pending the Town's final decision on our plan.

Our plan involves no construction and no changes to vegetation or surfaces. At the Community Design Commission (CDC) hearing on our plan, all Commission members reacted favorably. No neighbors expressed opposition either.

The Chapel Hill Kehillah is a place of worship established in 2001 at the intersection of Mason Farm Road and Purefoy Road. Not unexpectedly for such a new congregation, we are struggling to maintain financial viability. We have a parking lot which can hold up to one hundred vehicles; however, on most days we need only about thirty spaces. Rental of some of the unused spaces could bring in much-needed income. Therefore we would like to rent out fifty of our spaces.

Several months ago we began the process of seeking Town permits for such rentals. We have presented documents and plans and conferred with the Town Planning Department, which has been very helpful. Despite our immediate need for the income which the rentals would produce, we have refrained from renting out any spaces as we await Town approval. We would like to begin rentals by the start of the fall 2005 school semester. But last week we learned, to our astonishment, that the permit process may well take several more months and possibly another full year.

We are writing you now to see if this simple matter can be resolved within a more reasonable period of time. We believe that our request needs only very minimal time and attention because it raises few, if any, issues.

Aesthetic issues. We believe there are none. Our parking lot is completely surrounded and screened by high dense vegetation. The only point at which there is any view into the parking lot from outside our property is a short driveway directly opposite a new University of North Carolina building.

Issues with our neighbors. We believe there are none. Not a single person expressed concern about our parking lot plans at our hearing before the Community Design Commission, even though notices had been sent by the Planning Department to every neighbor within one thousand feet of the Kehillah. In addition, several of our most immediate neighbors have signed a document indicating their agreement with our rental plans. We have called and visited a number of our neighbors in their homes and they have been very supportive.

Traffic impact issues. We believe there are none. We applied for and have received an exemption from the Traffic Impact Analysis requirement, based mainly on the small number of additional trips that our plan would generate.

Construction design and building permit issues. We believe there are none. We plan no construction whatsoever, no renovation, no changes to any vegetation or any surfaces. We presented our Concept Plan to the CDC, and all the members were favorable. At the suggestion of a CDC member, we are looking into increasing the lighting, but no other changes of any kind are anticipated.

Stormwater management. We do not believe there are any issues, as our grounds and surfaces, which have previously been engineered for stormwater management, will be unchanged.

Community Design Commission. We have presented our Concept Plan, including maps and photographs, to the Community Design Commission. The Commission members were all favorable to our plan and wished us luck in implementing it. As mentioned above, one Commission member suggested increased lighting. There also was no opposition from any neighbors or others at the hearing. Members of the Planning Department told us that night that this total lack of opposition was so unusual that they would check to confirm that the neighborhood notices had been sent. It was confirmed that the letters had been sent.

Community planning issues. We are aware that there is a general concern by the Chapel Hill community about the number of individual vehicles coming into town each day. However, we do not believe that the rental of spaces in our parking lot will have the effect of increasing that number. Rather, we believe that the vehicles which will park in our lot will be those of persons coming to the university or the medical center, who will seek parking elsewhere within the area if our lot is not available. Renting our parking

spaces will be an efficient dual use of land that has already been set aside and developed as a parking lot, and will make it less likely that other land elsewhere will be converted into a parking lot.

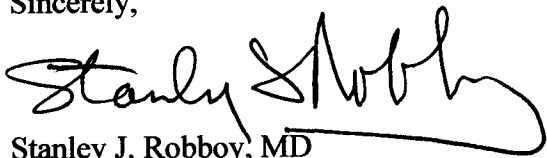
It now appears that our formally applying for Town approval before renting out any of our extra spaces may be virtually unique among organizations with parking lots in Chapel Hill. Having wished to follow the official procedures, we are now being told that we must await an unduly long process before we may begin to rent our spaces. We are losing much needed income because of our attempt to follow the Town's planning procedures.

Again, we ask that Town Council review of our plans be scheduled in the very near future. On May 9 the Council is scheduled to set a future date for its review of our Concept Plan. We believe we have demonstrated that there are no issues which require delay in the review of our plans - no neighborhood opposition, no aesthetic or design issues, no building permits needed, no environmental issues. We hope that this entire process can be completed by August.

We also ask that we be allowed to begin rentals pending Town resolution of this process.

Thank you for your attention to this.

Sincerely,

A handwritten signature in black ink, appearing to read "Stanley J. Robboy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stanley J. Robboy, MD
Co-President