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10 May 2005

Judy Johnson, Planner
 Town of Chapel Hill
 306 N. Columbia Street
 Chapel Hill, NC 27516-2124

Subject: The Family House at *UNC Hospitals* request for
 Text Amendment to the LUMO to allow 40 rooms
 In a Residential Support Facility under certain circumstances

Dear Ms. Johnson:

This letter is with regard to the above referenced project that we are assisting to obtain a Special Use Permit (SUP) modification from the Town of Chapel Hill. Condition Number Three, under the title “**Compliance with required Regulations and Standards**” in the SUP Statement of Justification, is the need to increase the number of rooms.

Based on the information the client has received from several departments at UNC Hospitals there is an immediate and pressing need, that continues to grow, for providing space for the families of patients at the Hospitals who are undergoing long-term treatments and who do not have the financial resources to afford private accommodations elsewhere. The Hospitals anticipate an immediate need for at least three facilities of the size we are currently designing.

Unfortunately, the nature of fund-raising is such that it is not likely additional facilities will be constructed in the foreseeable future. Therefore it is imperative that we make every effort to accommodate the 40 families that we have requested space for in this facility. Our justification is as follows:

- 1) The immediate need described above.
- 2) The area of property encumbered by this facility is more than twice the space required for the size of this facility. The property is 7.35+ acres (320,166 square feet); floor area is 33,000 square feet. Allowable Maximum Floor Area Ratio is 0.264; actual Floor Area Ratio is 0.104.
- 3) The facility is the same use classification as the Ronald McDonald House, next door, which is on 2.04 acres and accommodates 30 families.

We, therefore, respectfully request a Text Amendment be placed in the Land Use Management Ordinance defining an exception to the definition of a Residential Support Facility to allow up to 40 guest rooms when said facility abuts the property of another like The Family House at *UNC Hospitals* Amendment

Request for Text

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facility and has a minimum of 50% more land than the minimum lot size allowed by the Maximum Floor Area Ratio for the designated Zoning District.

Enclosed with this letter is our check for \$400, for the application fee (50% of the required \$800 fee, because the Family House is a "Non-profit organization"). Thank you for your helpful advice and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'D.H. Clinton', with a horizontal line extending to the right.

David H. Clinton, Vice President
Director of the Chapel Hill Office
MHAworks (formerly Michael Hining Architects)

Cc: Mark Zack, Building Committee Chair for the Family House