

Building permit for most of Chapel Hill apartment project is revoked

The building permit for most of the newly-announced 104-unit Town House luxury apartment development in Chapel Hill has been revoked pending compliance with zoning requirements for adequate area.

In addition it was learned that citizens in the E. Franklin-Rosemary St. neighborhood surrounding the \$1.1 million proposed project are appealing the building permit issued for the remaining portion of the job.

Two permits issued
On May 4 Building Inspector Howard Stewart issued two permits to Hunt Construction Co. of Durham, contractor for principal owner Abe Greenberg of Durham. One permit was for 80 units, which under the RA-10 zoning classification of the area would require 405,000 square feet.

A subsequent check by the Town showed that this area had only 390,000 square feet.

Thus the permit was revoked and the owner, by letter from the Building Inspector given the alternatives of obtaining more land, cutting off three of the 80 apartment units, or appealing the ruling to the Board of Adjustment. There were conflicting reports yesterday as to which course would be followed.

Meanwhile, a hearing was set for May 29 before the Chapel Hill aldermen and the Planning Board

on a request from residents surrounding the apartments site to increase the zoning classification for the area to RA-20, an upgrading which would prevent the building according to present plans.

Second permit for 3
The second building permit for the project provides for three more eight-unit apartment buildings to be built on an adjoining tract just past the end of E. Rosemary St. While the required 125,000 square feet in the tract is adequate space under zoning requirements for this project, it is known attorney John Manning, acting for residents of the area, has appealed to the Board of Adjustment the legality of the building permit for this job, too.

Town Manager Thomas D. Rose said he planned to confer with the developers to see how the proposed extension of E. Rosemary St. would fit in with the apartment development plans.



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