



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	18-010
Project Description: 321 West Cameron Ave - "Firepit"	Permit:	201817328
	STAFF REVIEW	
	<input type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	BY: DATE:	
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.</p>		

A: Property Information			
Property Address:	321 West Cameron Ave	Parcel ID Number:	9788257528
Property Owner(s):	Alpha Sigma of Chi Psi Inc. (Sigma Corp)	Email:	bertjohnson22@gmail.com (for the purposes of this Application)
Property Owner Address: PO Box 866 886			
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	4159990449
Historic District: <input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		Zoning District: R6 R6	

B: Applicant Information	
Applicant: Robert Johnson	Role (owner, architect, other): Member, Sigma Corp
Address (if different from above):	



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City:	State:	Zip:
Email:	Phone:	

C. Application Type (check all boxes that apply)

- ☐ **Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.
- ☒ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works
- ☒ **Site-work only** (walkways, fencing, walls, etc.) ☒ **After-the-fact application** (for unauthorized work already performed).
- ☐ Restoration or alteration ☐ Demolition or moving of a site feature.
- ☐ New construction or additions ☐ Request for review of new application after previous denial
- ☐ Sign

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights		Lot size	
	Street	Interior	Solar	Primary	Secondary		
						approx	108,000
Required by zoning	20	6	8				5,500
Proposed <i>W. CAMERON</i> <i>RANSOM</i>	~92 ~80		~92?			approx	108,000
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)	34,000	250	34,250			.3148	.3171
New Land Disturbance							

Area of Land Disturbance = 250 (Structure) + 343.65 (10ft add. to perimeter) = 593.65



E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
p. 17	Walls & Fences	The construction consists of a low stone wall consistent and congruous with the low fieldstone walls throughout the Historic District and the Town. The new stone wall (a) does not compromise the historic character of the site and the District, (b) is compatible with the character of the building, the site and the District and (c) is constructed with materials and designs that are compatible in height, material, scale and detail with materials and designs in the Historic District and on the site.



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F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input checked="" type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.					
<input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.					
<input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.					
<input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.					
<input type="checkbox"/> Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Robert E Johnson	<i>Robert E Johnson</i>	1.22.17
Applicant (printed name)	Signature	Date
Member, Alpha Sigma of Chi Psi, Inc.		

Property Owner	Signature	Date
(if different from above)		

ATTACHMENT – APPLICATION FOR HDC COA – “FIREPIT” AT 321 WEST CAMERON AVE

I. Written Description of physical changes.

- A. Circular “fire pit” constructed on existing yard. It consists of a small interior loose stone circle intended for legal non-permitted fires, a larger exterior low stone wall with a gravel base (to enhance safety) and a gravel border.
- B. Dimensions:
 - 1. Interior loose stone circle: approximately 3 square feet
 - 2. Exterior circular stone wall: 14” in height, approximately 250 square feet (area includes interior stone circle and gravel border)
- C. Materials: granite, mortar, #78 granite gravel.
- D. Materials purchased from Mellott Contractors in Carrboro.
- E. Constructed by highly qualified builder (Claiborne Baker, retired UNC stonemason with over 28 years of service).
- F. Situated on the western side of the lot, approximately 92 feet from West Cameron Avenue, 80 feet from Ransom Street and 96 feet from the dwelling.

II. History, context and character information.

The lot located at 321 West Cameron Ave was first purchased in June 1928. It has been owned by the same organization (or its corporate successors) since that time. It consists of approximately 2.64 acres. The dwelling on the lot (approximately 11,114 square feet) has been its current form since about 1948. See attached information from Orange County records and attached photographs.

2.46 III. Justification of appropriateness.

- A. Not applicable
- B. Not applicable
- C. Exterior construction materials and pattern.

The construction materials consist of granite stone, mortar, and granite gravel in a pattern congruous with the historic aspects of the historic district and the site. Examples include the historic Ransom Street stone wall (ca early 1800s?), a pre-existing low stone wall on the property (ca 1940s?), the granite walls of the University, a pre-existing outdoor fireplace located five feet from the structure in question (ca prior to 1969), the gravel parking lot on the property, the gravel street called East Patterson Place, and all driveways on East Patterson Place. See attached photographs.

- D. Not applicable
- E. Not applicable.
- F. Not applicable.
- G. Not applicable.

ATTACHMENT – APPLICATION FOR HDC COA – “FIREPIT” AT 321 WEST CAMERON AVE

H. Not applicable.

I. Not applicable.

J. Not applicable.

K. Not applicable.

L. Not applicable

M. General form and proportions of structures.

The form and proportion are congruous with the historic aspects of the historic district. See examples listed above at “C” and attached photographs.

N. Not applicable.

O. Structural conditions and soundness. The materials were high quality and purchased from a reputable local firm (Mellott Contractors in Carrboro). The structure was professionally built by a highly qualified builder (Claiborne Baker, retired UNC stonemason with over 28 years of experience). See attached photographs.

IV. Photographs



Fire pit as it exists.

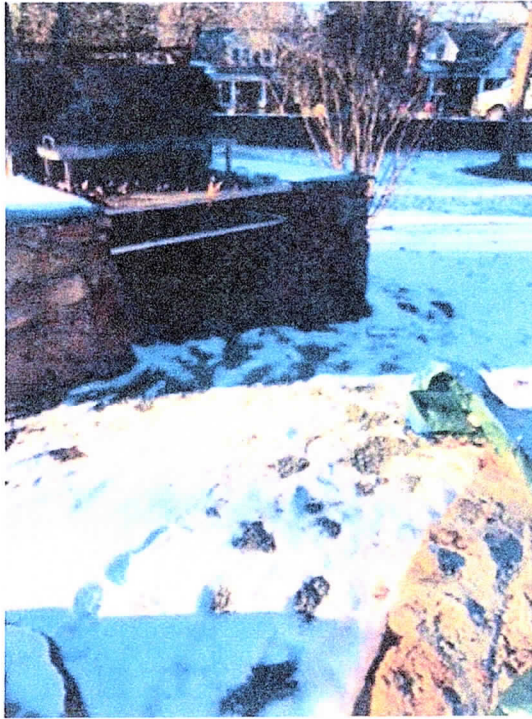


ABOVE: Historic Ransom Street fieldstone wall (ca early 1800s; congruous materials, design)

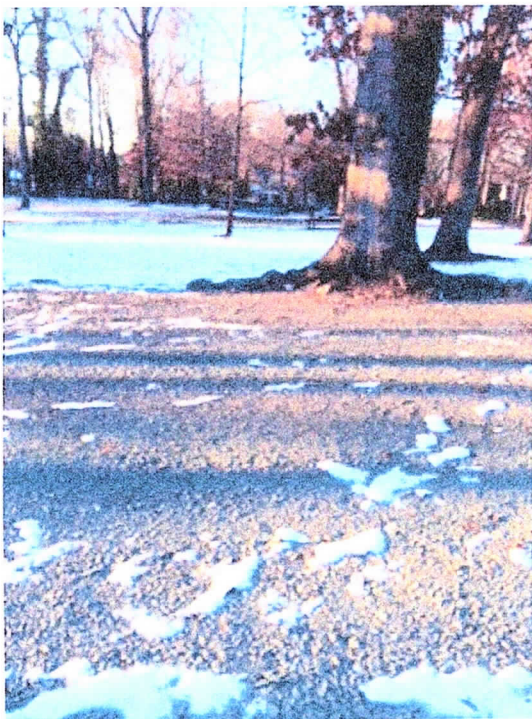


ABOVE: Existing low stone wall on property (ca 1940s; congruous materials, design).

ATTACHMENT – APPLICATION FOR HDC COA – “FIREPIT” AT 321 WEST CAMERON AVE



ABOVE: Existing fireplace five feet from fire pit (ca pre-1969; congruous materials, design).



ABOVE: Existing gravel parking lot (ca 1940s?; congruous materials

ATTACHMENT – APPLICATION FOR HDC COA – “FIREPIT” AT 321 WEST CAMERON AVE



ABOVE: Sound design and construction (built by Claiborne Baker, retired UNC stonemason)



ABOVE: Sound design and construction (built by Claiborne Baker, retired UNC stonemason)

ATTACHMENT – APPLICATION FOR HDC COA – “FIREPIT” AT 321 WEST CAMERON AVE



STREET VIEW: West Cameron Ave

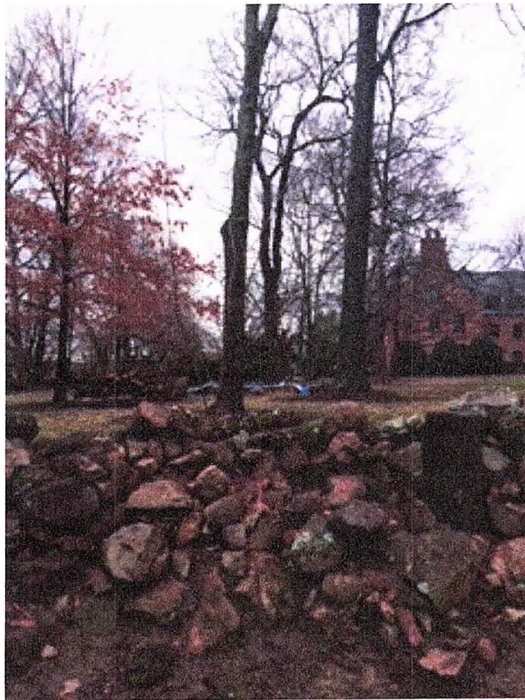
The Town required that the structure be covered pending approval. The blue covering was partially removed for the purposes of this photo.



SIDEWALK VIEW: West Cameron Ave

The Town required that the structure be covered pending approval. The blue covering was partially removed for the purposes of this photo.

ATTACHMENT – APPLICATION FOR HDC COA – “FIREPIT” AT 321 WEST CAMERON AVE



STREET VIEW: Ransom Street

The Town required that the structure be covered pending approval. The blue covering was partially removed for the purposes of this photo.



SIDEWALK VIEW: Ransom Street

The Town required that the structure be covered pending approval. The blue covering was partially removed for the purposes of this photo.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 8West Chapel Hill Historic District
Orange County, NC

South side 300 Black W. Cameron Avenue

7. 301 W. Cameron Ave. 1915-1925
Two-story, brick-veneered house with one-story, gabled rear ell. Four-square style features include hipped roof, gabled dormers, paired windows and interior chimney. Front porch is original and wraps across facade and two bays of side elevation.
8. 305 W. Cameron Ave. pre 1915
Two-story frame dwelling with full-length front porch. Exhibiting a wide facade, it is two-bays-deep with a hipped dormer and interior chimneys.
- 8a. secondary house 1949-1960 NC-age
Two-story frame house sheathed in asbestos shingles with side-gabled roof, front-facing projecting cross-gabled bay, one-story side wing and flat-roofed rear addition.
9. 307 W. Cameron Ave. 1915-1925
Two-story side-gabled house with full-length front porch and porte-cochere. Craftsman-style features include semi-exterior chimney, shed dormer, paired windows and triangular knee braces at overhanging gable ends.
- 9a. 1915-1925 one-story frame garage
10. 321 W. Cameron Ave. c. 1930 Chi Psi Fraternity House
This large brick-veneered two-and-a-half-story structure is predominantly Jacobethan in feeling, but has French Norman Revival elements in an eclecticism that was common among buildings of this era, designed in the first decades of the twentieth century in what Walter Kidney calls "the architecture of choice" (Lefler and Wager 1953, p. 302-321). The building features 2 three-bay blocks bisected by a shallowly projecting two-bay element with a hipped roof set transverse to the gabled main segment, the roof of which is steep and slate-covered. The three-bay principle block is asymmetrical and features the Tudor-arched recessed entry flanked on the right by two ranks of casement windows with arched transoms and keystones, typical of the fenestration throughout on this story. The entry surround and sills are light-colored pre-cast concrete resembling stone. The second story windows are with keystoned casements, the third contains seven dormers with casements, each of which is surmounted by a hipped roof. To the rear, there is a large, two-story gabled ell projecting from the center of the building. In the junction of the ell and the west wing, a square tower rises the full two and one-half stories of the building. The building sits deeply on its lot, surrounded by a brick wall and mature plantings. The building was erected on the lot owned by David McCauley after whom McCauley Street was named, a wealthy landowner and merchant whose grandfather was among the original donors of university land. McCauley moved from west Franklin Street to a c. 1895 Gothic Revival house on this site purchased from original owner Dr. Johnston Blakeley Jones.

COA APPLICATION - NOTES - NEW
 "FIRE PIT" - 321 WEST CENTER AVE
 ALL MEASUREMENTS APPROX
 1 inch = 60 feet

PREEEXISTING GRASSY /
 NORTH LOT (CA 1940s)

FIRE PIT
 250' SQUARE FEET

PREEEXISTING
 DWELLING IN
 LOW GRANITE
 + NORTH WALL
 (CA 1940s?)

WEST SIDE OF AVE



Orange County



January 21, 2018 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data.
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

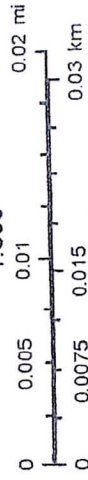
The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9788257528
OWNER 1: ALPHA SIGMA OF CHI PSI INC
OWNER 2:
ADDRESS 1: PO BOX 886
ADDRESS 2: C/O BENJAMIN POPKIN
CITY: CHAPEL HILL
STATE, ZIP: NC 27514
LEGAL DESC: CAMERON AVE

SIZE: 2.46 A
DEED REF: 91/183
RATECODE: 22
TOWNSHIP: CHAPEL HILL
BLDG SQFT: 11114.5
YEAR BUILT: 1948

BUILDING COUNT: 1
LAND VALUE: \$2,470,000
BLDG VALUE: \$1,125,700
USE VALUE: \$0
TOTAL VALUE: \$3,595,700
DATE SOLD: 6/15/1928
TAX STAMPS: 0

1:600



ORANGE COUNTY
 FLORIDA

Orange County



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PIN: 9788257528

OWNER 1: ALPHA SIGMA OF CHI PSI INC

OWNER 2:

ADDRESS 1: PO BOX 886

ADDRESS 2: C/O BENJAMIN POPKIN

CITY: CHAPEL HILL

STATE, ZIP: NC 27514

LEGAL DESC: CAMERON AVE

SIZE:

DEED REF: 2.46 A

RATECODE: 91/183

TOWNSHIP: 22

BLDG SQFT: CHAPEL HILL

YEAR BUILT: 11114.5

1948

BUILDING COUNT: 1

LAND VALUE: \$2,470,000

BLDG VALUE: \$1,125,700

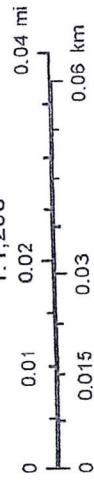
USE VALUE: \$0

TOTAL VALUE: \$3,595,700

DATE SOLD: 6/15/1928

TAX STAMPS: 0

1:1,200



ORANGE COUNTY
FLORIDA

Card 1 of 1

Location 321 W CAMERON AVE, CHAPEL HILL	Parcel ID 9788257528	Legal Description CAMERON AVE
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Current Property Mailing Address

Owner ALPHA SIGMA OF CHI PSI INC	City CHAPEL HILL
Address PO BOX 886 C/O BENJAMIN POPKIN	State NC Zip 27514

Current Property Sales Information

Sale Date 6/15/1928	Legal Reference 91/183
Sale Price 0	Grantor(Seller)

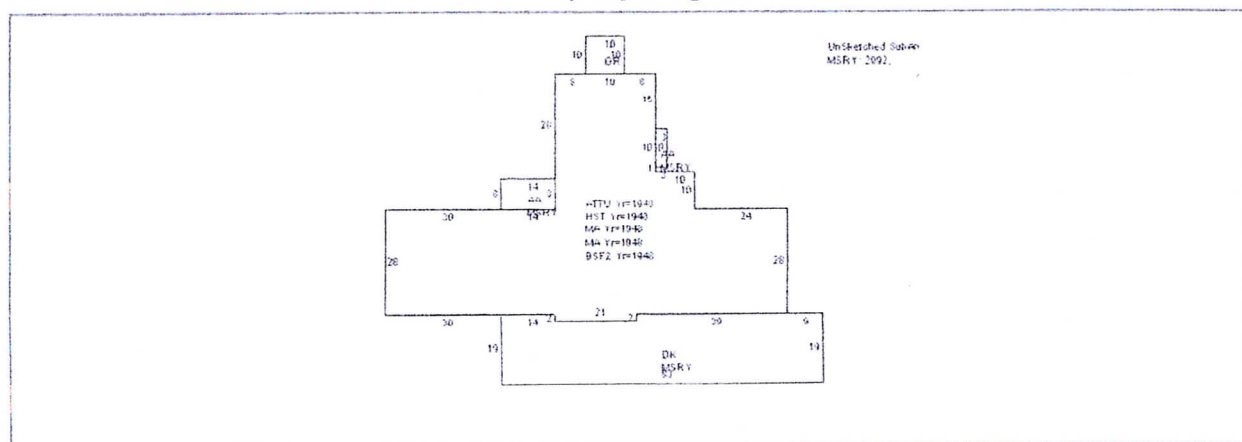
Current Property Assessment

	<u>Card 1 Value</u>
Tax Year 2018	Building Value 1,125,200
Finished Area (SF) 11114	Other Features Value 500
Land Area 2.46 AC	Land Value 2,470,000
	Total Value 3,595,700

Narrative Description

This property contains **2.46 AC** of land mainly classified as with a(n) **TTF Fam** style building, built about **1948** , having a finished area of **11114** square feet, with **Masonry** exterior and **Shingle** roof cover, with **3** unit(s).

Property Images



Data is based on January 1, 2018 ownership and physical characteristics. Valuation is based on January 1, 2017 Schedule of Values.

PROPERTIES WITHIN 100 FEET OF 321 WEST CAMERON AVE

1. Shirley Van Clay
313/317 Patterson Place East
Chapel Hill, NC 27516
2. Roy Farber and Catherine Frank
311 Patterson Place East
Chapel Hill, NC 27516
3. Rojo Properties Inc.
309 Patterson Place East
Chapel Hill, NC 27516
4. 401 West Patterson Pl

Cooper Lambert Prop LLC
403 West Patterson Pl
Chapel Hill, NC 27516
5. 210 Ransom Street

Lisa Everett
4462 Richmond Hill Dr.
Murrells Inlet, SC 29576
6. James Parrott & Elizabeth Sasser
403 West Cameron Ave
Chapel Hill, NC 27516
7. 412 West Cameron LLC
6302 Fairview Rd. Suite 580
Raleigh, NC 28210
8. Jenne Mary Graham
406 West Cameron Ave
Chapel Hill, NC 27516
9. Matthew Slebos and Kelly Slebos
402 West Cameron Ave
Chapel Hill, NC 27516
10. 400 West Cameron Ave

Chen Celia Trustee
PO Box 99507
Raleigh, NC 27624
11. 308 West Cameron Ave

Melinda D. Colindras
643 Wellington Dr.
Chapel Hill, NC 27514