



BOARD OF ADJUSTMENT

AGENDA

January 26, 2021 8:30 a.m.
Zoom – Virtual Meeting

I. Call to Order

II. Roll Call

Jacob Rogers, Chair
Chad Meadows, Vice-Chair
Regina deLacy
Myca Jeter
Ian Kipp

Michael Retchless
Teisha Wymore
Natalie Beauchaine, Alternate
Jessica Major, Alternate
Michael Tarrant, Designated Alternate

III. Approval of Minutes from (December 15, 2020)

Attachment: [BOA DRAFT Minutes December 15, 2020.pdf](#)

IV. Cases

B2000046 – City: A request for a variance from the required rear yard and street yard setbacks in order to construct a single-family dwelling. The subject site is located at 2806 Cannada Avenue, is zoned Residential Urban - 5 (RU-5), is in the Falls of the Neuse/Jordan Lake Protected Area (F/J-B), and is in the Urban Tier.

Attachment: [B2000046.pdf](#)

B2000048 – City: A request for a minor special use permit for a place of worship in a residential zoning district. The subject site is located at 3261, 3263, 3301, 3305, and 3311 Rose of Sharon Road, is zoned Residential Suburban (RS-20), and is in the Suburban Tier.

Attachment: [B2000048.pdf](#)

B2000051 – City: A request for a minor special use permit for a school in a residential zoning district. The subject site is located at 4622 and 4804 N. Roxboro Street, is zoned Residential Suburban –10 (RU-10), and is in the Suburban Tier.

Attachments:

- **Staff Report:** [B2000051 Part A - Staff Report.pdf](#); [B2000051 Part B - Site Plan.pdf](#); [B2000051 Part C – Traffic Impact Study.pdf](#)
- **Applicant Presentations:** [B2000051 - M TSA Report.pdf](#); [B2000051 - Updated Site Plan.pdf](#); [B2000051 Appraisers Market Report.pdf](#); [B2000051 Presenter Resumes.pdf](#)
- **Opposition:** [B2000051 Opponent Letter - Old Farm Neighborhood.pdf](#)

B2000052 – City: Appeal of an administrative decision to administer a Notice of Violation for operating a business from a residential zoning district and the storage of heavy equipment. The subject site is located at 1828 James Street, is zoned Residential Suburban - M (RS-M), and is in the Urban Tier.

Attachments: [B2000052.pdf](#); [B2000052 Staff Photos - 1-20-2021.pdf](#); [B2000052 Staff Supporting Doc A.pdf](#); [B2000052 Staff Supporting Doc B.pdf](#)

- V. **Old Business**
- VI. **New Business**
- VII. **Approval of Orders**
 - B2000042- From December 15, 2020 Meeting**
 - B2000046**
 - B2000048**
 - B2000051**
 - B2000052**
- VIII. **Adjournment**

Public Review: The agenda can be viewed on the BOA website <https://durhamnc.gov/1372/Board-of-Adjustment-BOA>. For further information, contact BOA@DurhamNC.gov, or contact Eliza Monroe at 919-560-4137 ext. 28245.

How to Access the Virtual Meeting

- BOA members will receive a special email link to access the virtual meeting.
- Members of the public can speak at the meeting by registering at https://zoom.us/webinar/register/WN_8SDnhfpaQiesns_Tw6DSsg or by calling 1-301-715-8592 (Webinar ID: 947 2342 2731) **by 5 p.m. on January 19, 2021**. Standard calling charges may apply.
- The meeting will also be live streamed on YouTube at <https://www.youtube.com/user/CityofDurhamNC>.

Cómo acceder a la reunión virtual

- Los miembros del BOA recibirán un enlace especial por correo electrónico para acceder a la reunión virtual.
- Los miembros del público pueden acceder a la reunión registrándose en
- https://zoom.us/webinar/register/WN_8SDnhfpaQiesns_Tw6DSsg o llamando al 1-301-715-8592 (ID del seminario web 947 2342 2731) **antes de las 5 PM del 19 de enero de 2021**. Se pueden aplicar cargos de llamadas estándar.
- La reunión también se transmitirá en vivo en YouTube en <https://www.youtube.com/user/CityofDurhamNC>.

Notice under the Language Access Plan Persons requiring language assistance to effectively participate in this event may contact the City-County Planning Department at 919-560-4137, or Sara.Young@durhamnc.gov to request interpretation and/or translation services as soon as possible but no later than 48 hours before the event or deadline date.

Notice under the Americans with Disabilities Act (ADA)

Persons with disabilities may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919-560-4197, fax 560-4196 or ADA@durhamnc.gov, as soon as possible but no later than 48 hours before the event or deadline date.

Aviso bajo el Plan de Acceso al Idioma

Personas que requieran asistencia lingüística para participar efectivamente en este evento pueden comunicarse con el Departamento de Planificación de la Ciudad y el Condado al 919-560-4137 o Sara.Young@durhamnc.gov para solicitar los servicios de interpretación y / o traducción tan pronto como sea posible pero no menos de 48 horas antes del evento o fecha límite.

Aviso bajo la Ley sobre Estadounidenses con Discapacidades (ADA, siglas en Ingles)

Personas con discapacidades pueden recibir asistencia para participar efectivamente en actividades del gobierno de la ciudad al comuníquense con el Coordinador de ADA al 919-560-4197, fax 560-4196 o ADA@durhamnc.gov, tan pronto como sea posible pero no menos de 48 horas antes del evento o fecha límite.