



# BOARD OF ADJUSTMENT

## AGENDA

June 22, 2021 8:30 a.m.  
Zoom – Virtual Meeting

**I. Call to Order**

**II. Roll Call**

Jacob Rogers, Chair

Chad Meadows, Vice-Chair

Myca Jeter

Ian Kipp

Michael Retchless

Teisha Wymore

Jessica Major, Designated Alternate

Michael Tarrant, Alternate

Natalie Beauchaine, Alternate

**III. Adjustments to the Agenda**

**IV. Approval of Minutes from May 25, 2021**

Attachment: [BOA DRAFT Minutes May](#) (PDF)

**V. Cases**

**B2100018 (continued from May meeting) – City:**

A request for a variance from the maximum fence height to allow a height of 6 feet along the street frontage. The subject site is located at 5131 Grandale Drive, is zoned Residential Suburban - 10 (RS-10), and in the Suburban Tier.

Attachments: [B2100018](#) (PDF); [B2100018 Slideshow Presentation](#) (PDF); [Supporting Videos](#) (Box online server)

**B2100020 – City:**

A request for a variance from the structured parking design standards and to exceed the maximum parking permitted. The subject site is located at 1417 W. Pettigrew Street, is zoned Compact Design - Support 1 (CD-S1), and in the Ninth Street Compact Neighborhood Tier.

Attachments: [B2100020](#) (PDF); [B2100020 Hillcrest Elevations Green Wall](#) (PDF); [B2100020 Hillcrest Upper & Lower Level Plans](#) (PDF)

**B2100021 – County:**

A request for a variance from the requirement that sidewalk be provided on both sides of the street. The subject site is located at 1236 Terry Road, is zoned Rural Residential (RR), in the Eno River Watershed Protection Overlay (E-B), and in the Rural & Suburban tiers.

Attachments: [B2100021](#) (PDF); [B2100021 Applicant PPT Presentation](#) (PDF); [B2100021 Witness Resumes](#) (PDF)

**B2100022 – City:**

A request for a variance from the 8' maximum wall height to construct a 25' sound wall. The subject site is located at 1805 TW Alexander Drive, is zoned Light Industrial (IL(D)), and in the Suburban Tier.

Attachment: [B2100022](#) (PDF)

**B2100023 – City:**

A request for a minor special use permit to allow a building height greater than 35 feet. The subject site is located at 5621 Chin Page Road and 5530 Primary Drive, is zoned Office & Institutional (OI), and in the Suburban Tier.

Attachments: [B2100023](#) (PDF); [B2100023 Exhibits and Resumes](#) (PDF)

**B2100024 – City:**

A request for a variance from frontage type requirements and sidewalk requirements. The subject site is located at 605, 609 & 611 Jackson Street, is zoned Downtown Design – Support 1 (DD-S-1), and in the Downtown Tier.

Attachments: [B2100024](#) (PDF); [B2100024 Jackson St Appraisal Report](#) (PDF); [B2100024 Jackson St Presentation](#) (PDF)

**B2100026 – City:**

A request for a variance from the stormwater control requirements. The subject site is located at 4903, 5001, 5007, and 5011 N. Roxboro Street, 4306 Victory Boulevard, 2801 Maple Ridge Road, is zoned Residential Suburban - 10 (RS-10), Residential Suburban - 20 (RS-20), Planned Development Residential (PDR 6.20), in the Eno River Watershed Protection Overlay (E-B), and in the Suburban Tier.

Attachment: [B2100026](#) (PDF)

**VI. Old Business**

**Rules of Procedure: Discussion & Vote**

**VII. New Business**

**VIII. Approval of Orders**

**B2000043** (from April 27, 2021)

**B2100018** (from May 25, 2021)

**B2100019**

**B2100020**

**B2100021**

**B2100022**

**B2100023**

**B2100024**

**B2100026**

**IX. 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](mailto: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\\_LjURrSxIT\\_Stx34mA6JLIQ](https://zoom.us/webinar/register/WN_LjURrSxIT_Stx34mA6JLIQ) or by calling 1-301-715-8592 (Webinar ID: 996 6218 3526) by 5 p.m. on June 15. 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\\_LjURrSxIT\\_Stx34mA6JLIQ](https://zoom.us/webinar/register/WN_LjURrSxIT_Stx34mA6JLIQ) o llamando al 1-301-715-8592 (ID del seminario web 996 6218 3526) **antes de las 5 p.m. 15 de Junio**. 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](mailto: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](mailto: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](mailto: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 comunicarse con el Coordinador de ADA al 919-560-4197, fax 560-4196 o [ADA@durhamnc.gov](mailto:ADA@durhamnc.gov), tan pronto como sea posible pero no menos de 48 horas antes del evento o fecha límite.