



BOARD OF ADJUSTMENT

AGENDA

July 27, 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, Alternate
Michael Tarrant, Alternate
Natalie Beauchaine, Designated Alternate

III. Adjustments to the Agenda

IV. Approval of Minutes from (June 22, 2021)

Attachment: [DRAFT BOA June Minutes.pdf](#)

V. Cases

B2100011 - City: A request for a minor special use permit to allow fill in the floodway fringe. The subject site is located at 1730 TW Alexander Drive, is zoned Industrial Light (IL), and in the Suburban Tier. **Attachments:** [B2100011.pdf](#) ; [B2100011 Applicant Presentation.pdf](#); [B2100011 Floodplain Impact.pdf](#); [B2100011 No Impact Certification Letter.pdf](#); [B2100011 Updated Site Plan .pdf](#)

B2100025 – City: A request for a minor special use permit to permit an alternative street design. The subject site is located at 601 Willard Street, is zoned Downtown Design – Core (DD-C), and in the Downtown Tier. **Attachment:** [B2100025.pdf](#); [B2100025 Applicant Exhibits \(A-F\).pdf](#); [B2100025 Applicant Exhibits \(G-P\).pdf](#)

B2100027 – City: A request for a variance from the infill standards for a reduced street yard. The subject site is located at 825 West Markham Avenue, is zoned Residential Urban – M (RU-M), and in the Urban Tier. **Attachment:** [B2100027.pdf](#)

B2100028 – City: A request for a variance from the 10' no-build setback. The subject site is located at 3820 Lochнора Parkway, is zoned Residential Suburban – 20 (RS-20), and in the Suburban Tier. **Attachment:** [B2100028.pdf](#)

B2100029 - City: A request for a minor special use permit for a daycare in a residential zoning district. The subject site is located at 82 Kimberly Drive, is zoned Residential Suburban – 10 (RS-10), is in the Falls of the Neuse/Jordan Lake Protected Area Watershed Protection Overlay (F/J-B), and in the Suburban Tier. **Attachment:** [B2100029.pdf](#); [B2100029 Exhibits \(A-C\).pdf](#)

B2100030 - City: A request for a variance from the street yard setback. The subject site is located at 345 Continental Drive, is zoned Residential Rural (RR), is in the Eno River Protected Area Watershed Protection Overlay (E-B), and in the Suburban Tier. **Attachment:** [B2100030.pdf](#)

B2100031 – County: A request for a variance from the balloon test requirement for a wireless communication facility. The subject site is located at 5193 International Drive, is zoned Light Industrial (IL), is in the Falls of the Neuse/Jordan Lake Critical Area Watershed Protection Overlay (F/J-A), and in the Suburban Tier. **Attachment:** [B2100031.pdf](#); [B2100031 Applicant Presentation.pdf](#)

B2100033 – City: A minor special use permit request to allow for increased height and expansion of floor area more than 10% of an existing non-conforming structure. The subject site is located at 914 Oakland Avenue, is zoned Residential Urban – 5(2) (RU-5(2)), in the Old West Neighborhood Protection Overlay, and in the Urban Tier. **Attachment:** [B2100033.pdf](#)

VI. Old Business

VII. New Business

VIII. Approval of Orders

B2100011
B2100022
B2100025
B2100027
B2100028
B2100029
B2100030
B2100031
B2100033

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, 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_wniloPUVRF2SdcooV3MYbg or by calling 1-301-715-8592 (Webinar ID: 946 2743 7734) **by 5 p.m. on July 20**. 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_wniloPUVRF2SdcooV3MYbg o llamando al 1-301-715-8592 (ID del seminario web 946 2743 7734) **antes de las 5 p.m. el 20 de julio**. 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 comuníquense 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.