



BOARD OF ADJUSTMENT

AGENDA

August 24, 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, Designated Alternate
Natalie Beauchaine, Alternate

III. Adjustments to the Agenda

IV. Approval of Minutes from (July 27, 2021)

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

V. Cases

B2000020 – City: A request for a minor special use permit to allow a project over 5,000 square feet in size within a Commercial Neighborhood (CN) zoning district without a development plan. The subject site is located at 4802, 4818, 4852, 4904, 4916, and 4950 Durham Chapel Hill Boulevard, is zoned Commercial Neighborhood (CN), Residential Suburban – 20 (RS-20), and PDR 6.030, and in the Suburban and Patterson Place Compact Neighborhood Tier. Attachments: [B2000020.pdf](#); [B2000020 - Exhibits A—D.pdf](#)

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

B2100036 – City: A request for a minor special use permit to allow a school within a residential zoning district. The subject site is located at 2722 and 2742 East Main Street, is zoned Residential Urban - 5 (RU-5); Falls of the Neuse/Jordan Lake Protected Area Watershed Protection Overlay (F/J-B), and in the Urban Tier. Attachment: [B2100036.pdf](#); [B2100036 Updated Site Plans.pdf](#)

B2100037 – County: A request for a variance from the street yard requirement. The subject site is located at 2705 Green Lane Drive, is zoned Residential Rural (RR) & Eno River Protected Area Watershed Protection Overlay (E-B), and in the Suburban Tier. Attachments: [B2100037.pdf](#); [B2100037 - Buffer Determination Letter.pdf](#)

B2100039 – City: A request for a variance from the front, rear, and side yards. The subject site is located at 2207 Inlet Avenue, is zoned Light Industrial (IL) & Falls of the Neuse/Jordan Lake

Protected Area Watershed Protection Overlay (F/J-B), and in the Suburban Tier. Attachment: [B2100039.pdf](#)

B2100040 – City: A request for a variance from the requirement that retaining walls built to support grade eight feet or higher than the grade at the interior edge of the project boundary buffer shall also be set back 10 feet from the buffer. The subject site is located at 927 Ellis Road, is zoned Light Industrial (IL) and in the Urban Tier. Attachment: [B2100040.pdf](#); [B2100040 BOA Variance Presentation.pdf](#)

B2100041 – City: A request for a variance from the 10’ no-build setback from a riparian buffer. The subject site is located at 2801 Legion Avenue, is zoned Residential Suburban - 8 (RS-8) & Tuscaloosa Neighborhood Protection Overlay, and in the Urban Tier. Attachment: [B2100041.pdf](#)

VI. Old Business

VII. New Business

VIII. Approval of Orders

B2000020

B2100022

B2100028

B2100031

B2100033

B2100036

B2100037

B2100039

B2100040

B2100041

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_GcjB_upfSqOALrN-uFxVeg or by calling 1-301-715-8592 (Webinar ID: 987 8452 0600) **by 5 p.m. on August 17**. 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_GcjB_upfSqOALrN-uFxVeg o llamando al 1-301-715-8592 (ID

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del seminario web 987 8452 0600) **antes de las 5 p.m. el 17 de agosto**. 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 comunicarse 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.