

# BOARD OF ADJUSTMENT AGENDA

September 24, 2019, 8:30 a.m.  
Committee Room, 2nd Floor, City Hall  
101 City Hall Plaza, Durham, NC

1. Call To Order
2. Roll Call
  - Chris Burnham
  - Regina deLacy
  - Fredrick Davis
  - Ian Kipp
  - Chad Meadows, Vice Chair
  - Michael Retchless
  - Jacob Rogers, Chair
  - Jessica Major, Designated Alternate
  - Teisha Wymore
3. Adjustments To Agenda
4. Swearing-In Of Witnesses
5. Hearing And Determination Of Cases - Planning Staff
  - A. **Case B1800025** - City: A minor special use permit request for a place of worship within a residential zoning district. The subject site is located at 5000 Southpark Drive, is zoned Residential Suburban (RS-20); within the Falls of the Neuse/Jordan Lake Protected Area (F/J – B) Watershed Protection Overlay District, and in the Suburban Tier.
  - B. **Case B1900024, B1900025, B1900039** – City: Three variance requests to decrease the required rear yard setbacks and from the street tree requirements in order to construct a single-family detached house on each lot. The subject sites are located at 108 and 112 N. Plum Street, are zoned Residential Urban [RU-5(2)], and in the Urban Tier.
  - C. **Case B1900033** – County: A reasonable accommodation request from the dimensional standards of the Rural Residential zoning district in order to place a residence on a legal non-conforming lot. The subject site is located at 306 Red Mountain Road, is zoned Commercial Neighborhood (CN), within the lake Michie/Little River Protected Area (M/LR-B) Watershed Protection Overlay District, and in the Rural Tier.
  - D. **Case B1900034** – City: A variance request from the frontage requirement in which a minimum 60% of the build-to zone shall be occupied by the building podium. The subject site is located at 725 Ninth Street, zoned Compact Design Pedestrian Business [CD-P(N)], and in the Ninth Street Compact Neighborhood tier.
  - E. **Case B1900035** – City: A variance request to permit service area for a development on a corner lot to occupy more than 20% of the street frontage and be located within 20 feet of a building corner. The subject site is located at 214 and 216 Hunt Street, zoned Design District-Core (DD-C), and in the Downtown Tier.
  - F. **Case B1900036** – City: A minor special use permit request for an addition of more than 10% of the existing floor area to a non-conforming single-family structure and a four-foot height increase from the original structure. The subject site is located at 1112 Wells Street, is zoned Residential Suburban-10 (RS-10), and in the Urban Tier.

Documents:

[B1800025.PDF](#)

B1900024.PDF  
B1900025.PDF  
B1900033.PDF  
B1900034.PDF  
B1900035.PDF  
B1900036.PDF  
B1900039.PDF

6. Approval Of Minutes - August 27, 2019

Documents:

BOA MINUTES -AUGUST.PDF

7. Approval Of Orders

- A. Case B1900022
- B. Case B1800025
- C. Case B1900024
- D. Case B1900025
- E. Case B1900033
- F. Case B1900034
- G. Case B1900035
- H. Case B1900036
- I. Case B1900039

8. Old Business

9. New Business

10. Adjournment

**Notice under the Americans with Disabilities Act** - A person with a disability may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919.560.4197 or [ADA@DurhamNC.gov](mailto:ADA@DurhamNC.gov), as soon as possible but no later than 48 hours before the event or deadline date.

Staff Contact: Jessica Dockery, Planning Manager  
919.560.4137 x28210. [boa@DurhamNC.gov](mailto:boa@DurhamNC.gov)