

Case Number ZP15-02-01

PIN: 0811-16-92-3780

Address: 2512 Vesson Ave, Durham 27707

Acres: 0.294

Subject: Justification Letter – Tier and Zoning Change for 2506,2508, 2512 Vesson Avenue

The Properties referenced in this application and described herein are situated on Vesson Ave and adjacent to the Lakewood Elementary School in Durham. The applications are intended for changing the zoning designation from RS-10 to RU-5(2) to allow for constructing a duplex and conforming to the land use of adjacent properties, making it more compatible with surrounding uses and future land use patterns.

We are applying for tier, future land use, and zoning change to allow development on the land that will conform to the rest of the adjacent properties on this street (i.e., Vesson Ave). The only properties that are in the suburban tier in the vicinity are: the school, 2506 Vesson Ave, 2508 Vesson Ave, and the aforementioned property (total area of all three lots excluding the school is approximately 0.650 Acres according to Durham-GIS). In addition, as depicted in the attached GIS map of the street and area, all the other properties are in the urban tier.

Furthermore, in the 300 feet radius there are: multifamily complex with over 50 units, and three triplexes (same block and across the street, respectively). On the second block from the property (across Anderson st) an additional ten multifamily structures can be found (duplex, triplex and quadplex properties), all in less than a 750 foot radius.

Removing the old non-confirming double duplex structures on the property that were run down and built with asbestos and replacing them with a new conforming use duplex, may potentially lower the health risks associated with asbestos construction to the students attending the school across the street.

The proposed change would NOT create any substantial adverse impacts on its adjacent properties or the city. It is a duplex built instead of two non-confirming duplexes on the same area; a new structure built to code with less units than previous use (2 instead of 4). Since the proposed use is smaller in footprint compared to previous use, the subject site is of adequate shape and size to accommodate the proposed change.

Sincerely,

Jonathan Dayan, PhD

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