



BOARD OF ADJUSTMENT

AGENDA

January 24, 2023, 8:30 a.m.
Committee Room, 2nd floor, 101 City Hall Plaza

I. Call to Order

II. Roll Call

III. Adjustments to the Agenda

IV. Approval of Minutes from December 13, 2022

Attachments: [DRAFT BOA 12-13-2022 Minutes \(PDF\)](#)

V. Cases

B2200048 – City: A request for a Minor Special Use Permit for additional building height. The Property is located at 5321, 5325, 5327, and 5421 Chin Page Road, zoned Office and Institutional (OI) and Office and Institutional – D (OI(D)), and within the Suburban Development Tier.

Attachments: [B2200048 Bethpage Phase 2 Building Height mSUP \(PDF\)](#)

B2200049 – City: A request for a Minor Special Use Permit to allow a hotel where the property line is 200 feet or less from a residential district or the property line of a single-family residential use. The property is located at 2050 Watchorn Street, zoned Commercial General – D (CG(D)), and within the Suburban Development Tier.

Attachments: [B2200049 Woodspring Suites mSUP \(PDF\)](#)

B2200050 – City: A request for a Variance from the rear yard setback requirements. The property is located at 114 N. Plum Street, zoned Residential Urban – 5(2) (RU-5(2)), and within the Urban Development Tier.

Attachments: [B2200050 114 N Plum St Rear Yard Encroachment Variance \(PDF\)](#)

B2200051 – City: A request for a Variance from the rear yard setback requirements. The property is located at 116 N. Plum Street, zoned Residential Urban – 5(2) (RU-5(2)) and within the Urban Development Tier.

Attachments: [B2200051 116 N Plum St Rear Yard Encroachment Variance \(PDF\)](#)

B2200052 – County: A request for a Variance from the riparian buffer protection standards in order to construct a pool, screened porch, deck, path, and a new parking area. The property is located at 5617 Inverness Drive, zoned Residential Rural (RR), and within the Suburban Development Tier.

Attachments: [B2200052 5617 Inverness Dr Stream Buffer Variance \(PDF\)](#); [B2200052 Applicant Presentation \(PDF\)](#)

B2200053 – County: A request for a Minor Special Use Permit for the construction of an addition to a nonconforming structure. The property is located at 5617 Inverness Drive, zoned Residential Rural (RR), and within the Suburban Development Tier.

Attachments: [B2200053 5617 Inverness Dr Addition to Nonconforming Structure mSUP \(PDF\)](#)

B2200055 – City: A request for a Variance from the infill standards in order to construct a single-family detached house on a corner lot. The property is located at 2222 Woodrow Street, zoned Residential Suburban – 8 (RS-8), and within the Urban Development Tier.

Attachments: [B2200055 2222 Woodrow St Setback Encroachment Variance \(PDF\)](#)

VI. Old Business

VII. New Business

VIII. Approval of Orders

[B2200046](#) (Lot 9, 2210 Edwin Ave. Single-family mSUP)

[B2200047](#) (Lot 10, 2210 Edwin Ave. Single-family mSUP)

[B2200048](#) (Bethpage Phase 2 Building Height mSUP)

[B2200049](#) (Woodspring Suites mSUP)

[B2200050](#) (114 N. Plum Street Setback Variance)

[B2200051](#) (116 N. Plum Street Setback Variance)

[B2200052](#) (5617 Inverness Drive Riparian Buffer Variance)

[B2200053](#) (5617 Inverness Drive Nonconforming Structure mSUP)

[B2200055](#) (2222 Woodrow Street Infill Standards Variance)

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 Leigha Larkins at 919-560-4137 ext. 28263.

Notice under the Language Access Plan

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Aviso bajo el Plan de Acceso al Idioma

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