



BOARD OF ADJUSTMENT

AGENDA

April 25, 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 March 28, 2023

Attachment: [DRAFT BOA 03-28-2023 Minutes](#) (PDF)

V. Cases

B2300008 – City: A Variance from the tree preservation standards. The property is located at 2705, 2725 E US 70 Hwy; 4309, 4708 Leesville Road, zoned Planned Development Residential 5.949 (PDR 5.949), in the Falls/Jordan District B (F/J-B) Watershed Overlay District, and within the Suburban Development Tier.

Attachment: [B2300008](#) (PDF)

B2300011– City: A request for a Minor Special Use Permit to allow for a new building for an existing place of worship in a residential zoning district. The property is located at 2403 Lednum Street, zoned Residential Urban – Multi-family (RU-M), in the Falls/Jordan District B (F/J-B) Watershed Protection Overlay and within the Suburban Development Tier.

Attachment: [B2300011](#) (PDF)

B2300012 – City: A Variance from the minimum lot width standards. The property is located at 3730 Old Chapel Hill Road, zoned Residential Suburban – 20 (RS–20) and Residential Suburban – 8 (RS8), and within the Suburban Development Tier.

Attachment: [B2300012](#) (PDF)

B2300013 – City: A Variance from the rear yard setback standards. The property is located at 24 White Spruce Court, zoned Residential Urban – 5 (with a Development Plan) (RU – 5(D)) and Suburban Development Tier.

Attachment: [B2300013](#) (PDF)

B2300014 – County: A Variance from the minimum side yard setback standards. The property is located at 9 Trappers Court, zoned Residential Rural (RR), in the Eno River District B (E-B) and Suburban Development Tier.

Attachment: [B2300014](#) (PDF)

B2300015 – City: A Variance from the public space and canopy tree standards. The property is located at 704 W. Pettigrew St. and 604 Burch Ave., zoned Downtown Design – Support 1 (DD – S1) and Downtown Development Tier.

Attachment: [B2300015](#) (PDF)

VI. Old Business

VII. New Business

Discussion of proposed revisions to the Rules of Procedure

Attachment: [Amendments 2023 BOA Rules of Procedure DRAFT.pdf](#)

VIII. Approval of Orders

[B2300008](#) (2705, 2725 E US 70 Hwy; 4309, 4708 Leesville Road; tree preservation standards)

[B2300011](#) (2403 Lednum Street; minor special use permit for an existing place of worship)

[B2300012](#) (3730 Old Chapel Hill Road; minimum lot width standards)

[B2300013](#) (24 White Spruce Court; rear yard setback standards)

[B2300014](#) (9 Trappers Court; minimum side yard setback standards)

[B2300015](#) (704 W. Pettigrew St. and 604 Burch Ave.; public space and canopy tree standards)

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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