



# BOARD OF ADJUSTMENT

## AGENDA

September 26, 2023, 8:30 a.m.  
Committee Room, 2<sup>nd</sup> floor, 101 City Hall Plaza

**I. Call to Order**

**II. Roll Call**

**III. Adjustments to the Agenda**

**IV. Approval of Minutes from August 22, 2023**

Attachment: [DRAFT BOA 08-22-2023 Minutes](#) (PDF)

**V. Cases**

**B2300030** – City: A request for a variance from the stream buffer standards to replace portions of an existing deck with an enclosed porch. The property is located at 3820 Zenith Place, zoned Residential Suburban-10 (RS-10), in the Eno River District B (E-B) Watershed Protection Overlay, and within the Suburban Development Tier.

Attachment: [B2300030](#) (PDF)

**B2300031** – City: A request for a variance from the internal walkway standards. The property is located at 1050 West Forest Hills Blvd., zoned Planned Residential Development - 6 (PDR 6.000) and Residential Suburban – 20 (RS-20), and within the Suburban Development Tier.

Attachment: [B2300031](#) (PDF)

**B2300032** – City: A request for a variance from the requirement to connect to the existing Third Fork Greenway. The property is located at 3851 and 3901 Hope Valley Road, zoned Residential Suburban – 10 (RS-10) and Residential Suburban – 20 (RS-20), in the Falls/Jordan District B (F/J-B) Watershed Protection Overlay, and within the Suburban Development Tier.

Attachment: [B2300032](#) (PDF)

**B2300033** – City: A request for a variance from the maximum height standards. The property is located at 3000 Duke Homestead Road, zoned Residential Suburban – 8 (RS-8), in the Eno River District B (E-B) and Falls/Jordan District B (F/J-B) Watershed Protection Overlays, and within the Urban Development Tier.

Attachment: [B2300033](#) (PDF)

**B2300034** – City: A request for a variance from the street yard setback. The property is located at 3000 Duke Homestead Road, zoned Residential Suburban – 8 (RS-8), in the Eno River District B (E-B) and Falls/Jordan District B (F/J-B) Watershed Protection Overlays, and within the Urban Development Tier.

Attachment: [B2300034](#) (PDF)

**B2300035** – County: A request for a Minor Special Use Permit to allow for the expansion of an existing government facility in a residential zoning district. The property is located at 1031 Exum

Road, zoned Residential Rural (RR), in the Falls/Jordan District A (F/J-A) Watershed Protection Overlay, I-85 Major Transportation Corridor (I-85 MTC) Overlay, and within the Rural Development Tier.

Attachment: [B2300035](#) (PDF)

Applicant Materials: [Acoustics Report](#) (PDF); [Applicant Presentation](#) (PDF); [Expert Witness Resumes](#) (PDF); [Real Estate and Impact Analysis](#) (PDF)

**VI. Old Business**

**VII. New Business**

**VIII. Approval of Orders**

[B2300014](#) (9 Trappers Ct. Accessory Structure Variance – Denial Order)

[B2300025](#) (Glenn Elementary School Sidewalk Variance – Denial Order)

[B2300027](#) (5505 Tahoe Dr. Stream Buffer Variance)

[B2300030](#) (3820 Zenith Pl. Stream Buffer Variance)

[B2300031](#) (Pinecrest Internal Walkway Variance)

[B2300032](#) (Hope Valley Greenway Connectivity Variance)

[B2300033](#) (Durham School of the Arts Building Height Variance)

[B2300034](#) (Durham School of the Arts Street Yard Setback Variance)

[B2300035](#) (DSO Government Facility mSUP)

**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](mailto:BOA@DurhamNC.gov), or contact Cole Renigar at 919-560-4137 ext. 28234.

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