



BOARD OF ADJUSTMENT

AGENDA

September 27, 2022 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** – August 23, 2022
Attachments: [Draft BOA August 23 Minutes.pdf](#)
- V. **Cases**

Appeals of three (3) Planning Director’s Interpretations regarding the Development Plan (B2000018), Density (B2100043), and Uses (B2100044) related to the Black Meadow Ridge (Westpoint) residential development, and an Appeal of the Administrative Approval of the Westpoint Site Plan (Site Plan Case D19000225) (BOA Case B2200015)

Attachments: [Memorandum of Law-Appellants.pdf](#); [2022-05-17 Point Ridge LLCs Pre-Hearing Memorandum.pdf](#)

B2000018 – City: Appeal of a Planning Director’s Interpretations regarding the Development Plan related to the Black Meadow Ridge (Westpoint) residential development. The property is located at 5001 and 5011 N. Roxboro Street and is within the Suburban Development Tier.

Attachments: [B2000018.pdf](#); [Westpoint - Site Plan Submittal - 2019-11-18.pdf](#)

B2100043 – City: Appeal of a Planning Director’s Interpretations regarding Density related to the Black Meadow Ridge (Westpoint) residential development. The property is located at 5001 and 5011 N. Roxboro Street and is within the Suburban Development Tier.

Attachments: [B2100043.pdf](#); [Supplemental Documents B2100043.pdf](#)

B2100044 – City: Appeal of a Planning Director’s Interpretations regarding Uses related to the Black Meadow Ridge (Westpoint) residential development. The property is located at 5001 and 5011 N. Roxboro Street and is within the Suburban Development Tier.

Attachments: [B2100044.pdf](#); [Supplemental Documents B2100044.pdf](#)

B2200015 – City: Appeal of the Administrative Approval of the Westpoint site plan (Case # D1900225). The property is located at 4903, 5001, 5007, and 5011 N. Roxboro Street, 4306 Victory Boulevard, and 2801 Maple Ridge Road, is zoned Planned Development Residential 6.2 (PDR 6.2), Residential Suburban – 20 (RS-20), and Residential Suburban – 10 (RS-10), and is within the Suburban Development Tier.

Attachments: [B2200015.pdf](#); [D1900225 – Westpoint.pdf](#)

B2000019 – 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 3114 Hillsborough Road, is zoned Office & Institutional (OI), and within the Urban Tier.

Attachments: [B2000019.pdf](#)

B2200027 – City: A request for a Minor Special Use Permit for the construction of an addition to a nonconforming structure. The property is located at 1300 W. Club Boulevard, is zoned Residential Urban – 5(2) (RU-5(2)), and within the Urban Tier.

Attachments: [B2200027.pdf](#)

B2200028 – City: A request for a Minor Special Use Permit to allow additional lighting for an existing place of worship. The property is located at 3263 Rose of Sharon Road, is zoned Residential Suburban – 20 (RS-20), and within Suburban Tier.

Attachments: [B2200028.pdf](#)

B2200029 – City: A request for a Minor Special Use Permit for the construction of a 10-foot electric fence along a street frontage. The property is located at 1052 Harvest Street, is zoned Industrial Light (IL), and within the Suburban Tier.

Attachments: [B2200029.pdf](#)

B2200030 – County: A Minor Special Use Permit to allow for a non-concealed, freestanding wireless communication facility in a residential zoning district. The property is located at 723 Goodwin Road, is zoned Residential Rural (RR), and within the Suburban Tier.

Attachments: [B2200030.pdf](#)

B2200031 – City: A request for a variance from the rear yard setback. The property is located at 208 Northwood Circle, is zoned Residential Urban – 5 (RU-5), and within the Urban Tier.

Attachments: [B2200031.pdf](#)

B2200032 – County: A request for a Minor Special Use Permit to allow a parking reduction greater than 30%. The property is located at 4175 Park Drive, is zoned Science Research Park – Center (SRP-C), and within the Suburban Tier.

Attachments: [B2200032.pdf](#)

B2200033 – City: A request for a Minor Special Use Permit to allow for an addition to an existing place of worship in a residential zoning district. The property is located at 1625 S. Alston Avenue, 1722 and 1714 Majestic Drive, is zoned Residential Urban – 5 (RU-5), and within the Urban Tier.

Attachments: [B2200033.pdf](#)

VI. **Old Business** - None

VII. **New Business**

- Election of Vice Chair

VIII. Approval of Orders -

[B2000019](#)

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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.

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