



# BOARD OF ADJUSTMENT

## AGENDA

October 24, 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 September 26, 2023**

Attachment: [DRAFT BOA 09-26-2023 Minutes](#) (PDF)

**V. Cases**

**B2300029** – *Continued from August* – City: A request for a reasonable accommodation to permit the development of an ADU larger than 800 heated square feet. The property is located at 912 Clarion Drive, zoned Residential Suburban – 20 (RS-20), in the Eno River District B (E-B) and within the Suburban Development Tier.

Attachment: [B2300029](#) (PDF)

**B2300032** – *Continued from September; (Anticipated Applicant Withdrawal of Application)* – 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)

**B2300038** – County: A request for a variance from the accessory structure placement standards. The property is located at 4610 Cole Mill Road, zoned Residential Rural (RR), in the Eno River District B (E-B) Watershed Protection Overlay, and within the Suburban Development Tier.

Attachment: [B2300038](#) (PDF)

**B2300039** – County: A request for a variance from the rear yard setback. The property is located at 2027 Moores Mill Road, zoned Residential Rural (RR), in the Lake Michie/Little River District B (M/LR-B) Watershed Protection Overlay, and within the Rural Development Tier.

Attachment: [B2300039](#) (PDF)

**B2300040** – City: A request for a variance from the fence height standards. The property is located at 1104 East Pettigrew Street, zoned Industrial Light (IL), and within the Alston Avenue Compact Neighborhood Development Tier.

Attachment: [B2300040](#) (PDF)

**B2300041** – City: A request for a Minor Special Use Permit to allow for expansion of a non-conforming structure. The property is located at 2105 Chapel Hill Road, zoned Residential Urban

– Multi-family (RU-M), in the Tuscaloosa Lakewood Neighborhood Protection Overlay (NPO), and within the Urban Development Tier.

Attachment: [B2300041](#) (PDF)

**B2300042** – City: A request for a variance from the vehicle stacking standards. The property is located at 1104 East Pettigrew Street, zoned Industrial Light (IL), and within the Alston Avenue Compact Neighborhood Development Tier.

Attachment: [B2300042](#) (PDF)

**VI. Old Business**

**VII. New Business**

**VIII. Approval of Orders**

[B2300029](#) (912 Clarion Dr. ADU Reasonable Accommodation)

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

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

[B2300038](#) (4610 Cole Mill Rd Accessory Structure Variance)

[B2300039](#) (2027 Moores Mill Rd Rear Yard Setback Variance)

[B2300040](#) (1104 E Pettigrew Rd Fence Variance)

[B2300041](#) (2105 Chapel Hill Rd Nonconforming Structure mSUP)

[B2300042](#) (1104 E Pettigrew Rd Stacking 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](mailto:BOA@DurhamNC.gov), or contact Cole Renigar at 919-560-4137 ext. 28234.

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