



# BOARD OF ADJUSTMENT

## AGENDA

October 25, 2022, 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 27, 2022 and October 6, 2022**

Attachments: [Draft BOA September 27 Minutes.pdf](#) and [Draft BOA October 6 Minutes.pdf](#)

**V. Cases**

**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, Office and Institutional (OI) and within the Urban Development Tier.

Attachments: [B2000019.pdf](#)

**B2200023** – City: A request for a Design Special Use Permit for the reduction of the pedestrian mall width and increased building height. The property is located at 508 Gordon Street, is zoned Downtown Design – Support 1 (DD-S1) and within the Downtown Tier.

Attachments: [B2200023.pdf](#)

**B2200038** – City: A request for a Variance to allow for a payment in lieu of a required street connection. The property is located at 602 and 606 NC HWY 54 W, is zoned Planned Development Residential 5.189 (PDR 5.189), and within the Suburban Development Tier.

Attachments: [B2200038.pdf](#)

**B2200040** – City: A request for a Variance to allow for a payment-in-lieu of a required street connection. The property is located at Western terminus of Eastfield Lane (reference address: 1003 Pondfield Way), is zoned Planned Development Residential 3.322 (PDR 3.322) and within the Suburban Development Tier.

Attachments: [B2200040.pdf](#)

**B2200039** – City: A request for a Variance to place an accessory structure to the front of a primary structure on a parcel less than two acres in size. The property is located at 1420 Ellis Road, is zoned Residential Rural (RR), and within the Suburban Development Tier.

Attachments: [B2200039.pdf](#)

**B2200041** – City: A request for a Variance from the 10’ no-build setback from a riparian buffer. The property is located at 11 Rose Brook Drive, Planned Development Residential 3.440 (PDR 3.440), and within the Suburban Development Tier.

Attachments: [B2200041.pdf](#)

**B2200042** – City: A request for a Variance from the side yard requirements to allow a porch to encroach. The property is located at 3729 Stonegate Drive, is zoned Residential Suburban –20 (RS-20), and within the Suburban Development Tier.

Attachments: [B2200042.pdf](#)

**B2200043** – City: A request for a Minor Special Use Permit for the construction of an addition to a nonconforming structure. The property is located at 703 Watts Street, is zoned Residential Urban – 5 (RU-5), and within the Urban Development Tier.

Attachments: [B2200043.pdf](#)

**VI. Old Business**

**VII. New Business**

[2023 Board of Adjustment Meeting Calendar.pdf](#)

**VIII. Approval of Orders**

B2200019

B2200023

B2200026

B2200027

B2200034

B2200038

B2200039

B2200040

B2200041

B2200042

B2200043

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

**Notice under the Language Access Plan**

Persons requiring language assistance to effectively participate in this event may contact the City-County Planning Department at 919-560-4137, or [Sara.Young@DurhamNC.gov](mailto:Sara.Young@DurhamNC.gov) to request interpretation and/or translation services as soon as possible but no later than 48 hours before the event or deadline date.

**Aviso bajo el Plan de Acceso al Idioma**

Personas que requieran asistencia lingüística para participar efectivamente en este evento pueden comuníquense con el Departamento de Planificación de la Ciudad y el Condado al 919-560-4137 o [Sara.Young@DurhamNC.gov](mailto:Sara.Young@DurhamNC.gov) para solicitar los servicios de interpretación y / o traducción tan pronto como sea posible pero no menos de 48 horas antes del evento o fecha límite.

**Notice under the Americans with Disabilities Act (ADA)**

Persons with disabilities may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919-560-4197, fax 560-4196 or [ADA@DurhamNC.gov](mailto:ADA@DurhamNC.gov), as soon as possible but no later than 48 hours before the event or deadline date.

**Aviso bajo la Ley sobre Estadounidenses con Discapacidades (ADA, siglas en Ingles)**

Personas con discapacidades pueden recibir asistencia para participar efectivamente en actividades del gobierno de la ciudad al comuníquense con el Coordinador de ADA al 919-560-4197, fax 560-4196 o [ADA@DurhamNC.gov](mailto:ADA@DurhamNC.gov), tan pronto como sea posible pero no menos de 48 horas antes del evento o fecha límite.