



The Durham Board of Adjustment will hold a public hearing virtually on **July 28, 2020** at 8:30 a.m.

B1900047 – City: A request for a minor special use permit to allow a parking reduction greater than 20%. The subject site is located at 3718 N. Roxboro Street, is zoned Office & Institutional (IO) and in the Falls of the Neuse/Jordan Lake Protected Area (F/J-B); and in the Suburban Tier.

B2000021 – City: A request for a variance from the rear yard setback requirements in order to construct an addition to an existing single-family dwelling. The subject site is located at 30 Creeks Edge Court, is zoned Residential Suburban-M (RS-M) and in the Falls of the Neuse/Jordan Lake Protected Area (F/J-B); and in the Suburban Tier.

B2000023 - City: A minor special use permit for an addition of more than 10% of the existing floor area to a nonconforming single-family structure and a height increase. The subject site is located at 402 Canal Street, is zoned Residential Urban (RU-M); and in the Urban Tier.

B2000025 - City: A variance from the 50-foot riparian buffer and 10-foot no-build setback requirements for the construction of an addition onto an existing single-family dwelling. The subject site is located at 803 Carter Avenue, is zoned Residential Urban – 5 (RU-5) and in the Falls of the Neuse/Jordan Lake Protected Area (F/J-B); and in the Urban Tier.

B2000026 – City: A request for a variance from the project boundary buffer requirements. The subject site is located at 231 Taft Street, is zoned Residential Suburban-8 (RS-8) and in the Falls of the Neuse/Jordan Lake Protected Area (F/J-B); and in the Suburban Tier.

B2000027 City: A request for a variance for a reduced pole width for a flag lot. The subject site is located at 312 Price Avenue, zoned Residential Urban-5 (RU-5); and in the Urban Tier.

B2000028 – County: A request for a variance from the specimen tree protection requirements. The subject site is located at 4615 Leesville Road, is zoned Commercial General [CG(D)], and in the Falls of the Neuse/Jordan Lake overlay (F/J-B); and in the Suburban Tier.

B2000029 – City: A request for a variance from the street yard setback requirements in order to construct a single-family dwelling. The subject site is located at 1400 N. Gregson Street, is zoned Residential Suburban-8 (RS-8); and in the Urban Tier.

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 Eliza Monroe at 919-560-4137 ext. 28245.

Public Participation: The meeting will be held using Zoom platform. To register to speak at the hearing, visit https://zoom.us/webinar/register/WN_-h4TzfMRieKQ2CNwRLJqA

ALL REGISTRANTS AND DOCUMENTS FOR THE MEETING MUST BE SUBMITTED BY 5 P.M. ON JULY 20.

The meeting can also be accessed by calling +1-312-626-6799 (Webinar ID: 911 2656 1050). Instructions to participate in the virtual meeting or to watch it live are available at: <https://durhamnc.gov/4062/Participate-in-a-Virtual-Public-Hearing>.

The Chair will recognize all persons wishing to speak and will allocate time to individual speakers based upon the number of persons to be heard. All persons wishing to speak will be required to consent to the virtual format of the meeting and to swear or affirm their testimony. Substantial changes to the proposed action may be made following the public hearing.

Run Dates: July 3rd and 10th