

## **DECISION ON VARIANCE**

### **1181 Weaver Dairy Road: Dimensional Variance (PIN 9880-25-9588, Project #BOA-24-4)**

On February 6, 2025, the Board of Adjustment held a quasi-judicial hearing on the application of Jennifer Wolfe (on behalf of FSC UNCHCS CHAPEL HILL NC DST, the owner of 1181 Weaver Dairy Road) for a dimensional variance reducing the minimum required letter height for ground signs.

Based on the evidence submitted at the hearing, the Board of Adjustment makes the following Findings of Fact, Conclusions, and Decision:

#### **Findings of Fact**

1. The property that is the subject of the application, located at 1181 Weaver Dairy Road, Chapel Hill, North Carolina, PIN No. 9880-25-9588, is in a Community Commercial (CC) zoning district.
2. The lot contains a commercial building operated by UNC Health and two ground signs.
3. Without a variance, all text on ground signs must be at least 9 inches in height.

#### **Conclusions**

1. A hardship would result from a strict application of the LUMO.
2. The hardship does not result from conditions that are peculiar to the subject property.
3. The hardship did not result from actions taken by the applicant.
4. The requested variance is not consistent with the spirit, purpose, and intent of the ordinance.

## Decision

Based on the foregoing findings of fact and conclusions, the Board of Adjustment denies the requested variance for 1181 Weaver Dairy Road.

Signed, this the 6th day of March 2025.

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Thomas Grasty  
Chair, Town of Chapel Hill Board of Adjustment