



PLANNING DEPARTMENT  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
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[www.townofchapelhill.org](http://www.townofchapelhill.org)

January 24, 2022

Kimberly Hoppin  
207 Short Street  
Chapel Hill, NC 27514

Subject: 207 Short Street: Floor Area Ratio and House Size Variance  
(PIN 9788-27-5437, Project #21-078)

Dear Ms. Hoppin:

The Chapel Hill Board of Adjustment granted the requested Floor Area Ratio and House Size Variance at the December 2, 2021 meeting for the property located at 207 Short Street, located in the Northside Neighborhood Conservation District.

Please find a copy of the approved, signed Alternative Resolution A for a Dimensional Variance, pertaining to the floor area ratio and house size, attached for your records. Please 1) sign the attached variance order and have it notarized, 2) have the variance recorded at the Orange County Office of the Register of Deeds, and 3) make copies of the recorded document. Return the original or certified copy to my attention in the Chapel Hill Planning Department

Feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Becky McDonnell". The signature is fluid and cursive, with the first name "Becky" and last name "McDonnell" clearly distinguishable.

Becky McDonnell  
Senior Planner

Attachments

cc: Ann Anderson, Town Attorney  
Colleen Willger, Planning Director

**ATTACHMENT 2**

**ALTERNATIVE RESOLUTION A - APPROVING DIMENSIONAL VARIANCE**

**RESOLUTION APPROVING AN APPLICATION FOR VARIANCE FROM NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT REGULATIONS ON PROPERTY LOCATED AT 207 SHORT STREET (PIN 9788-27-5437, PROJECT #21-078)**

WHEREAS, having reviewed the applicant's argument and various documents and other evidence submitted at the hearing on this matter, the Board of Adjustment finds as facts those uncontested, submitted by the applicants at the Board's hearing of this matter and hereby incorporates them by reference as Board Findings of Fact; and finds that such facts are supported by competent, material, and substantial evidence presented to the Board; and

BE IT RESOLVED by the Board of Adjustment of the Town of Chapel Hill that, having considered the requested variance from Northside Neighborhood Conservation District regulations, at 207 Short Street, requested by Kimberly Hoppin, to exceed the maximum floor area by 436 square feet, and to exceed the maximum size for a single-family residence by 1 square foot, to accommodate a 495 square foot addition, in accord with the improvements on the attached site plan, and identified as Orange County Property Identifier Number 9788-27-5437, the Board makes the following findings:

1. Unnecessary hardship would result from the strict application of the ordinance.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
3. The hardship did not result from actions taken by the applicants or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

BE IT FURTHER RESOLVED that the Board hereby approves the application for a variance from regulations for floor area ratio and single-family residence size in the Residential - 3 (R-3) Zoning District and the Northside Neighborhood Conservation District (CD-1), in accord with the plan listed above and the following conditions, deemed necessary to achieve the purposes of the neighborhood conservation district regulations and to ensure that the requested variance at 207 Short Street is the minimum variance necessary to afford appropriate relief:

2. That the applicants shall obtain Site Plan Review approval for construction of an addition on a single-family zoning lot.

  
Signed - Board of Adjustment Chair, Geoffrey Green

This, the 2<sup>nd</sup> day of December, 2021.