

ALTERNATIVE RESOLUTION A - APPROVING DIMENSIONAL VARIANCE

RESOLUTION APPROVING AN APPLICATION FOR VARIANCE FROM DIMENSIONAL REGULATIONS ON PROPERTY LOCATED AT 807 OLD MILL ROAD (PIN 9798-17-5393, PROJECT #18-044)

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 applicant 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 dimensional regulations, at 807 Old Mill Road, requested by McKenzie Olmstead of Loyd Builders, LLC, to exceed the maximum floor area ratio (FAR) of 0.15 (7,349 sq. ft.) allowed by LUMO Appendix B, Section 2.3, the Greenwood Neighborhood Conservation District (NCD), by 1,826 sq. ft. for a total FAR of 0.19 (9,175 sq. ft.), as illustrated on the attached elevations and floor plan, produced by Frazier Home Design, LLC, dated December 5, 2017, and identified as Orange County Property Identifier Number 9798-17-5393, 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 applicant 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 dimensional variance from maximum floor area ratio in the Greenwood Neighborhood Conservation District, in accord with the plan listed above and the following conditions, deemed necessary to achieve the purposes of the dimensional regulations and to ensure that the requested variance at 807 Old Mill Road is the minimum variance necessary to afford appropriate relief:

1. That the applicant shall obtain a Residential Zoning-Building Permit for construction on a single-family zoning lot.

Signed - Board of Adjustment Chair, James Bartow

This, the 12th day of July 2018.