

ATTACHMENT 3

RESOLUTION B - DENYING DIMENSIONAL VARIANCE

RESOLUTION DENYING AN APPLICATION FOR VARIANCE FROM DIMENSIONAL REGULATIONS ON PROPERTY LOCATED AT 415 W PATTERSON PLACE (PIN 9788-25-1191, PROJECT #18-133)

WHEREAS, having reviewed the applicant's argument and various documents and other evidence submitted at the hearing on this matter, and having heard public comment on the application, the Board of Adjustment finds as facts those facts summarized by the Chair at the conclusion of 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 415 W Patterson Place, requested by Jim Kitchen, to exceed the six foot (6') height limit for fences inside the setback by two feet (2'), on the southern property line, to accommodate an eight foot (8') tall fence in accord with the improvements on the attached site plan, and identified as Orange County Property Identifier Number 9788-25-1191, the Board does not make 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 denies the application for a dimensional variance from setback regulations in the Residential – 3 (R-3) Zoning District, at 415 W Patterson Place.

Signed - Board of Adjustment Chair, James Bartow

This, the 4th day of April 2019.