

ALTERNATIVE RESOLUTION A - APPROVING DIMENSIONAL VARIANCE

RESOLUTION APPROVING AN APPLICATION FOR VARIANCE FROM ACCESSORY APARTMENT FLOOR AREA REGULATIONS ON PROPERTY LOCATED AT 1141 SMITH LEVEL ROAD (PIN 9777-64-0073, PROJECT #19-078)

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 dimensional regulations, at 1141 Smith Level Road, requested by Heather Washburn, to exceed the floor area limitations for accessory apartments by up to 543 square feet, in accord with the improvements on the attached floor plan, and identified as Orange County Property Identifier Number 9777-64-0073, 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 dimensional variance from accessory apartment floor area limitations, 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 1141 Smith Level Road is the minimum variance necessary to afford appropriate relief:

1. That the applicants shall obtain a Residential Zoning-Building Permit for construction on a zoning lot containing a single-family with accessory apartment.

Signed - Board of Adjustment Chair, James Bartow

This, the 1st day of August, 2019.