

MEMORANDUM

TO: Chapel Hill Board of Adjustment

FROM: Judy Johnson, Interim Director, Planning Department
Jake Lowman, Senior Planner
Becky McDonnell, Planner II

SUBJECT: 940 Carmichael Street: Dimensional Variance
(PIN 9798-04-5260, Project #20-063)

DATE: September 3, 2020

VARIANCE REQUEST SUMMARY

The applicant, Carlos Lima, is requesting a dimensional variance from the minimum interior setback for fences over six feet (6') tall. The subject property is located at 940 Carmichael Street, and is part of the St. Thomas More Campus.

EXISTING CONDITIONS

The approximately 20 acre subject lot is in the Residential – 5 – C zoning district. The lot contains the campus of St. Thomas More, with multiple non-residential buildings and parking areas. The lot and slopes downward to the east toward Fordham Blvd, and the vegetation is principally hardwood trees.

BACKGROUND

August 8, 1963: Subject property acquired by Roman Catholic Diocese, owner.

July 10, 2020: Application submitted for a Dimensional Variance by Carlos Lima, on behalf of St. Thomas More.

EXTENT OF VARIANCE

Property line setbacks on the subject lot are regulated by Article 3.8 of the Chapel Hill Land Use Management Ordinance (LUMO). Fences and walls not exceeding six feet (6') in height are not subject to the required minimum setbacks. Fences or walls taller than 6' must meet the minimum setbacks; in this case, the minimum interior setback is six feet (6'). The applicant is requesting a dimensional variance to exceed the six foot (6') height limit by two feet (2') to accommodate an eight foot (8') tall fence located within the required setback, to screen the adjacent properties from the St. Thomas More Campus and proposed new pedestrian path. These improvements are shown on the attached site plan (Attachment 5).

DISCUSSION

If the variance is granted for the proposed construction, the applicant would then be required to obtain a Zoning Compliance Permit from the Town.

ATTACHMENTS

1. Resolution A (approving the variance)
2. Alternative Resolution A (without chair summary) (approving the variance)
3. Resolution B (denying the variance)
4. Procedure for Variances
5. Application Materials
6. Area Map of Subject Lot