

MEMORANDUM

TO: Chapel Hill Board of Adjustment

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

SUBJECT: 625 Brookview: Dimensional Variance
(PIN 9880-71-9214, Project #20-080)

DATE: November 5, 2020

VARIANCE REQUEST SUMMARY

The applicant, Nick Syros, of CoCreation Construction & Design LLC, on behalf of the owners, John Grishin and Leslie Bryan, is requesting a dimensional variance from the minimum interior setbacks for a screened porch addition to the single-family residence at 625 Brookview Drive.

EXISTING CONDITIONS

The approximately 0.5 acre subject lot is located at 625 Brookview Drive, between the intersections of Riggsbee Rd and Kenmore Rd. (Attachment 6). The property is in the Residential-1 (R-1) zoning district and the Orange County Property Identifier Number is 9880-71-9214. The lot contains a single-family home with steep slopes covering the entirety of the lot, terminating at a perennial stream at the southern property line.

BACKGROUND

March 11, 2010: Subject property acquired by John Grishin and Leslie Bryan, owners.

October 5, 2020: Application submitted for a Dimensional Variance by Nick Syros for the interior lot line setback.

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). The interior setback requirement is 14 feet for the Residential-1 (R-1) Zoning District. The applicants are requesting a dimensional variance to **encroach 3 feet into the 14-foot interior setback** on the eastern property line, to accommodate a proposed screened porch addition over an existing portion of the home. These improvements are shown on the attached site plan (Attachment 5).

DISCUSSION

Attached materials include three resolutions: Resolution A would grant the variance, Alternative Resolution A would grant the variance without the chair's summary, and Resolution B would deny the variance.

If the variance is granted for the construction of the addition, the applicant would then be required to obtain a Residential Zoning-Building 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. Variance Procedures
5. Application Materials
6. Area Map of Subject Property