

DECISION ON VARIANCE
700 Bolinwood Drive: Dimensional Variance
(PIN 9789-51-5651, Project #BOA-26-2)

On June 4, 2026, the Board of Adjustment held a quasi-judicial hearing on the application of Bryan Alston – on behalf of the owners of 700 Bolinwood Drive – for a dimensional variance from a street setback.

Based on the evidence submitted at the hearing, the Board of Adjustment makes the following Findings of Fact, Conclusions, and Decision:

Findings of Fact

1. The property that is the subject of the application, located at 700 Bolinwood Drive, Chapel Hill, North Carolina, PIN 9789-51-5651, is in a Residential-2 (R-2) zoning district.
2. The property contains a portion of a multi-family apartment complex.
3. LUMO Section 3.8.2 imposes a 24-foot street setback on the property line adjacent to Bolinwood Drive.
4. LUMO Section 3.6.3 imposes 50-foot buffers along intermittent streams and buffers of at least 150 feet along perennial streams. Both stream types are present on or adjacent to the property.
5. A portion of the property is located with the Bolin Creek floodplain
6. The property owner seeks to build a new leasing office to support the operations of the apartment complex. The existing leasing office is located in a converted residential unit and was previously housed in a building located in the Bolin Creek floodplain.

Conclusions

1. A hardship would result from a strict application of the LUMO.
2. The hardship results from the incorrect placement of an accessory building within an interior setback.

3. The hardship did not result from actions taken by the applicant.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance.

Decision

Based on the foregoing findings of fact and conclusions, the Board of Adjustment grants the requested variance for 700 Bolinwood Drive, which allows for construction of a new building to encroach up to 18 feet into the street setback in a manner consistent with the application materials submitted to the Board of Adjustment.

Signed, this the 2nd day of July 2026.

Thomas Grasty
Chair, Town of Chapel Hill Board of Adjustment