



BOARD OF ADJUSTMENT M I N U T E S

Town of Carrboro
301 W. Main Street, Carrboro, North Carolina 27510

A u g u s t 1 9 , 2 0 2 0

7:00 P.M.

Zoom Remote Meeting

MEMBERS PRESENT		TOWN ATTORNEY	STAFF
Garrett Baker	Brian Hageman		Marty Roupe
James Baker			Dorian McLean
Linda Bowerman			
Joseph Collins			
Richard Ellington			

Absent/Excused: Sriv Navaratnam,

MINUTES APPROVAL:

Consideration of July 15, 2020 minutes tabled until the next Board of Adjustment meeting.

Minor Modification to a Previously Issued Variance at 113 Bim Street

Martin Roupe presented the need for the minor modification due to updated parking for the original variance proposed for 113 Bim Street.

Jim Spencer, architect for the projected at 113 Bim Street acknowledged that the original variance was approved in 2018 but due to the Town of Carrboro construction of the playground they decided to change the structure and driveway decreasing the size from 950 square feet to 750 square feet with a total of 1500 square feet 2 story house.

Ted Kairys, owner of the property stated we just wanted to fit the home better in the location and consider the neighbor Jean Bernard at 102 B Laurel Avenue property near his property. Jean Bernard emailed a letter in agreement of the changes that are proposed for the minor modification to the variance at 113 Bim Street.

Richard Ellington asked if the front steps were a concern since they would be in the setback or are the rear steps the only thing we should be concerned about including the grading.

Jim Spencer was in agreement to make the necessary changes to the steps to encroach only a few of the steps into the setback. The front steps were ok but the rear steps were the concern since it would be near the neighbors home.

Ted Kairys stated that he would add landscaping screening to enhance the look near the parking and the area near his neighbor Jean Bernards property.

Brian Hageman wanted to see the powerpoint slide of the proposed area where the screening would be located.

Garrett Baker discussed the three steps that are extended into the setbacks and if anything can be done to decrease the steps.

Linda Bowerman the letter received from the neighbor is in agreement with the new proposal of the minor modification so I see that it could be approved either way.

Jim Spencer, architect and Ted Kairys, owner were both in agreement if a condition needed to be added to approve the minor modification.

Board members were all in agreement in passing the minor modification with adding a condition.

MOTION WAS MADE BY BRIAN HAGEMAN AND SECONDED BY JOSEPH COLLINS THAT THE MINOR MODIFICATION BE GRANTED SUBJECT TO THE FOLLOWING CONDITION. VOTE: AYES 6 (Garrett Baker, James Baker, Linda Bowerman, Richard Ellington, Joseph Collins, Brian Hageman). NOES 0: ABSENT/EXCUSED 1: Sriv Navaratnam

1. To allow a 2 foot encroachment of the rear stair treads and landing.

MOTION WAS MADE BY GARRETT BAKER AND SECONDED BY LINDA BOWERMAN THAT THE APPLICATION BE GRANTED SUBJECT TO THE ABOVE CONDITION. VOTE: AYES 6 (Garrett Baker, James Baker, Linda Bowerman, Richard Ellington, Joseph Collins, Brian Hageman). NOES 0: ABSENT/EXCUSED 1: Sriv Navaratnam

OLD/NEW BUSINESS

Marty Roupe said there would be there may be 1 or 2 Special Exceptions maybe for a possible September 16, 2020 Board of Adjustment meeting. Dorian McLean will send out a poll to see who is available to meet on Wednesday, September 16, 2020

ADJOURN

There being no other business, MOTION MADE BY BRIAN HAGEMAN SECONDED BY JOSEPH COLLINS THAT THE MEETING BE ADJOURNED. VOTE: AYES 6 (Garrett Baker, James Baker, Linda Bowerman, Richard Ellington, Joseph Collins, Brian Hageman). NOES 0: ABSENT/EXCUSED 1: Sriv Navaratnam