



TOWN OF CARRBORO  
**BOARD OF ADJUSTMENT**

301 West Main Street, Carrboro, North Carolina 27510

**A G E N D A**  
**N o v e m b e r 1 6 , 2 0 1 1**

**I. MINUTES APPROVAL**

Consideration of October 19, 2011.

**II. PUBLIC HEARING: Variance Request (1 of 2) for 406 Broad Street**

Matthieu Campbell, owner and applicant, has submitted a variance request application to allow encroachment into the Zone 1 and 2 Riparian Buffer as regulated by Section 15-269 of the Land Use Ordinance. The variance would allow a shed built in this buffer to remain in it. This variance request is tied to a special exception application pertaining to the same shed. The Board of Adjustment must hold a public hearing prior to reaching a decision on the project. Town Staff requests that the Board of Adjustment review, deliberate and make a decision regarding the variance application.

**III. PUBLIC HEARING: Variance Request (2 of 2) for 406 Broad Street**

Matthieu Campbell, owner and applicant, has submitted a second variance request application to allow encroachment into the Zone 1 and 2 Riparian Buffer as regulated by Section 15-269 of the Land Use Ordinance. The variance would allow construction of a 5' x 30' one story addition to the southern elevation of the existing home. The addition will not violate building setbacks. The Board of Adjustment must hold a public hearing prior to reaching a decision on the project. Town Staff requests that the Board of Adjustment review, deliberate and make a decision regarding the variance application.

**IV. PUBLIC HEARING: Special Exception Permit for 406 Broad Street**

Matthieu Campbell, owner and applicant, has submitted a special exception request to allow the encroachment of a 10' x 15' utility shed into the required ten (10) foot side yard building setback. The shed was constructed on the parcel and is currently located in violation of these setbacks. It is also located in violation of the current stream buffers. The purpose of this application (and the following variance application) is to pursue administrative mechanisms (special exception permit, variance) that may result in correcting the violations. Section 15-92.1 of the LUO gives the Board of Adjustment the authority to grant special exception permits to allow reductions of up to fifty percent (50%) in the required distances buildings must be setback from lot boundary lines. The special exception if granted would still require the applicant to slightly relocate the shed. This special exception will also depend upon the approval of its associated variance. Town Staff requests that the Board of Adjustment review, deliberate and make a decision regarding the special exception permit application.

**IV. OLD/NEW BUSINESS**

**IV. ADJOURN!**

**PLEASE NOTE: If you are unable to attend this meeting please inform the Zoning Staff. Your attention to this request is greatly appreciated.**