

2025 Cases Heard by the Durham Board of Adjustment					
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
January 28, 2025					
	B2400024	8250 Massey Chapel Rd Nonconforming Lot mSUP	County	mSUP	Continued
	B2400026	8250 Massey Chapel Rd Riparian Buffer Variance	County	Variance	Continued
	B2400027	8250 Massey Chapel Rd Side Yard Setback Variance	County	Variance	Continued
	B2400036	901 Virgie St. FAR Reasonable Accommodation	City	Reasonable Accommodation	Continued
	B2400037	901 Virgie St. ADU Setback Reasonable Accommodation	City	Reasonable Accommodation	Continued
	B2400038	Fayette Place Tree Replacement Area Variance	City	Variance	Approved
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
February 25, 2025					
	B2400033	1010 Hale Street ADU Setback Variance	City	Variance	Denied
	B2500001	912 Clarion Dr ADU Reasonable Accommodation	City	Reasonable Accommodation	Approved
	B2500002	HubRTP Parking Reduction mSUP	County	mSUP	Approved
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
March 25, 2025					
	B2400036	901 Virgie St. FAR Reasonable Accommodation	City	Reasonable Accommodation	Denied
	B2400037	901 Virgie St. ADU Setback Reasonable Accommodation	City	Reasonable Accommodation	Denied
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
April 22, 2025					
	B2500003	3326 Rugby Rd Riparian Buffer Variance	City	Variance	Denied
	B2500004	Christ Central Church mSUP	City	mSUP	Continued
	B2500005	1459 Ruritan Dr. Appeal of Administrative Decision	County	Appeal	Approved
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
May 27, 2025					
	B2500006	Abundant Love Childcare mSUP	City	mSUP	Approved
	B2500007	5509 Pelham St Riparian Buffer Variance	City	Variance	Denied
	B2500008	Sunrock MDC Concrete Manufacturing Plant Access Variance	City	Variance	Continued
	B2500004	Christ Central Church mSUP	City	mSUP	Approved
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
June 24, 2025					
	B2500008	Sunrock MDC Concrete Manufacturing Plant Access Variance	City	Variance	Approved

2025 Cases Heard by the Durham Board of Adjustment (Continued)

Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
July 22, 2025					
	B2500010	Fellowship Church Sidewalk Variance	City	Variance	Continued
	B2400015	Ellis Crossing Hotel mSUP	City	mSUP	Continued
	B2400014	Souly Center Outdoor Recreation mSUP	County	mSUP	Continued
	B2500013	Souly Center Setback Variance	County	Variance	Continued
	B2500016	Spanish for Fun Daycare Fence Height Variance	City	Variance	Approved
	B2500017	Aura 751 Major Tree Specimen Variance	City	Variance	Approved
	B2400001	Holt Elementary mSUP	City	mSUP	Continued
	B2500011	IMS Langauge Classrooms mSUP	City	mSUP	Continued
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
August 26, 2025					
	B2500019	Triangle United Soccer Limited Use Standards Variance	City	Variance	Approved
	B2500012	Triangle United Soccer mSUP	City	mSUP	Approved
	B2500018	1414 Carpenter Fletcher Recreational Open Space Variance	City	Variance	Continued
	B2500021	Sherron Creek Connectivity Variance	City	Variance	Approved
	B2500011	IMS Langauge Classrooms mSUP	City	mSUP	Approved
	B2400015	Ellis Crossing Hotel mSUP	City	mSUP	Approved
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
September 23, 2025					
	B2500018	1414 Carpenter Fletcher Recreational Open Space Variance	City	Variance	Denied
	B2400014	Souly Center Outdoor Recreation mSUP	County	mSUP	Continued
	B2500013	Souly Center Setback Variance	County	Variance	Continued
	B2400024	8250 Massey Chapel Rd. Lot Size mSUP	County	mSUP	Approved
	B2400026	8250 Massey Chapel Rd. Riparian Buffer Variance	County	Variance	Continued
	B2400027	8250 Massey Chapel Rd. Side Yard Setback Variance	County	Variance	Continued
	B2500022	1202 Orchard Oriole Lane Riparian Buffer Variance	City	Variance	Denied
	B2500023	(WITHDRAWN) - 4104 S. Miami Blvd Sidewalk Variance	County	Variance	Withdrawn

2025 Cases Heard by the Durham Board of Adjustment (Continued)

Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
October 28, 2025					
	B2500010	Fellowship Church Sidewalk Variance (WITHDRAWN)	City	Variance	Withdrawn
	B2500020	2401 N Roxboro Street Fence Height Variance	City	Variance	Approved
	B2500013	Souly Center Setback Variance	County	Variance	Continued
	B2500014	Souly Center Outdoor Recreation mSUP	County	mSUP	Approved
	B2500025	Relentless Collision Vehicle Stacking Variance	City	Variance	Continued
	B2500026	Relentless Collision Fence Height Variance	City	Variance	Continued
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
November 18, 2025					
	B2500025	Relentless Collision Vehicle Stacking Variance	City	Variance	Continued
	B2500026	Relentless Collision Fence Height Variance	City	Variance	Continued
	B2500030	1 Pickard Place Impervious Surface Variance	City	Variance	Approved
	B2500013	Souly Center Setback Variance	County	Variance	Approved
Meeting Date	Case #	Case Name	Jurisdiction	Type	Decision
December 9, 2025					
	B2400026	8250 Massey Chapel Rd. Riparian Buffer Variance	County	Variance	Approved
	B2400027	8250 Massey Chapel Rd. Side Yard Setback Variance	County	Variance	Approved
	B2500036	TICF Place of Worship mSUP	City	mSUP	Approved
	B2500025	Relentless Collision Vehicle Stacking Variance	City	Variance	Denied
	B2500026	Relentless Collision Fence Height Variance	City	Variance	Denied

Totals*					
Total # of Agenda Items Prepared	56	Minor Special Use Permits Approved	9	Appeals Upheld	1
Total # of Cases Disposed	31	Minor Special Use Permits Denied	0	Appeals Overturned	0
Total # of Cases Approved	22	Variations Approved	11	Reasonable Accommodations Approved	1
Total # of Cases Denied	9	Variations Denied	7	Reasonable Accommodations Denied	2