

**Zoning Board of Adjustment**  
2014-2015 Annual Report

The ZBOA is supported by independent legal counsel to provide clarification and interpretation of relevant law, ordinance and procedure.

**Staff Notes**

The Town of Cary Planning staff conducted 35 pre-application conferences with citizens or business owners who contemplated submitting variance requests for encroachments to building setbacks or a variance to the limits on allowed signage area and building coverage. Only six applications were actually submitted. The other parties sought an alternate method of resolving their issues.

<b>Summary of Cases Heard</b>			
<b>Case #</b>	<b>Meeting Date</b>	<b>Applicant Requests</b>	<b>Results</b>
14-V-07	1/6/2015	To request a variance to encroach into 10-foot buffer for replacement of rear deck with sunroom	Approved
14-V-08	2/2/2015	To request a variance to the rear yard setback to allow the roof to extend 1.9 feet into the 8-foot setback to allow an existing screen porch to be converted to an unheated sunroom	Approved
15-V-01	3/2/2015	To request a variance from the required five foot setback for a patio associated with an existing pool with retaining wall, to allow a setback of 1.48 feet	Approved
15-V-02	3/2/2015	To request a variance of the 30-foot side setback to be only a 25-foot setback	Approved
15-V-03	7/6/2015	To request a variance of an encroachment of 9.5 feet into the 20-foot rear yard setback for the purpose of constructing a screen porch	Approved
15-V-04	7/6/2015	To request a variance of an encroachment of up to 6 feet into the rear yard setback for the purpose of constructing a screen room	Approved

**Notes of Interest**

The ZBOA during this reporting period included the following citizen members, advisors and liaisons: Chair Richard Roddy, Vice Chair William Upchurch, Board Members John Woodlief, Richard Morris, Mike Dorezas, Matthew Longobardi, Jamie Weiss, ZBOA Counsel John Silverstein, Senior Assistant Town Attorney Lisa Glover, Staff Liaison Senior Planner Debra Grannan, and Council Liaison Mayor Pro Tem Jack Smith.

**Submitted by: Richard Roddy, Chair, ZBOA**  
**Debra Grannan, Senior Planner, Certified Zoning Officer**