



Board of Adjustment Agenda Abstract

Monday, September 14, 2026

Location:

Agenda Item

Variance Petition - BOA-VAR-2026-02 - 900 Casburn Woods Dr - PIN 0657829952 - GBT Realty Corporation

Item Explanation

The purpose of this agenda item is to consider a variance petition, BOA-VAR-2026-02, at 900 Casburn Woods Drive, Wake County PIN 0657829952, by petitioner GBT Realty Corporation.

Staff Comments

PROPERTY INFORMATION: The subject property is located at 900 Casburn Woods Drive, on a 4.13-acre lot within the Town's corporate limits.

ZONING: The zoning of the subject property is Corridor Commercial (CC).

SURROUNDING USE: Surrounding properties to the north, south, and west are located in the Corridor Commercial (CC) Zoning District. To the east is Broad Street and Wake Chapel Road. The parcel is part of the Wake Chapel Square Mixed-Use Development.

VARIANCE REQUEST: The petitioner, GBT Realty Corporation, requests a 31' variance to LDO §9-1663.1.B., which requires a 70' setback from the street property line. The petitioner's submitted exhibits identify their proposed setback from the street property line (39') and proposed conditions of approval, including 1) Coronado Stone treatment along the loading dock wall, 2) Enhanced landscaping and screening along Casburn Woods Drive, 3) Sound-dampening loading dock features, and 4) Pedestrian connection to the adjoining townhomes.

FINDINGS OF FACT:

- 1. Unnecessary hardship [would/would not] result from the strict application of the Ordinance because _____.*
- 2. The hardship results from conditions that [are/are not] peculiar to the property, such as location, size or topography because _____.*
- 3. The hardship [did/did not] result from actions taken by the applicant or the property owner because _____.*
- 4. The requested variance [is/is not] consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved because _____.*

The petitioner has been advised that the burden of proof and evidence upon submitting such application is the responsibility of the petitioner. Such proof and evidence presented must demonstrate that the required findings of fact have been met.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO:

Approve BOA-VAR-2026-02, subject to the terms and conditions identified in the petitioner's application, testimony, and site exhibit based on the required findings of fact.

OR

Deny BOA-VAR-2026-02 based on failure to meet the required findings of fact.

ATTACHMENTS

[Variance Findings of Fact Worksheet](#)

[BOA-VAR-2026-02 Staff Map](#)

[BOA-VAR-2026-02 - Application](#)

[BOA-VAR-2026-02 - Elevations and Colored Rendering](#)

[BOA-VAR-2026-02 - Site Plan and Exhibits](#)

[BOA-VAR-2026-02 - Landscape Plan](#)