



GREENSBORO
NORTH CAROLINA

PLANNING

GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment**, which is scheduled for **Monday, February 28, 2022 at 5:30 p.m.** *In order to protect public health, this meeting will be held only online.*

I. APPROVAL OF MINUTES

II. SWEARING IN OF STAFF

III. CONTINUANCES / WITHDRAWALS

IV. OLD BUSINESS

1. APPEAL OF CODE COMPLIANCE ADMINISTRATIVE DECISION

- a. BOA-22-08: **810 LEXINGTON AVENUE** Bulent Bediz appeals a Post-Tow Hearing Decision that the City demonstrated probable cause to tow abandoned and junked motor vehicles from the property. Zoning RM-12 (Residential Multifamily); Code of Ordinances Section 17-50; Cross Street - Haywood Street.

V. NEW BUSINESS

1. APPEAL OF CODE COMPLIANCE ADMINISTRATIVE DECISION

- a. BOA-22-09: **911 HAYWOOD STREET** Bulent Bediz appeals a Post-Tow Hearing Decision that the City demonstrated probable cause to tow abandoned and junked motor vehicles from the property. Zoning RM-12 (Residential Multifamily); Code of Ordinances Section 17-50; Cross Street – Lexington Avenue.
- b. BOA-22-10: **5710 BUDDINGWOOD DRIVE** Ronald McKenzie requests a variance to allow the building coverage of a proposed accessory structure to exceed 50% of the building coverage of the principal structure. The building coverage will be 1,140 square feet when no more than 691 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – Ravenwood Drive.
- c. BOA-22-11: **3803 REEDY FORK PARKWAY** City of Greensboro and Sensus, a Xylem brand, request a variance to allow a proposed 100 foot wireless telecommunication tower to be setback 46.75 feet from all property lines when at least 100 feet is required. Zoning PUD (Planned Unit Development); Section 30-8-10.2(K)(2)(b)(i); Cross Street – US Highway 29 South.
- d. BOA-22-12: **805 BLANTON PLACE** Ashlee and John Wagner request a variance to allow a proposed swimming pool to be located in front of the principal structure when viewed from a road or street. Zoning R-3 (Residential Single-Family); Section 30-8-11.9(C)(1); Cross Street – Wynnewood Drive.

- e. BOA-22-13: **1902 WESTRIDGE ROAD** Karen Bolyard on behalf of Jacqueline Williams requests two variances.
- i. To allow an existing principal structure to encroach 1.4 feet into a required 15 foot side setback. The principal structure is 13.6 feet from the side property line. Section 30-7-5.1 – Table 7-14.
 - ii. To allow an existing accessory structure to encroach 13.4 feet into a required 15 foot side setback. The accessory structure is 1.6 feet from the side property line. Section 30-8-11.1(C)(3).

Proposed Zoning CD-O (Conditional District-Office); Cross Street – Battleground Avenue.

- f. BOA-22-14: **3223 BATTLEGROUND AVENUE** DCTN3 558 Greensboro NC LLC requests a variance to allow a proposed building to encroach 5 feet into a required 15 foot street setback. The building will be 10 feet from the property line along Battleground Avenue. Zoning C-M (Commercial-Medium); Section 30-7-5.1 – Table 7-14; Cross Street – Westridge Road.

2. OTHER BUSINESS

3. ACKNOWLEDGEMENT OF ABSENCES

*If you would like to address the Board of Adjustment and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **10:00 a.m. on Monday, February 28, 2022.***

- Shayna Thiel (shayna.thiel@greensboro-nc.gov)
- Michael Kirkman (michael.kirkman@greensboro-nc.gov)

*You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night of the meeting. If you have a presentation, pictures or other materials you would like to provide as evidence/testimony to the Board of Adjustment as part of the meeting, please provide that to Planning staff no later than **12:00 p.m. on Friday, February 25, 2022.** No materials received after this date will be displayed at the meeting.*

Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336-373-2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Gary Canapinno, ADA Coordinator at 336-373-2723.

Interpreter services are available at no cost in accordance with Title VI. (Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.)