



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, March 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. VARIANCE

- a. 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.

V. NEW BUSINESS

1. VARIANCE

- a. BOA-22-15: **307 NORTH HOLDEN ROAD** Lawrence and Melissa Moore 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 – Dogwood Drive.
- b. BOA-22-16: **909 GLENWOOD AVENUE** Gregory Butler and Anna Kaplan request three variances.
 - i. To allow a proposed accessory dwelling to encroach 2.5 feet into a required 5 foot side setback. The accessory dwelling will be 2.5 feet from the side property line.
 - ii. To allow the heated floor area of a proposed accessory dwelling to be 340 square feet when at least 400 square feet is required.
 - iii. To not require the property owners to occupy either the primary or accessory dwelling.

Zoning R-5 (Residential Single-Family); Section 30-8-11.2; Cross Street – Haywood Street.

- c. BOA-22-17: **1101 COUNTRY CLUB DRIVE** Robert and Barbara Braswell request a variance to allow a proposed accessory structure to encroach 12 feet into a required 15 foot side street setback. The accessory structure will be 3 feet from the property line along Pembroke Road. Zoning R-5 (Single-Family Residential); Section 30-8-11.1(B)(1); Cross Street – Pembroke Road.

2. SPECIAL USE PERMIT

- a. BOA-22-18: **1500 HUFFINE MILL ROAD** James Gardner, on behalf of Christ's Commission Ministries International Inc., requests a special use permit to operate a community garden on the property that will (1) exceed one acre in size; (2) have an accessory structure that exceeds 12 feet in length, width and height; and (3) have electricity. Zoning R-5 (Residential Single-Family); Section 30-8-10.6(C); Cross Street – Mount Zion Street.

3. SPECIAL EXCEPTION

- a. BOA-22-19: **2127 MCKELVEY DRIVE** Nolan and Tyisiha Henry request a special exception to allow a proposed family care home to be 2,580 feet from another family care home located at 2006 Old Jones Road when at least 2,640 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.1(B)(1); Cross Street – Galway Drive.

VI. OTHER BUSINESS

VII. 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, March 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, March 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.)