



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, December 12, 2022 at 5:30 p.m.** in the Council Chamber of the Melvin Municipal Office Building.

I. APPROVAL OF MINUTES

II. SWEARING IN OF STAFF

III. CONTINUANCES / WITHDRAWALS

IV. OLD BUSINESS

V. NEW BUSINESS

- a. BOA-22-61: **5603 BUDDINGWOOD DRIVE** Stuart Nichols requests a special use permit to operate a tourist home on the property in addition to all uses permitted in the R-3 District. Zoning R-3 (Residential Single-Family); Section 30-8-1; Cross Street – Meadowood Street.
- b. BOA-22-62: **5603 BUDDINGWOOD DRIVE** Stuart Nichols requests a variance to allow the owner or operator of a proposed tourist home to reside off-site. Zoning R-3 (Residential Single-Family); Section 30-8-10.4(Q)(3); Cross Street – Meadowood Street.
- c. BOA-22-63: **624 SCOTT AVENUE** Don Alan Ray Jr. requests a special use permit to operate a tourist home on the property in addition to all uses permitted in the R-5 District. Zoning R-5 (Residential Single-Family); Section 30-8-1; Cross Street – Sherwood Street.
- d. BOA-22-64: **624 SCOTT AVENUE** Don Alan Ray Jr. requests a variance to allow the owner or operator of a proposed tourist home to reside off-site. Zoning R-5 (Residential Single-Family); Section 30-8-10.4(Q)(3); Cross Street – Sherwood Street.
- e. BOA-22-65: **319-A WEST FISHER AVENUE** RFH Properties LLC requests two variances.
  1. To allow a proposed tourist home to be located 0 feet from another tourist home when at least 400 feet is required. Section 30-8-10.4(Q)(1).
  2. To allow the owner or operator of a proposed tourist home to reside off-site. Section 30-18-10.4(Q)(3).Zoning O (Office); Cross Street – North Eugene Street.

- f. ZOA-22-66: **319-B WEST FISHER AVENUE** RFH Properties LLC requests two variances.
  - 1. To allow a proposed tourist home to be located 0 feet from another tourist home when at least 400 feet is required. Section 30-8-10.4(Q)(1).
  - 2. To allow the owner or operator of a proposed tourist home to reside off-site. Section 30-18-10.4(Q)(3).Zoning O (Office); Cross Street – North Eugene Street.
- g. BOA-22-67: **416 McADOO AVENUE** Jonathan Emmons requests a variance to allow two kitchen facilities for a proposed tourist home use when no more than one is allowed. Zoning TN (Traditional Neighborhood); Section 30-8-10.4(Q)(5); Cross Street – Murray Street.
- h. BOA-22-68: **4915 CANNON CROSSING WAY** Yanlu Li and Feng Gao request a variance to allow the owner or operator of a proposed tourist home to reside off-site. Zoning CD-RM-12 (Conditional District-Residential Multifamily); Section 30-8-10.4(Q)(3); Cross Street – Muirs Chapel Road.
- i. BOA-22-69: **3901 HUCKABEE DRIVE** FG Green Homes LLC requests a variance to allow a proposed principal dwelling to encroach 25.3 feet into a required 35 foot thoroughfare setback. The principal dwelling will be 9.7 feet from the property line along Franklin Boulevard. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – Franklin Boulevard.

## VI. OTHER BUSINESS

## VII. ACKNOWLEDGEMENT OF ABSENCES

*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.)*