



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 27, 2023 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-23-11: **3904 DOGWOOD DRIVE** Michael and Kristy Barnbeck request a variance to allow a proposed addition to encroach 7.4 feet into a required 10 foot side setback. The addition will be 2.6 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – North Holden Road.

- b. BOA-23-12: **1204 FULLER STREET** Faith Worship Believers Church Inc. requests two variances.

- i. To allow a proposed building to encroach 10 feet into a required 15 foot side street setback. The building will be 5 feet from the property line along an unimproved street right-of-way.
- ii. To allow a proposed building to encroach 10 feet into a required 20 foot rear setback. The building will be 10 feet from the rear property line.

Zoning R-5 (Residential Single-Family); Section 30-7-3.5 – Table 7-12; Cross Street – Van Wert Street.

- c. BOA-23-13: **3300 WEDGEWOOD PLACE** Nathan Horwitz requests two variances.

- i. To allow a proposed accessory structure to encroach 16.1 feet into a required 35 foot thoroughfare setback. The accessory structure will be 18.9 feet from the property line along West Friendly Avenue.
- ii. To allow an existing accessory structure to encroach 19 feet into a required 35 foot thoroughfare setback. The accessory structure is 16 feet from the property line along West Friendly Avenue.

Zoning R-3 (Residential Single-Family); Section 30-8-11.1(B)(1); Cross Street – Gwyn Lane.

- d. **BOA-23-14: 1601 HOOKS STREET** David Moore and Rosemary Moore request a variance to allow an existing house and proposed addition to encroach 16 feet into a required 35 foot thoroughfare setback. The house and addition will be 19 feet from the property line along East Florida Street. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – East Florida Street.
- e. **BOA-23-15: 8620 MCGUIRE ROAD** Charles and Joy Coverdale request two variances.
 - i. To allow the building coverage of all accessory structures on the lot to exceed 50% of the principal structure's building coverage. The building coverage of accessory structures will be 3,565 square feet when no more than 996 square feet is allowed. Section 30-8-11.1(A)(3).
 - ii. To allow a proposed accessory structure to exceed the height of the principal structure. Section 30-8-11.1(A)(2).

Zoning R-3 (Residential Single-Family); Cross Street – Bunker Hill Road.

- f. **BOA-23-16: 817 NORTH EUGENE STREET E & V** Properties requests three variances.
 - i. To allow a proposed swimming pool to be located in front of a principal structure (when viewed from a road or street). Section 30-8-11.9(C)(1).
 - ii. To allow a proposed fence located within 15 feet of a street right-of-way to exceed the maximum 4 foot height allowed by 2 feet. Section 30-9-4.6(A).
 - iii. To allow an existing house to encroach 11 feet into a required 15 foot side street setback. The house is 4 feet from the property line along Cleveland Street. Section 30-7-3.2 – Table 7-2.

Zoning R-5 (Residential Single-Family); Cross Street – Cleveland Street.

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.)