



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, April 24, 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

- a. 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.

### V. NEW BUSINESS

- a. BOA-23-17: **3840 WENDOVER INDUSTRIAL DRIVE** LeoTerra Development Inc. and LOFCO LLC request a special use permit to operate an asphalt plant on the property in addition to all uses permitted in the CD-HI District. Zoning CD-HI (Conditional District-Heavy Industrial); Section 30-8-1 - Table 8-1; Cross Street – Ward Road.
- b. BOA-23-18: **1809 HEILWOOD DRIVE** Danielle Wright requests a special exception to allow a proposed family care home to be 1,866 feet from another family care home located at 2001 Jane Street when at least 2,640 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.1(B)(1); Cross Street – Beckford Drive.

- c. BOA-23-19: **100 DUFFY AVENUE** Jose Cervantes requests a variance to allow a proposed house to encroach 11.8 feet into a required 44 foot front setback. The house will be 32.2 feet from the front property line. Zoning R-5 (Residential Single-Family); Section 30-7-1.4(A)(1); Cross Street – North Church 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.)*