



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, May 22, 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-23-20: **325 ERWIN STREET** Nicole Davis and Hatfield Charles request a re-hearing concerning variance requests from side setback requirements for an existing principal structure that were originally denied at the November 28, 2022 Board of Adjustment meeting. Zoning CD-RM-8 (Conditional District-Residential Multifamily); Section 30-7-3.5 – Table 7-12; Cross Street – Randleman Road.
- b. BOA-23-21: **1001 WEST CORNWALLIS DRIVE** Andrew Crone requests a variance to allow a proposed addition to encroach 30 feet into a required 30 foot rear setback. The addition will be 0 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Kirkpatrick Place.
- c. BOA-23-22: **308 NORTH CHAPMAN STREET** Alec Pollak and Swati Argade request two variances.
 - i. To allow a proposed accessory dwelling to encroach 0.2 feet into a required 5 foot side setback. The accessory dwelling will be 4.8 feet from the side property line.
 - ii. To allow the heated floor area of a proposed accessory dwelling to be 384 square feet when at least 400 square feet is required.Zoning R-5 (Residential Single-Family); Cross Street - Rolling Road. Section 30-8-11.2.
- d. BOA-23-23: **1812 HUNTINGTON ROAD** Ryan and Danielle Gioffre request a variance to allow a proposed addition to encroach 19.3 feet into a required 50 foot front setback. The addition will be 30.7 feet from the front property line. Zoning R-3 (Residential Single-Family); Section 30-7-1.4(A)(1)(b); Cross Street – Pembroke Road.

- e. BOA-23-24: **912 OLIVE STREET** Eric and Anna Phillips request a special exception to allow a proposed accessory structure to encroach 5 feet into a required 15 foot side street setback. The accessory structure will be 10 feet from the property line along East Bessemer Avenue. Zoning R-5 (Residential Single-Family); Section 30-8-11.1(B)(1); Cross Street – East Bessemer Avenue.
- f. BOA-23-25: **6718 FORSYTHIA DRIVE** Charles Tickner and David Bryan request a variance to allow the heated floor area of a proposed accessory dwelling to be 240 square feet when at least 400 square feet is required. Zoning R-3 (Residential Single-Family); Section 30-8-11.2(E); Cross Street – West Friendly Avenue.
- g. BOA-23-26: **2909 EAST GATE CITY BOULEVARD** Gateway Research Park, Inc. and North Carolina A&T State University request a variance to provide 173 parking spaces for buildings containing cultural/community, warehouse and office uses when at least 238 spaces are required. Zoning PI (Public and Institutional); Section 30-11-5 – Table 11-1; Cross Street – East Florida 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.)