



GREENSBORO
NORTH CAROLINA

PLANNING

GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at a special meeting of the **Greensboro Board of Adjustment**, which is scheduled for **Monday, June 5, 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-23-27: **3102 RANDLEMAN ROAD** GOC-KSC-RDC-JDC Family Limited Partnership LP appeals a Zoning Enforcement Officer Decision that an illegal use exists on the property. Zoning C-M (Commercial-Medium); Section 30-8-1.1 - Table 8-1, Section 30-10.4(C) and Section 30-8-10.5(G); Cross Street – Glendale Drive.
- b. BOA-23-28: **3040 RANDLEMAN ROAD** GOC-KSC-RDC-JDC Family Limited Partnership LP appeals a Zoning Enforcement Officer Decision that an illegal use exists on the property. Zoning CD-C-M (Conditional District-Commercial-Medium); Section 30-8-1.1 - Table 8-1 and Section 30-8-10.5(G); Cross Street – Glendale Drive.
- c. BOA-23-29: **3036 RANDLEMAN ROAD** GOC-KSC-RDC-JDC Family Limited Partnership LP appeals a Zoning Enforcement Officer Decision that an illegal use exists on the property. Zoning CD-C-M (Conditional District-Commercial-Medium); Section 30-8-1.1 - Table 8-1 and Section 30-8-10.5(G); Cross Street – Glendale Drive.
- d. BOA-23-30: **3034 RANDLEMAN ROAD** GOC-KSC-RDC-JDC Family Limited Partnership LP appeals a Zoning Enforcement Officer Decision that an illegal use exists on the property. Zoning CD-C-M (Conditional District-Commercial-Medium); Section 30-8-1.1 - Table 8-1 and Section 30-8-10.5(G); Cross Street – Glendale Drive.
- e. BOA-23-31: **3032 RANDLEMAN ROAD** GOC-KSC-RDC-JDC Family Limited Partnership LP appeals a Zoning Enforcement Officer Decision that an illegal use exists on the property. Zoning CD-RM-12 (Conditional District-Residential Multifamily); Section 30-8-1.1 - Table 8-1 and Section 30-8-10.5(G); Cross Street – Glendale Drive.

- f. 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.
- g. 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.
- h. 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.
- i. 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.)