



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, June 26, 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-23-21: **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.
- b. 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.
- c. 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.
- d. BOA-23-26: **2909 EAST GATE CITY BOULEVARD** Gateway Research Park, Inc. and North Carolina A&T State University request a variance to provide 166 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.

### V. NEW BUSINESS

- a. BOA-23-32: **2410 CYPRESS STREET** Deanne O'Connor requests 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-5 (Residential Single-Family); Section 30-8-11.2(E); Cross Street – Twelfth Street.
- b. BOA-23-33: **207 SOUTH BUNKER HILL ROAD** Roscoe and Kimberly Gray request three variances.

- i. To allow relief from a provision requiring a lot to abut and have direct vehicular access to a publicly maintained street. Section 30-9-3.1.
- ii. To allow the building coverage of all accessory structures on the lot to be 918 square feet when no more than 623 square feet is allowed. Section 30-8-11.1(A)(3).
- iii. To allow an accessory structure to be located in front of the front building line of the principal structure and in a required street setback. Section 30-8-11.1(B)(1).

Zoning R-3 (Residential Single-Family); Cross Street – West Market Street.

- c. BOA-23-34: **805 BELLAIRE STREET** James Hutton requests a variance to allow the building coverage of all accessory structures on the lot to be 720 square feet when no more than 600 square feet is allowed. Zoning R-5 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – Curry Street.
- d. BOA-23-35: **2415 RETRIEVER LANE** Kamenthri and Mobolaji Bakare requests a variance to allow a proposed addition to encroach 5.62 feet into a required 20 foot rear setback. The addition will be 14.38 feet from the rear property line. Zoning R-3 Cluster (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – Regents Park Lane.
- e. BOA-23-36: **3314 WINDRIFT DRIVE** Michael and Leah Williard request a variance to allow an existing accessory structure to be separated 0 feet from another structure on the lot when at least 10 feet is required. Zoning R-3 (Residential Single-Family); Section 30-8-11.2(D); Cross Street – Cascade Drive.
- f. BOA-23-37: **1416 WEST LAKE DRIVE** Marcella Clashman and Brian Schoonover request a variance to allow a proposed accessory dwelling to encroach 2 feet into a required 5 foot setback. The accessory dwelling will be 3 feet from the side property line. Zoning R-5 (Residential Single-Family); Section 30-8-11.2(D); Cross Street – Pamlico Drive.
- g. BOA-23-38: **325 ERWIN STREET** Nicole Davis and Hatfield Charles request two variances.
  - i. To allow an existing principal structure to encroach 6 feet into a required 25 foot side setback. The principal structure is 19 feet from the western side property line.
  - ii. To allow an existing principal structure to encroach 11.5 feet into a required 25 foot side setback. The principal structure is 13.5 feet from the eastern side property line.

Zoning CD-RM-8 (Conditional District-Residential Multifamily); Section 30-7-3.5 – Table 7-12; Cross Street – Randleman Road.

## 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.)*