



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, July 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

V. NEW BUSINESS

- a. 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.

- b. BOA-23-39: **1815 DALTON ROAD** Gray and Tara Sherrill request two variances.

- i. To allow an existing house and proposed addition to encroach 5.2 feet into a required 10 foot side setback. The house and addition will be 4.8 feet from the side property line.
- ii. To allow the proposed building coverage to exceed 30% of the total lot area. The building coverage will be 3,446 square feet when no more than 3,371 square feet is allowed based on current zoning.

Zoning R-3 (Residential Single-Family); Section 30-7-3.2 - Table 7-1; Cross Street - Saint Andrews Road.

- c. BOA-23-40: **4929-2105 WEST MARKET STREET** Tyler Driskill and Lalida Whittington request a variance to allow a proposed bar to be located 278 feet from a residentially zoned lot when at least 400 feet is required. Zoning CD-C-M (Conditional District-Commercial-Medium); Section 30-8-10.4(F)(1)(b)(ii)(b); Cross Street – Walnut Circle.

- d. BOA-23-41: **507 WOODLAWN AVENUE** Parlee and Patrick Noonan request a variance to allow a proposed accessory structure to encroach 5 feet into a required 10 foot side setback. The accessory structure will be 5 feet from the side property line. Zoning R-5 (Residential Single-Family); Section 30-8-11.1(C)(2); Cross Street – Lakeview Street.
- e. BOA-23-42: **4719, 4721, 5301, 5303 & 5305 RIDGEFALL ROAD** BMS Investment Properties LLC requests a variance to allow proposed houses to encroach 5 feet into a required 25 foot front setback. The houses will be 20 feet from the front property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 -- Table 7-2; Cross Street – Pleasant Ridge Road.
- f. BOA-23-43: **520 GUILFORD AVENUE** Patrick and Caitln Maloy; Deana Coble, Kenzi Watts, Martha Outlaw, Todd Rotruck, Aimee Rotruck, Philip Short, Douglas Kretschmaier, Lori Gerlach, Andrew Willis, Amy Zigler, Steve Landis, John Cockerham, Walter Watts, Alisha Wielfaert, and Neil Reitzel; and Westerwood Neighborhood Association appeal a Zoning Administrative Decision that the rights to a nonconforming group care facility are still in place on the property. Zoning R-5 (Residential Single-Family); Section 30-8-1 – Table 8-1 and Section 30-2-3.6; Cross Street – Fountain 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.)