



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, January 23, 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-23-01: **1921 WEST GATE CITY BOULEVARD** City of Greensboro requests a special use permit to place a temporary wireless telecommunications facility on the property in addition to all uses permitted in the A-O District for a period not to exceed six months. Zoning .A-O (Auto-Oriented); Section 30-8-12.5(B); Cross Street – Coliseum Boulevard.
  - b. BOA-23-02: **1124 SOUTH HOLDEN ROAD** Russell Standard NC LLC and Norfolk Southern Railway Company request a special use permit to operate an asphalt plant and other facilities for the manufacture and storage of chemicals, petroleum products, explosives and allied products on the property in addition to all uses permitted in the HI District. Zoning HI (Heavy Industrial); Section 30-8-1; Cross Street – Patterson Street.
  - c. BOA-23-03: **1124 SOUTH HOLDEN ROAD** Russell Standard NC LLC and Norfolk Southern Railway Company request three variances.
    - i. To allow all operations to be setback 10 feet from any property line when at least 50 feet is required. Section 30-8-10.5(A)(1)(a).
    - ii. To allow tanks, loading areas, or other facilities for the manufacturing, handling, or storage of flammable or explosive materials to be separated 330 feet from any residential district when at least 500 feet is required. Section 30-8-10.5(A)(1)(b).

- iii. To allow security fencing to be 6 feet in height around the perimeter of the operation when at least 8 feet is required. Section 30-8-10.5(A)(2).

Zoning HI (Heavy Industrial); Cross Street – Patterson Street.

- d. BOA-23-04: **508 PISGAH CHURCH ROAD** McDonald's Corporation requests a variance to provide 29 parking spaces for an existing eating and drinking establishment when at least 37 spaces are required. Zoning CD-C-M (Conditional District-Commercial-Medium); Section 30-11-5 – Table 11-1; Cross Street – North Elm Street.
- e. BOA-23-05: **3207 EDGEWATER DRIVE** John and Anna Nickels request two variances.
  - i. To allow a proposed accessory structure to be 8 feet from another structure on the lot when at least 10 feet is required. Section 30-8-11.1(E)(2).
  - ii. To allow an existing house to encroach 1.4 feet into a required 15 foot side street setback. The house is 13.6 feet from the side property line along West Avondale Drive. Section 30-7-3.2 – Table 7-1.

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

- f. BOA-23-06: **208 WEST FISHER AVENUE** First Presbyterian Church Corporation of Greensboro and E & V Properties LLC requests three special exceptions.
  - i. To allow a relocated building to encroach 6 feet into a 20 foot required front setback. The building will be 14 feet from the property line along North Greene Street. Section 30-7-3.2 – Table 7-7.
  - ii. To allow a relocated building to encroach 24.1 feet into a 35 foot required thoroughfare setback. The building will be 10.9 feet from the property line along West Fisher Avenue. Section 30-7-3.2 – Table 7-7.
  - iii. To provide 7 parking spaces for a multifamily use when at least 8 spaces are required. Section 30-11-5 – Table 11-1.

Proposed Zoning CD-RM-18 (Conditional District-Residential Multifamily); Cross Street – North Greene Street.

- g. BOA-23-07: **907 SUNSET DRIVE** Michael and Catharine Fortney request three variances.
  - i. To allow the building coverage of an expanded accessory structure to exceed 50% of the principal structure's building coverage. The building coverage of the accessory

structure will be 1,284 square feet when no more than 1,067 square feet is allowed. Section 30-8-11.1(A)(3).

- ii. To allow a proposed accessory dwelling to encroach 7 feet into a required 10 foot side setback. The accessory dwelling will be 3 feet from the side property line. Section 30-8-11.2(D).
- iii. To allow a proposed accessory dwelling to encroach 27 feet into a required 30 foot rear setback. The accessory dwelling will be 3 feet from the side property line. Section 30-8-11.2(D).

Zoning R-3 (Residential Single-Family); Cross Street – Woodland Drive.

#### 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.)*



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, February 27, 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-23-08: **809 DOVER ROAD** Peter and Sarah Evenson request three variances.

- i. To allow a proposed accessory dwelling to encroach 5 feet into a required 10 foot side setback. The accessory dwelling will be 5 feet from the side property line. Section 30-8-11.2(D).
- ii. To allow a proposed accessory dwelling to encroach 26 feet into a required 30 foot rear setback. The accessory dwelling will be 4 feet from the rear property line. Section 30-8-11.2(D).
- iii. To allow an existing accessory structure to be separated by 3 feet from another structure on the lot when at least 10 feet is required. Section 30-8-11.1(E)(2).

Zoning R-3 (Residential Single-Family); Cross Street - Cleburne Street.

b. BOA-23-09: **736 SOUTH CHIMNEY ROCK ROAD** Colonial Pipeline Company requests a special use permit to operate a facility for the manufacture and storage of chemicals, petroleum products, explosives and allied products on the property in addition to all uses permitted in the HI District. Proposed Zoning HI (Heavy Industrial); Section 30-8-1; Cross Street – Gallimore Dairy Road.

c. BOA-23-10: **736 SOUTH CHIMNEY ROCK ROAD** Colonial Pipeline Company requests a variance to allow tanks, loading areas, or other facilities for the manufacturing, handling, or storage of flammable or explosive materials to be located 284 feet from a residential district when at least 500 feet is required. Proposed Zoning HI (Heavy Industrial); Section 30-8-10.5(A)(1)(b)1; Cross Street – Gallimore Dairy Road.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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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, March 27, 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-23-11: **3904 DOGWOOD DRIVE** Michael and Kristy Barnbeck request a variance to allow a proposed addition to encroach 7.4 feet into a required 10 foot side setback. The addition will be 2.6 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – North Holden Road.

- b. 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.

- c. BOA-23-13: **3300 WEDGEWOOD PLACE** Nathan Horwitz requests two variances.

- i. To allow a proposed accessory structure to encroach 16.1 feet into a required 35 foot thoroughfare setback. The accessory structure will be 18.9 feet from the property line along West Friendly Avenue.
- ii. To allow an existing accessory structure to encroach 19 feet into a required 35 foot thoroughfare setback. The accessory structure is 16 feet from the property line along West Friendly Avenue.

Zoning R-3 (Residential Single-Family); Section 30-8-11.1(B)(1); Cross Street – Gwyn Lane.

- d. **BOA-23-14: 1601 HOOKS STREET** David Moore and Rosemary Moore request a variance to allow an existing house and proposed addition to encroach 16 feet into a required 35 foot thoroughfare setback. The house and addition will be 19 feet from the property line along East Florida Street. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – East Florida Street.
  
- e. **BOA-23-15: 8620 MCGUIRE ROAD** Charles and Joy Coverdale request two variances.
  - i. To allow the building coverage of all accessory structures on the lot to exceed 50% of the principal structure's building coverage. The building coverage of accessory structures will be 3,565 square feet when no more than 996 square feet is allowed. Section 30-8-11.1(A)(3).
  - ii. To allow a proposed accessory structure to exceed the height of the principal structure. Section 30-8-11.1(A)(2).

Zoning R-3 (Residential Single-Family); Cross Street – Bunker Hill Road.

- f. **BOA-23-16: 817 NORTH EUGENE STREET E & V Properties** requests three variances.
  - i. To allow a proposed swimming pool to be located in front of a principal structure (when viewed from a road or street). Section 30-8-11.9(C)(1).
  - ii. To allow a proposed fence located within 15 feet of a street right-of-way to exceed the maximum 4 foot height allowed by 2 feet. Section 30-9-4.6(A).
  - iii. To allow an existing house to encroach 11 feet into a required 15 foot side street setback. The house is 4 feet from the property line along Cleveland Street. Section 30-7-3.2 – Table 7-2.

Zoning R-5 (Residential Single-Family); Cross Street – Cleveland Street.

## VI. OTHER BUSINESS

## VII. ACKNOWLEDGEMENT OF ABSENCES

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## 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

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## 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

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## 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

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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

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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 **Wednesday, July 12, 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-23-25: **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.
- c. 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 request 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

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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

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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, August 28, 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-23-33: **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.

- b. 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.

### V. NEW BUSINESS

- a. BOA-23-44: **2103 MIMOSA DRIVE** James and Margaret Wynn request a variance to allow an existing addition to encroach 4 feet into a required 5 foot side setback. The addition is 1 foot from the side property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street - Catalina Drive.

- b. BOA-23-45: **6 WESTMINSTER COURT** Brian and Whitney Kuebert request a variance to allow a proposed addition to encroach 4.92 feet into a required 30 foot rear setback. The addition will be 25.08 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Westminster Drive.
- c. BOA-23-46: **1003 FAIRMONT STREET** Lacara Lynch and Russell Williams request a variance to allow a proposed addition to encroach 12 feet into a required 55.7 foot front setback. The addition will be 43.7 feet from the front property line. Zoning R-5 (Residential Single-Family); Section 30-7-1.4(A)(1)(b); Cross Street – Adams Street.
- d. BOA-23-47: **8 DEVONSHIRE DRIVE** Melissa Gebhardt requests a variance to allow a proposed house to encroach 10 feet into a required 40 foot front setback. The house will be 30 feet from the front property line. Zoning R-3 (Residential Single-Family); Section 30-7-1.4(A)(1)(b); Cross Street – Battleground Avenue.
- e. BOA-23-48: **1216 LAKEWOOD DRIVE** Sharol Gauthier, Marcel Gauthier and Shirl Hoffman request two variances.
- i. To allow a proposed accessory dwelling to encroach 4.87 feet into a required 10 foot side setback. The accessory dwelling will be 5.13 feet from the side property line.
  - ii. To allow a proposed accessory dwelling to encroach 19.33 feet into a required 30 foot rear setback. The accessory dwelling will be 10.67 feet from the rear property line.
- Zoning R-3 (Residential Single-Family); Section 30-8-11.2(D); Cross Street – Farrar Drive.
- f. BOA-23-49: **5401 WEST MARKET STREET** Mike's Tire & Service Center Inc. requests a variance to allow an existing freestanding sign over 6 feet in height to be located within 100 feet of a residential zoning district. Zoning C-M (Commercial-Medium); Section 30-14-7.3(B)(3); Cross Street – Montlieu Avenue.
- g. BOA-23-50: **414 BEVERLY PLACE** Brian and Annemarie Dloniak request two variances.
- i. To allow a proposed accessory structure to encroach 17.44 feet into a required 35 foot thoroughfare setback. The accessory structure will be 17.56 feet from the property line along West Friendly Avenue. Section 30-8-11.1(B)(1)
  - ii. To allow a proposed accessory structure to encroach 6.83 feet into a required 10 foot side setback. The accessory structure will be 3.17 feet from the side property line. Section 30-8-11.1(C)(2).
- Zoning R-3 (Residential Single-Family); Cross Street – Gwyn Lane.
- h. BOA-23-51: **5503 GREENLEE ROAD** Michael Lalama and D. Michelle Young request a variance to allow a proposed addition to encroach 4.29 feet into a required 10 foot side setback. The addition will be 5.71 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Condor Drive.

- i. BOA-23-52: **1804 EAST MARKET STREET** NC A&T Real Estate Foundation Inc., sole member of Bulldog Real Estate Holdings of East Greensboro LLC, requests a variance to allow proposed buildings to be 75 feet in height when the maximum allowed height is 55 feet. Zoning UMU (University Mixed Use) and within the East Market Street Pedestrian Scale Overlay (PSO); Section 30-7-8.9(B)(1); Cross Street – South Benbow Road.
- j. BOA-23-53: **2710 KOURY BOULEVARD** Koury Corporation requests two variances.
  - i. To allow drive-through stacking lanes on a lot abutting an AO (Auto Oriented) District to be set back 5 feet from the property line when at least 30 feet is required and to waive the landscaping requirements of 30-8-10.4(l)(3)(b).
  - ii. To allow drive-through stacking lanes within 50 feet and visible from the roadway to be set back 7 feet from the right-of-way along Koury Boulevard when at least 20 feet is required and to waive the landscaping requirements of 30-8-10.4(l)(3)(c).

Zoning AO (Auto Oriented); Section 30-8-10.4(l)(3); Cross Street – West Gate City Boulevard.

#### VI. OTHER BUSINESS

#### VII. ACKNOWLEDGEMENT OF ABSENCES

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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 **Tuesday, September 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-23-44: **2103 MIMOSA DRIVE** James and Margaret Wynn request a variance to allow an existing addition to encroach 4 feet into a required 5 foot side setback. The addition is 1 foot from the side property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street - Catalina Drive.

V. NEW BUSINESS

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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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, October 23, 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-23-43: **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.

### V. NEW BUSINESS

- a. BOA-23-54: **602 CRESTWOOD DRIVE** Michael Crawford requests a variance to allow the building coverage of all accessory structures on the lot to be 808 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 – Gracewood Drive.
- b. BOA-23-55: **3106 MADISON AVENUE** Robert and Susan Tayloe request three variances.
  - i. To allow the building coverage of all accessory structures on the lot to be 1,998 square feet when no more than 1,408 square feet is allowed. 30-8-11.1(A)(3).
  - ii. To allow an expanded accessory structure to encroach 1 foot into a required 3 foot side setback. The accessory structure will be 2 feet from the side property line. 30-8-11.1(C)(2).
  - iii. To allow an expanded accessory structure to be 7 feet from another structure on the lot when at least 10 feet is required. 30-8-11.1(E)(2).

Zoning R-3 (Residential Single-Family); Cross Street – East Avalon Drive.

- c. BOA-23-56: **2325 NEWTON STREET** Juan Luis Valadez Padilla requests two variances.
- i. To allow the building coverage of all accessory structures on the lot to be 651 square feet when no more than 600 square feet is allowed. Section 30-8-11.1(A)(3).
  - ii. To allow an existing accessory structure to encroach 9 feet into a required 10 foot side setback. The accessory structure is 1 feet from the side property line. Section 30-8-11.1(C)(2).

Zoning R-5; Section 30-8-11.1(C)(2); Cross Street – Creek Ridge Road.

- d. BOA-23-57: **203 SUMMERWALK ROAD** Jeffrey Hawkins requests a variance to allow a proposed addition to encroach 3 feet into a required 20 foot rear setback. The addition will be 17 feet from the rear property line. Zoning R-3 Cluster (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – North Church Street.
- e. BOA-23-58: **2005 ETTA COURT** American Property Services Company requests a variance to allow a proposed house to encroach 11.7 feet into a required 20 foot rear setback. The house will be 8.3 feet from the rear property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – West Terrell Street.
- f. BOA-23-59: **7807 AIRPORT CENTER DRIVE** Branch Banking and Trust Company requests a variance to allow two freestanding signs along the northern frontage of Airport Center Drive between Corsair Lane and North Regional Road when only one is allowed. Zoning BP (Business Park); Section 30-14-7.3 – Table 14-2; Cross Street – North Regional Road.

## VI. OTHER BUSINESS

## VII. ACKNOWLEDGEMENT OF ABSENCES

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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, November 27, 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-23-58: **2005 ETTA COURT** American Property Services Company requests a variance to allow a proposed house to encroach 11.7 feet into a required 20 foot rear setback. The house will be 8.3 feet from the rear property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 - Table 7-2; Cross Street - West Terrell Street.

V. NEW BUSINESS

- a. BOA-23-60: **2224 WEST FLORIDA STREET** Habitat for Humanity of Greater Greensboro Inc. requests a variance to allow a proposed house to encroach 5 feet into a required 41 foot front setback. The house will be 36 feet from the front property line. Zoning R-5 (Residential Single-Family); Section 30-7-1.4(A)(1)(b); Cross Street – Rainbow Drive.

- b. BOA-23-61: **1119 GRAYLAND STREET** Charles Hall requests two variances.

- i. To allow an existing house and proposed addition to encroach 8.33 feet into a required 15 foot side street setback. The house and addition will be 6.67 feet from the side property line along West Northwood Street. Section 30-7-3.2 – Table 7-2.

- ii. To allow an existing fence located within 15 feet of a street right-of-way along West Northwood Street to exceed the maximum 4 foot height allowed by 2 feet. Section 30-9-4.6(A).

Zoning R-5 (Residential Single-Family); Cross Street – West Northwood Street.

- c. BOA-23-62: **905 DOVER ROAD** Brian and Emalene Disney request two variances.

- i. To allow a proposed house to encroach 9 feet into a required 36.6 front setback. The house will be 27.6 feet from the front property line. Section 30-7-1.4(A)(1)(b).

- ii. To allow a proposed house to encroach 18.4 feet into a required 30 foot rear setback. The house will be 11.6 feet from the rear property line. Section 30-7-3.2 – Table 7-1.

Zoning R-3 (Residential Single-Family); Cross Street – Nottingham Road.

- d. BOA-23-63: **700 MAGNOLIA STREET** Mitchell Kamphius requests a special exception to allow a proposed accessory structure to encroach 2.58 feet into a required 3 foot side setback. The accessory structure will be 0.42 feet from the side property line. Zoning R-7 (Residential Single-Family); Section 30-8-11-1(C)(2); Cross Street – Leftwich Street.

#### VI. OTHER BUSINESS

#### VII. ACKNOWLEDGEMENT OF ABSENCES

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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, December 11, 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-23-43: **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.
- b. BOA-23-58: **2005 ETTA COURT** American Property Services Company requests a variance to allow a proposed house to encroach 11.7 feet into a required 20 foot rear setback. The house will be 8.3 feet from the rear property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 - Table 7-2; Cross Street - West Terrell Street.
- c. BOA-23-62: **905 DOVER ROAD** Brian and Emalene Disney request two variances.
  - i. To allow a proposed house to encroach 9 feet into a required 36.6 front setback. The house will be 27.6 feet from the front property line. Section 30-7-1.4(A)(1)(b).
  - ii. To allow a proposed house to encroach 18.4 feet into a required 30 foot rear setback. The house will be 11.6 feet from the rear property line. Section 30-7-3.2 – Table 7-1.Zoning R-3 (Residential Single-Family); Cross Street – Nottingham Road.
- d. BOA-23-61: **1119 GRAYLAND STREET** Charles Hall requests two variances.
  - i. To allow an existing house and proposed addition to encroach 8.33 feet into a required 15 foot side street setback. The house and addition will be 6.67 feet from the side property line along West Northwood Street. Section 30-7-3.2 – Table 7-2.

- ii. To allow an existing fence located within 15 feet of a street right-of-way along West Northwood Street to exceed the maximum 4 foot height allowed by 2 feet. Section 30-9-4.6(A).

Zoning R-5 (Residential Single-Family); Cross Street – West Northwood Street.

V. NEW BUSINESS

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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