



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 22, 2024 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-24-01: **1801 MURRAYHILL ROAD** Alejandrina Velazquez requests two variances.
- i. To allow the area devoted to a home occupation to occupy approximately 700 square feet when no more than 430 square feet is allowed. Section 30-8-11.5(A).
 - ii. To allow instructions in music, dancing, art, or similar subjects to have more than 5 students at a time. Section 30-8-11.5(C)(7).

Zoning RM-18 (Residential Multifamily); Cross Street – Beagle Street.

- b. BOA-24-02: **3108 MADISON AVENUE** David and Anna Caton appeal a Notice of Violation that an existing wall exceeds the maximum 7 foot height allowed by up to 3 feet. Zoning R-3 (Residential Single-Family); Section 30-9-4.6(A); Cross Street – East Avondale Drive.
- c. BOA-24-03: **408 MARTIN LUTHER KING JUNIOR DRIVE** New Zion Missionary Baptist Church Inc. requests a variance to allow the area of a proposed electronic message board to be 29.75 square feet when no more than 14.88 square feet is allowed. Zoning TN (Traditional Neighborhood); Section 30-14-8.1 – Table 14-4; Cross Street – East Gate City Boulevard.
- d. BOA-24-04: **1011 ROSS AVENUE** Beverly Bradshaw 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 – South Benbow Road.

- e. BOA-24-05: **1615 ALDERMAN DRIVE** Perrin Carrell, Michelle Reed, Michelle Huffman and Timothy Huffman request two variances.

- i. To allow a proposed accessory dwelling to encroach 2.47 feet into a required 10 foot side setback. The accessory dwelling will be 7.53 feet from the side property line.
- ii. To allow a proposed accessory dwelling to encroach 16.65 feet into a required 30 foot rear setback. The accessory dwelling will be 13.35 feet from the rear property line.

Zoning R-3 (Residential Single-Family); Section 30-8-11.2; Cross Street – McDowell Drive.

- f. BOA-24-06: **1937 FLEMING ROAD** Timothy and Angela Fowler request a variance to allow the building coverage of all accessory structures on the lot to be 1,590 square feet when no more than 1,034 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – Isaacson Boulevard.

- g. BOA-24-07: **3412 DOGWOOD DRIVE** Jessica Driggers requests two variances.

- i. To allow the building coverage of all accessory structures on the lot to be 1,176 square feet when no more than 878 square feet is allowed. Section 30-8-11.1(A)(3).
- ii. To allow a proposed accessory structure to encroach 7 feet into a required 10 foot side setback. The accessory structure will be 3 feet from the side property line. Section 30-8-11.1(C)(2).

Zoning R-3 (Residential Single-Family); Cross Street – Beverly Place.

- h. BOA-24-08: **206 BEVERLY PLACE** Charles Winfree requests a variance to allow a proposed addition to encroach 10.62 feet into a required 67.25 foot front setback. The addition will be 56.63 feet from the front property line. Zoning R-3 (Residential Single-Family); 30-7-1.4(A)(1)(b); Cross Street – Kirby 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.)