



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 26, 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-24-09: **122 NORTH ELM STREET** Greensboro Symphony Orchestra Inc. and 122 N ELM STREET LLC request a variance to allow 100% of a proposed sign face to be comprised of an electronic message board when no more than 75% is allowed. The electronic message board will be 160 square feet when no more than 120 square feet is allowed. Zoning CB (Central Business); Section 30-14-8.1 – Table 14-4; Cross Street – East Friendly Avenue.

b. BOA-24-10: **1512 PICHARD STREET** Robert and Brinda Massey request three variances.

i. To allow a proposed accessory dwelling to encroach 13.5 feet into a required 20 foot rear setback. The accessory dwelling will be 6.5 feet from the rear property line. 30-8-11.2(D).

ii. To allow the heated floor area of a proposed accessory dwelling to be 240 square feet when at least 400 square feet is required. 30-8-11.2(E).

iii. To allow the owner of the property to not occupy either the primary or the accessory dwelling. 30-8-11.2(B).

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

c. BOA-24-11: **3008 MADISON AVENUE** Daniel and Christine Eddy request a variance to allow a proposed addition to encroach 15 feet into a required 30 foot rear setback. The addition will be 15 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Homewood Avenue.

d. BOA-24-12: **3602 LAWDALE DRIVE** The Crown Companies LLC and Christ Lutheran Church request a variance to allow a proposed building to encroach 12.28 feet into a required 15 foot street setback. The building will be 2.72 feet from the property line along Pisgah Church Road. Zoning CD-C-L (Conditional District-Commercial-Low); Section 30-7-5.1 – Table 7-14; Cross Street – Pisgah Church 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.)