



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, June 24, 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

- a. BOA-24-13: **3106 MADISON AVENUE** Robert and Susan Tayloe request a variance to allow a proposed addition to encroach 7.5 feet into a required 10 foot side setback. The addition will be 2.5 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – East Avondale Drive.

V. NEW BUSINESS

- a. BOA-24-22: **3519 SOUTH ELM-EUGENE STREET** Gerardo Plata Patricio requests a special use permit to operate an urban farm on the subject property in addition to all uses permitted in the R-3 District. Zoning R-3 (Residential Single-Family); Section 30-8-1 – Table 8-1; Cross Street – East Vandalia Road.

- b. BOA-24-23: **1508 LAFAYETTE COURT** Robby and Kelli Robinson request a variance to allow an existing fence to exceed the maximum 7 foot height allowed by up to 1 foot. Zoning R-3 (Residential Single-Family); Section 30-9-4.6(A); Cross Street – Lafayette Avenue.

- c. BOA-24-24: **306 HOLT AVENUE** JCMNC LLC requests two variances.

- i. To allow a proposed house to encroach 5 feet into a required 31 foot front setback. The house will be 26 feet from the front property line. Section 30-7-1.4(A)(1)(b).

- ii. To allow a proposed house to encroach 4 feet into a required 15 foot rear setback. The house will be 11 feet from the rear property line. Section 30-7-3.2 – Table 7-7.

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

- d. BOA-24-25: **4810 FOX CHASE ROAD** Brittney Mercer requests a variance to allow a proposed house to encroach 85 feet into a required 125 foot front setback. The house will be 40 feet from the front property line. Zoning R-3 (Residential Single-Family); Section 30-7-1.4(A)(1)(b); Cross Street – Fleming Road.

- e. BOA-24-26: **3603 MOSSBOROUGH DRIVE** Daniel and Caitlin York request a variance 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. Zoning R-3 (Residential Single-Family); Section 30-8-11.2(A); Cross Street – Forest Hill Drive.
- f. BOA-24-27: **1604 COLLEGE PARK DRIVE NORTH** Erin Graham requests a variance to allow a proposed short term rental to be separated 451 feet from another short term rental at 1715 West Market Street when a minimum of 750 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.4(U)(2); Cross Street – Mayflower Drive.
- g. BOA-24-28: **4123 DRIFTWOOD ROAD** Richard and Courtney Whittington request a variance to allow a proposed addition to encroach 5.1 feet into a required 10 foot side setback. The addition will be 4.9 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Miltwood 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.)