



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 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

- a. BOA-24-11: **3008 MADISON AVENUE** Daniel and Christine Eddy request a variance to allow a proposed addition to encroach 10 feet into a required 30 foot rear setback. The addition will be 20 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 - Table 7-1; Cross Street - Homewood Avenue.
- b. BOA-24-21: **3108 MADISON AVENUE** David and Anna Caton request a variance to allow an existing wall to exceed the maximum 7 foot height allowed by up to 5 feet. Zoning R-3 (Residential Single-Family); Section 30-9-4.6(A); Cross Street - East Avondale Drive.

### V. NEW BUSINESS

- a. BOA-24-29: **3724 SAGAMORE DRIVE** Jeffrey and Sandra Sims request a variance to allow a proposed accessory structure over 15 feet tall to encroach 3.2 feet into a required 10 foot side setback. The accessory structure will be 6.8 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(C)(2). Cross Street – Cardinal Way.
- b. BOA-24-30: **5385 BEECHMONT DRIVE** Keith and Megan Kepler request a variance to allow a proposed addition to encroach 19.21 feet into a required 30 foot rear setback. The addition will be 10.79 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Jessup Grove Road.
- c. BOA-24-31: **4409 WILLIAMSBURG ROAD** Paul and Beatriz Carrillo request a variance to allow a short term rental to be separated 322 feet from another short term rental at 908 Moran Drive when a minimum of 750 feet is required. Zoning R-3 (Residential Single-Family); Section 30-8-10.4(U)(2); Cross Street – Montrose Drive.
- d. BOA-24-32: **3021 PACIFIC AVENUE** Steven Hodgkin requests a variance to provide 18 parking spaces for a special events facility when at least 65 spaces are required. Zoning HI (Heavy Industrial); Section 30-11-5 – Table 11-1; Cross Street – Industrial Avenue.

e. BOA-24-33: **519 MUIRS CHAPEL ROAD** Christian Browne and Thomas Browne request three variances.

- i. To allow a home occupation to be conducted outside the residence. Section 30-8-11.5(C)(2).
- ii. To allow persons who are not occupants of the dwelling to go by the dwelling to pick up orders, supplies or other items related to a home occupation. Section 30-8-11.5(C)(6)(c).
- iii. To allow outdoor storage of items related to a home occupation. Section 30-8-11.5(B).

Zoning R-3 (Residential Single-Family); Cross Street – Tower 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.)*