



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 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

- a. BOA-24-33: **519 MUIRS CHAPEL ROAD** Christian Browne and Thomas Browne request two variances.
 - i. To allow a home occupation to be conducted outside the residence. Section 30-8-11.5(C)(2).
 - ii. 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.

V. NEW BUSINESS

- b. BOA-24-34: **1905 ELWOOD AVENUE** Modeste Tchouaso requests a variance to allow a short term rental to be separated 261 feet from another short term rental at 1812 Elwood Avenue when a minimum of 750 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.4(U)(2); Cross Street – Coliseum Boulevard.
- c. BOA-24-35: **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.
- d. BOA-24-36: **2204 RED FOREST ROAD** John and Pamela Porter request a variance to allow the total building coverage of all accessory structures on the lot to be 1,694 square feet when no more than 1,200 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – Pebble Drive.
- e. BOA-24-37: **4234 ASHLAND DRIVE** JCMNC LLC requests three variances.
 - i. To allow a proposed house to encroach 7.8 feet into a required 27.8 foot front setback. The house will be 20 feet from the front property line. Section 30-7-1.4(A)(1)(b).

- ii. To allow a proposed house to encroach 6.6 feet into a required 20 foot rear setback. The house will be 13.4 feet from the western rear property line. Section 30-7-3.2 – Table 7-2.
- iii. To allow a proposed house to encroach 14 feet into a required 20 foot rear setback. The house will be 6 feet from the eastern rear property line. Section 30-7-3.2 – Table 7-2.

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

- f. BOA-24-38: **5502 WEST FRIENDLY AVENUE** Three White Oaks Properties LLC requests a variance to allow a short term rental to be separated 390 feet from another short term rental at 4511 Foxwood Drive when a minimum of 750 feet is required. Zoning O (Office); Section 30-8-10.4(U)(2); Cross Street – Dolley Madison 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.)