



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, October 28, 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-24-39: **1108 JULIAN STREET** Eve Hodnett-Ferrell, Kenneth Ferrell and Kyla Ferrell request a special exception to allow a proposed family care home to be 893 feet from a family care home located at 1403 South Benbow Road and 2,388 feet from a family care home at 1309 Gorrell Street when at least 2,640 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.1(B)(1); Cross Street – South Benbow Road.
- b. BOA-24-43: **301 FISHER PARK CIRCLE E & V Properties LLC** appeals a determination of the Zoning Administrator related to allowed uses on the subject property. Zoning R-5 (Residential Single-Family); Section 30-8-1 – Table 8-1; Cross Street – Victoria Street.

V. NEW BUSINESS

- a. BOA-24-44: **301 FISHER PARK CIRCLE E & V Properties LLC** appeals a Notice of Violation related to a condition of the special use permit for a tourist home use on the subject property. Zoning R-5 (Residential Single-Family); Section 30-8-1 – Table 8-1; Cross Street – Victoria Street.
- b. BOA-24-45: **2407 TEXTILE DRIVE** Torrence Brown requests a special exception to allow a proposed family care home to be 1,612 feet from a family care home at 1310 Elwell Avenue, 1,703 feet from a family care home at 2008 Chatwick Drive, and 2,054 feet from a family care home at 1209 Westhampton Drive when at least 2,640 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.1(B)(1); Cross Street – Lombardy Street.
- c. BOA-24-46: **1902 MADISON AVENUE** Kenneth Overbey requests a variance to allow the total building coverage of all accessory structures on the lot to be 1,586 square feet when no more than 1,189 square feet is allowed. Zoning R-5 (Residential Single-Family); Section 30-8-11-1(A)(3); Cross Street – North Tremont Drive.

- d. BOA-24-47: **3522 CHARING CROSS ROAD** Jacqueline McClain requests a variance to allow a proposed house to encroach 9.42 feet into a required 35 foot thoroughfare setback. The house will be 25.58 from the property line along I-840. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Cotswold Terrace.
- e. BOA-24-48: **3524 CHARING CROSS ROAD** Jacqueline McClain requests a variance to allow a proposed house to encroach 30.08 feet into a required 35 foot thoroughfare setback. The house will be 4.92 from the property line along I-840. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Cotswold Terrace.
- f. BOA-24-49: **2304 FORTUNE LANE** Alexander and Kheyne Gratzek request a variance to allow a short term rental to be separated 679 feet from a permitted short term rental at 2302 Lawndale Drive when a minimum of 750 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.4(U)(2); Cross Street – Battleground Avenue.
- g. BOA-24-50: **2021 SAINT ANDREWS ROAD** Adam Satterfield and Pamela Callahan request a variance to allow the total building coverage of all accessory structures on the lot to be 3,223 square feet when no more than 2,206 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1 (A)(3); Cross Street – Carlisle Road.
- h. BOA-24-51: **1803 MOUNT HOPE CHURCH ROAD & 5421 MILLSTREAM ROAD** Millstream Road LLC requests a variance to allow a proposed convenience store with fuel pumps to include fueling stations designed for seven tractor trailers or other heavy trucks when no more than three are allowed. Zoning CD-C-M (Conditional District-Commercial-Medium); Section 30-15-4; Cross Street – Millstream Road and Mount Hope 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.)