



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, November 25, 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-24-45: **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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. 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.

V. NEW BUSINESS

- a. BOA-24-52: **2719 EAST MARKET STREET** Paul Brown requests a variance to allow a proposed building to encroach 15 feet into a required 25 foot perimeter setback along the rear property line. The building will be 10 feet from the rear property line. Zoning LI (Light Industrial); Section 30-7-6.1 – Table 7-15; Cross Street – Penn Place.
- b. BOA-24-53: **202-B & 202-C WILSON STREET**: Erika and Bruce Clark request a determination to allow a nonconforming short term rental use to be established on the same property as an existing nonconforming multifamily residential use. Zoning R-5 (Residential Single-Family); Section 30-8-1 – Table 8-1 and Section 30-2-3.4(B); Cross Street – West Friendly Avenue.
- c. BOA-24-54: **8309 WEST MARKET STREET, 110 SOUTH REGIONAL ROAD & 120 SOUTH REGIONAL ROAD** Texon Midstream LLC, Norfolk Southern Railway Company and Southern Region Industrial Realty Inc. request a special use permit to operate a facility for the manufacture and storage of chemicals, petroleum products, explosives, and allied products, in addition to all uses permitted in the HI District, except cemeteries. Proposed Zoning CD-HI (Conditional District-Heavy Industrial); Section 30-8-1 – Table 8-1 and Section 30-8-10.5(A); Cross Street – South Regional Road and West Market Street.
- d. BOA-24-55: **1506 KNIGHTWOOD DRIVE** John and Leslie Turner request a variance to allow a proposed addition to encroach 6.8 feet into a required 20 foot rear setback. The addition will be 13.2 feet from the rear property line. Zoning R-3 Cluster (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – Kacey Meadows Drive.
- e. BOA-24-56: **2001-103 & 2001-105 YANCEYVILLE STREET** Historic Revolution LLC requests a variance to allow a proposed bar to be located 368 feet from a residentially zoned lot when at least 400 feet is required. Zoning CD-LIM (Conditional District-Light Industrial Mixed); Section 30-8-10.4(F)(1)(b)(ii)(b); Cross Street – East Cornwallis Drive.
- f. BOA-24-57: **1301 ALAMANCE CHURCH ROAD** Mount Zion Baptist Church of Greensboro Inc. requests two variances.
 - i. To allow a proposed freestanding sign to be 8 feet in height when the maximum allowed height is 6 feet.
 - ii. To allow a total of two freestanding signs on the property when only one freestanding sign is allowed.

Zoning R-5 (Residential Single-Family); Section 30-14-8.1 – Table 14-2; Cross Street – Willow Road.

- g. BOA-24-58: **1301 ALAMANCE CHURCH ROAD** Mount Zion Baptist Church of Greensboro Inc. requests a special exception to allow the minimum hold time of a proposed electronic message board to be 1 minute and the off-hours to be 10 p.m. to 7 a.m. Zoning R-5 (Residential Single-Family); Section 30-14-8.1 – Table 14-4; Cross Street – Willow 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.)