



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, January 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

V. NEW BUSINESS

- a. BOA-24-01: **1801 MURRAYHILL ROAD** Alejandrina Velazquez requests two variances.
- i. To allow the area devoted to a home occupation to occupy approximately 700 square feet when no more than 430 square feet is allowed. Section 30-8-11.5(A).
 - ii. To allow instructions in music, dancing, art, or similar subjects to have more than 5 students at a time. Section 30-8-11.5(C)(7).

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

- b. BOA-24-02: **3108 MADISON AVENUE** David and Anna Caton appeal a Notice of Violation that an existing wall exceeds the maximum 7 foot height allowed by up to 3 feet. Zoning R-3 (Residential Single-Family); Section 30-9-4.6(A); Cross Street – East Avondale Drive.
- c. BOA-24-03: **408 MARTIN LUTHER KING JUNIOR DRIVE** New Zion Missionary Baptist Church Inc. requests a variance to allow the area of a proposed electronic message board to be 29.75 square feet when no more than 14.88 square feet is allowed. Zoning TN (Traditional Neighborhood); Section 30-14-8.1 – Table 14-4; Cross Street – East Gate City Boulevard.
- d. BOA-24-04: **1011 ROSS AVENUE** Beverly Bradshaw requests a variance to allow the building coverage of all accessory structures on the lot to be 720 square feet when no more than 600 square feet is allowed. Zoning R-5 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – South Benbow Road.

- e. BOA-24-05: **1615 ALDERMAN DRIVE** Perrin Carrell, Michelle Reed, Michelle Huffman and Timothy Huffman request two variances.

- i. To allow a proposed accessory dwelling to encroach 2.47 feet into a required 10 foot side setback. The accessory dwelling will be 7.53 feet from the side property line.
- ii. To allow a proposed accessory dwelling to encroach 16.65 feet into a required 30 foot rear setback. The accessory dwelling will be 13.35 feet from the rear property line.

Zoning R-3 (Residential Single-Family); Section 30-8-11.2; Cross Street – McDowell Drive.

- f. BOA-24-06: **1937 FLEMING ROAD** Timothy and Angela Fowler request a variance to allow the building coverage of all accessory structures on the lot to be 1,590 square feet when no more than 1,034 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – Isaacson Boulevard.

- g. BOA-24-07: **3412 DOGWOOD DRIVE** Jessica Driggers requests two variances.

- i. To allow the building coverage of all accessory structures on the lot to be 1,176 square feet when no more than 878 square feet is allowed. Section 30-8-11.1(A)(3).
- ii. To allow a proposed accessory structure to encroach 7 feet into a required 10 foot side setback. The accessory structure will be 3 feet from the side property line. Section 30-8-11.1(C)(2).

Zoning R-3 (Residential Single-Family); Cross Street – Beverly Place.

- h. BOA-24-08: **206 BEVERLY PLACE** Charles Winfree requests a variance to allow a proposed addition to encroach 10.62 feet into a required 67.25 foot front setback. The addition will be 56.63 feet from the front property line. Zoning R-3 (Residential Single-Family); 30-7-1.4(A)(1)(b); Cross Street – Kirby 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.)



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, February 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

V. NEW BUSINESS

a. BOA-24-09: **122 NORTH ELM STREET** Greensboro Symphony Orchestra Inc. and 122 N ELM STREET LLC request a variance to allow 100% of a proposed sign face to be comprised of an electronic message board when no more than 75% is allowed. The electronic message board will be 160 square feet when no more than 120 square feet is allowed. Zoning CB (Central Business); Section 30-14-8.1 – Table 14-4; Cross Street – East Friendly Avenue.

b. BOA-24-10: **1512 PICHARD STREET** Robert and Brinda Massey request three variances.

i. To allow a proposed accessory dwelling to encroach 13.5 feet into a required 20 foot rear setback. The accessory dwelling will be 6.5 feet from the rear property line. 30-8-11.2(D).

ii. To allow the heated floor area of a proposed accessory dwelling to be 240 square feet when at least 400 square feet is required. 30-8-11.2(E).

iii. To allow the owner of the property to not occupy either the primary or the accessory dwelling. 30-8-11.2(B).

Zoning R-5 (Residential Single-Family); Cross Street – East Florida Street.

c. BOA-24-11: **3008 MADISON AVENUE** Daniel and Christine Eddy request a variance to allow a proposed addition to encroach 15 feet into a required 30 foot rear setback. The addition will be 15 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Homewood Avenue.

d. BOA-24-12: **3602 LAWDALE DRIVE** The Crown Companies LLC and Christ Lutheran Church request a variance to allow a proposed building to encroach 12.28 feet into a required 15 foot street setback. The building will be 2.72 feet from the property line along Pisgah Church Road. Zoning CD-C-L (Conditional District-Commercial-Low); Section 30-7-5.1 – Table 7-14; Cross Street – Pisgah Church Road.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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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, April 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

V. NEW 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.
- b. BOA-24-14: **811 KING GEORGE DRIVE** Robert and Kristin Reis request a variance to allow the building coverage of all accessory structures on the lot to be 948 square feet when no more than 663 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – West Friendly Avenue.
- c. BOA-24-15: **22 NOTTING HILL COURT** Timothy and Sandra Mann request a variance to allow a proposed accessory structure to be located in front of the front building line of a principal structure. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(B)(1); Cross Street – White Horse Drive.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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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 **Tuesday, May 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-24-11: **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.

V. NEW BUSINESS

- a. BOA-24-16: **519 MUIRS CHAPEL ROAD** Christian Browne and Thomas Browne appeal a Zoning Enforcement Officer Decision regarding the operation of a home occupation on the property. Zoning R-3 (Residential Single-Family); Section 30-8-11.5; Cross Street – Tower Road.
- b. BOA-24-17: **6220 BURNT POPLAR ROAD** Meridian Waste North Carolina LLC and 101 Chimney Rock LLC request a special use permit to operate a waste transfer station on the property in addition to all uses permitted in the HI District. Zoning HI (Heavy Industrial); Section 30-8-1 – Table 8-1; Cross Street – South Chimney Rock Road.
- c. BOA-24-18: **307 ISABEL STREET** Andrea Whitney and David Perrin request a special exception to allow an existing house and a proposed addition to encroach 1.42 feet into a required 5 foot side setback. The addition will be 3.58 feet from the side property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – Olive Street.
- d. BOA-24-19: **304 ROCKFORD ROAD** James and Cameron Reittinger request two variances.
 - i. To allow a proposed accessory structure over 15 feet tall to encroach 7 feet into a required 10 foot side setback. The accessory structure will be 3 feet from the side property line. Section 30-8-11.1(C)(2).
 - ii. To allow the total building coverage of all accessory structures on the lot to be 1,097 square feet when no more than 1,007 square feet is allowed. Section 30-8-11.1(A)(3).

Zoning R-3 (Residential Single-Family); Cross Street – Marston Road.

- e. BOA-24-20: **6 GREY OAKS CIRCLE** Robert and Teresa Scheppegrell request a variance to allow a proposed addition to encroach 11.83 feet into a required 30 foot rear setback. The addition will be 18.17 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – West Cornwallis Drive.
- f. 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.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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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

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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

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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

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I. APPROVAL OF MINUTES

II. SWEARING IN OF STAFF

III. CONTINUANCES / WITHDRAWALS

IV. OLD BUSINESS

V. NEW BUSINESS

- a. 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 a short term rental at 5411 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.
- b. 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.
- c. BOA-24-40: **4300 RAVENSTONE DRIVE** Maureen Grimaldi requests a variance to allow a proposed swimming pool to be located in front of the principal structure when viewed from a road or street. Zoning PUD (Planned Unit Development); Section 30-8-11.9(C)(1); Cross Street – Dover Park Road.
- d. BOA-24-41: **101 FREDERICK ROAD** George and Leah Pessolano request a variance to allow a short term rental to be separated 366 feet from a short term rental at 121 Pineburr Road and 577 feet from a short term rental at 4300 Lake Jeanette Road when a minimum of 750 feet is required. Zoning R-3 (Residential Single-Family); Section 30-8-10.4(U)(2); Cross Street – Country Park Road.

- e. BOA-24-42: **6028 LUCYE LANE** David and Shannon LeFever request a variance to allow a short term rental to be separated 364 feet from a short term rental at 303 College Road when a minimum of 750 feet is required. Zoning R-3 (Residential Single-Family); Section 30-8-10.4(U)(2); Cross Street – Lindley Road.

- f. 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.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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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.

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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.
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- 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

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