



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, June 24, 2019 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

1. VARIANCE

- a. BOA-19-20: **410 SUNSET DRIVE** Marc L. Isaacson, on behalf of Greensboro Country Club, requests a variance to provide less than the minimum required parking. The existing facility and proposed improvements will result in the provision of 209 parking spaces when 352 parking spaces are required. Zoning R-3 (Residential Single-Family); Section 30-11-5; Cross Street - Carlisle Road.

V. NEW BUSINESS

1. VARIANCE

- a. BOA-19-22: **1400 SHERROD-WATLINGTON CIRCLE** John and Barbara Waller request a variance to allow an existing house and proposed deck addition to encroach 13 feet into a required 30 foot rear setback. The house and deck addition will be 17 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Kilpatrick-White Road.
- b. BOA-19-23: **5708 GREENVIEW DRIVE** Roger Pyatt, on behalf of Roger Pyatt Living Trust, requests two variances.
- i. To allow a proposed porch addition to encroach 14 feet into a required 58 foot front setback. The addition will be 44 feet from the front property line. Section 30-7-1.4.
- ii. To allow an existing 720 square foot detached garage to be separated by 5 feet from other structures on the lot when at least 10 feet is required. Section 30-8-11.1(E)(2).

Zoning R-3 (Residential Single-Family); Cross Street – Friendswood Drive.

- c. BOA-19-24: **2907 SPRING GARDEN STREET** Drewry Wofford, on behalf of Jacob Bishara and James Bishara, requests three variances.
- i. To allow a proposed bar to be located 0 feet from residentially zoned property and 89 feet from a public park when 200 feet is required. Section 30-8-10.4(F)(1)(a).
 - ii. To allow the main entrance to a proposed bar to not be toward a street zoned predominantly for nonresidential uses. Section 30-8-10.4(F)(2).
 - iii. To allow parking areas related to a proposed bar to be located 15 feet from the property line of abutting residential uses when 30 feet is required. Section 30-8-10.4(F)(4).

Zoning CD-C-M (Conditional District-Commercial-Medium); Cross Street – Park Terrace.

- d. BOA-19-25: **1200 HILL STREET** Graham Moore, on behalf of Natalie Alexander, requests two variances.
- i. To allow a proposed accessory dwelling to encroach 18.6 feet into a required 20 foot rear setback. The accessory dwelling will be 1.4 feet from the rear property line. Section 30-8-11.2(D).
 - ii. To allow the heated floor area of a proposed accessory dwelling to be 324 square feet when at least 400 square feet is required. Section 30-8-11.2(E).

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

VI. OTHER BUSINESS

1. Chair and Vice Chair Elections

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 Donna Gray, 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.)