



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, September 23, 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-19-24: **2907 SPRING GARDEN STREET** Drewry Wofford 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.

b. BOA-19-33: **400 WAYCROSS DRIVE** Jeff Frye requests a variance to allow a proposed addition to encroach 2 feet into a required 43 foot front setback. The addition will be 41 feet from the front property line. Zoning R-3 (Residential Single-Family); Section 30-7-1.4(A)(1)(b); Cross Street – Staunton Drive.

V. NEW BUSINESS

1. VARIANCE

a. BOA-19-35: **3750 SAGAMORE DRIVE** Erica and Paul Brown request a variance to allow a proposed addition to encroach 5.6 feet into a required 10 foot side setback. The addition will be 4.4 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Birchbrook Circle.

b. BOA-19-36: **1119 HILL STREET** Caroline and Enrique Armijo request a variance to allow a proposed addition to encroach 9.28 feet into a required 15 foot side street setback. The addition will be 5.72 feet from the side property line along West Northwood Street. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – West Northwood Street.

- c. BOA-19-37: **1914 LAFAYETTE AVENUE** Joel and Elizabeth Mills request two variances.
 - i. To allow a proposed addition to encroach 6 feet into a required 30 foot rear setback. The addition will be 24 feet from the rear property line.
 - ii. To allow an existing house and proposed addition to encroach 0.43 feet into a required 10 foot side setback. The house is 9.57 feet from the side property line.

Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Sunset Drive.
- d. BOA-19-38: **119 WEST AVONDALE DRIVE** Amy Cummings requests two variances.
 - i. To allow a proposed accessory dwelling to encroach 6.37 feet into a required 10 foot side setback. The accessory dwelling will be 3.63 feet from the side property line. Section 30-8-11.2(D).
 - ii. To allow the heated floor area of a proposed accessory dwelling to exceed 30% of the floor area of the primary dwelling. The heated floor area of the accessory dwelling will be 495 square feet when no more than 363 square feet is allowed. Section 30-8-11.2(E)

Zoning R-3 (Residential Single-Family); Cross Street – Madison Avenue.
- e. BOA-19-39: **203 BRUSHWOOD ROAD A/K/A 7000 WEST FRIENDLY AVENUE** Salvador Mosqueda requests a variance to allow a proposed house to encroach 16.8 feet into a required 30 foot rear setback. The house will be 13.2 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Brushwood Court.

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 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.)