



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, December 16, 2019 at 5:30 p.m.** in the Plaza Conference Room of the Melvin Municipal Office Building.

I. APPROVAL OF MINUTES

II. SWEARING IN OF STAFF

III. CONTINUANCES/WITHDRAWALS

IV. OLD BUSINESS

V. NEW BUSINESS

1. VARIANCE

- a. BOA-19-45: **3606 TEMPLE STREET** Ridge Moss and Vivian Gainey request three variances.

- i. To allow an existing and expanded accessory structure to exceed 50% of the building coverage of the principal structure on the lot or 600 square feet, whichever is greater. The accessory structure will be 1,360 square feet when no more than 600 square feet is allowed.
- ii. To allow an existing and expanded accessory structure to encroach 3 feet into a required 10 foot rear setback. The accessory structure will be 7 feet from the rear property line.
- iii. To allow an existing and expanded accessory structure to encroach 9 feet into a required 10 foot side setback. The accessory structure will be 1 foot from the side property line.

Zoning R-5 (Residential Single-Family); Section 30-8-11.1(A)(3) and Section 30-8-11.1(C)(2); Cross Street – Old Jones Road.

- b. BOA-19-46: **1200 NORTH ELM STREET** and **1001 NORTH CHURCH STREET** Stephen Klee, on behalf of Moses Cone Hospital, requests variances for proposed signs along Tankersley Drive, North Church Street, East Northwood Street and North Elm Street.

i. INSTRUCTIONAL SIGNS

1. To allow four instructional signs to be up to 43 square feet, exceeding the maximum 6 square feet requirement by 37 feet.
2. To allow four instructional signs to be up to 9 feet in height, exceeding the maximum 8 foot requirement by 1 foot.

- ii. DIRECTIONAL SIGNS
  1. To allow one directional sign to be up to 43 square feet, exceeding the maximum 6 square feet requirement by 37 feet.
  2. To allow one directional sign to be up to 9 feet in height, exceeding the maximum 8 foot requirement by 1 foot.
  
- iii. FREESTANDING SIGNS – NORTH CHURCH STREET
  1. To allow five freestanding signs along North Church Street, when only one is allowed.
  2. To allow five freestanding signs along North Church Street to be up to 15 feet in height, exceeding the maximum 8 foot requirement by 7 feet.
  3. To allow the pole coverings of five freestanding signs along North Church Street to be covered in materials non-comparable to those fused on the principal buildings and to be less than 25% of the width of the sign faces.
  
- iv. FREESTANDING SIGNS – EAST NORTHWOOD STREET
  1. To allow three freestanding signs along East Northwood Street, when only one is allowed.
  2. To allow three freestanding signs along East Northwood Street to be up to 16 feet in height, exceeding the maximum 8 foot requirement by 8 feet.
  3. To allow the pole coverings of three freestanding signs along East Northwood Street to be covered in materials non-comparable to those fused on the principal buildings and to be less than 25% of the width of the sign faces.
  
- v. FREESTANDING SIGNS – NORTH ELM STREET
  1. To allow two freestanding signs along North Elm Street, when only one is allowed.
  2. To allow two freestanding signs along North Elm Street to be up to 14 feet in height, exceeding the maximum 8 foot requirement by 6 feet.
  3. To allow the pole coverings of two freestanding signs along North Elm Street to be covered in materials non-comparable to those fused on the principal buildings and to be less than 25% of the width of the sign faces.

Zoning PI (Public and Institutional); Section 30-14-6.2 – Table 14-1, Section 30-14-7.3(B)(5)(b) and Section 30-14-7.3 – Table 14-2; Cross Street – East Northwood Street.

## 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.)*