



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, February 24, 2020 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

1. VARIANCE

a. BOA-20-02: **4511 Highberry Road** Robert and Pamela Gaynor request three variances.

- i. To allow a proposed accessory dwelling to encroach 0.23 feet into a required 10 foot side setback. The accessory dwelling will be 9.77 feet from the side property line. Section 30-8-11.2(D).
- ii. To allow a proposed accessory dwelling to encroach 15.98 feet into a required 30 foot rear setback. The accessory dwelling will be 14.02 feet from the rear property line. Section 30-8-11.2(D).
- iii. To allow the owner of the property to not occupy either the primary or the accessory dwelling. Section 30-8-11.2(B).

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

b. BOA-20-03: **901 Spring Garden Street** Amanda Hodierne, on behalf of Fenno and Rebecca VanderVeen, requests two variances.

- i. To allow the owner or operator of a proposed tourist home to not reside on site. Section 30-8-10.4(Q)(3).
- ii. To allow a proposed tourist home in a building not originally constructed as a dwelling. Section 30-8-10.4(Q)(4).

Zoning CD-O (Conditional District-Office); Cross Street – South Mendenhall Street.

c. BOA-20-04: **209 Friendway Road** Ramon Mosqueda Juarez and Zenaida Cortes Hernandez request a variance to allow a proposed carport addition to encroach 5 feet into a required 10 foot side setback. The carport addition will be 5 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – West Market Street.

- d. BOA-20-05: **335 BATTLEGROUND AVENUE** Laura Krantz, on behalf of SL Peterson LLC, requests a variance to allow a proposed sign to extend vertically up to 2.5 feet above the highest portion of the roof of the structure to which the sign is attached. Zoning CB (Central Business); Section 30-14-4.8; Cross Street – Bellemeade Street.

2. APPEAL OF ZONING NOTICE OF VIOLATION

- a. BOA-20-06: **800-802 LEXINGTON AVENUE** Bulent Bediz appeals a Zoning Notice of Violation that states:
 - i. Use in Violation: To erect, construct, reconstruct, alter, repair, convert, maintain, or use any building or structure or to use any land in violation or contravention of this ordinance or any other regulation made under the authority conferred by this ordinance. Section 30-5-1.4.
 - ii. In UMU Districts, no more than 20 vehicles may be stored on the premises at any one time. Section 30-8-10.4(C)(2).
 - iii. A 6-foot tall opaque fence or wall must be provided around the vehicle storage area. Section 30-8-10.4(C)4)

Zoning UMU (University Mixed Use); Cross Street – West Gate City Boulevard.

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.)