



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, October 26, 2020 at 5:30 p.m.** *In order to protect public health, this meeting will be held only online.*

I. APPROVAL OF MINUTES

II. SWEARING IN OF STAFF

III. CONTINUANCES / WITHDRAWALS

IV. OLD BUSINESS

V. NEW BUSINESS

1. SPECIAL USE PERMIT

- a. BOA-20-31: **2016, 2018 & 2022 WEST VANDALIA ROAD** Communications Tower Group LLC requests a special use permit to allow a wireless telecommunication tower within 1,500 of a residential use to be 150 feet in height when the maximum height permitted is 100 feet. Zoning R-3 (Residential Single-Family); Section 30-8-10.2(K)(2)(c); Cross Street – Pine Lake Drive.

2. VARIANCE

- a. BOA-20-32: **2016, 2018 & 2022 WEST VANDALIA ROAD** Communications Tower Group LLC requests three variances.
- i. To allow a proposed 150 foot wireless telecommunication tower to be setback 102.6 feet from all property lines when at least 150 feet is required.
 - ii. To allow a proposed 150 foot wireless telecommunication tower to be setback 124.33 feet from property lines abutting residentially zoned property when at least 150 feet is required.
 - iii. To allow a proposed wireless telecommunication tower to be setback 214.83 feet from a building containing a residential use when at least 300 feet is required.

Zoning R-3 (Residential Single-Family); Section 30-8-10.2(K)(2); Cross Street – Pine Lake Drive.

- b. BOA-20-33: **2912 SHAMROCK DRIVE** Marianne Kelsey requests a variance to allow a proposed carport to be in front of the front building line of a principal structure and to encroach 13.62 feet into a required 25 foot front setback. The carport will be 11.38 feet from the front property line. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(B)(1); Cross Street – Trenton Road.
- c. BOA-20-34: **2524 NEW GARDEN ROAD EAST** Jack Barrett requests a variance to allow an accessory structure to install a separate meter when branching utility service from the principal dwelling is required. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(G)(1); Cross Street – Lake Jeanette Road.

- d. BOA-20-35: **4503 SOUTHPORT ROAD** William and Tammy Blair request a variance to allow an accessory structure to install a separate meter when branching utility service from the principal dwelling is required. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(G)(1); Cross Street – Starboard Drive.
- e. BOA-20-36: **702 EAST LINDSAY STREET** University Park Apartments Holding Company LLC requests a variance to allow existing buildings to encroach 9.8 feet into a required 20 foot rear setback. The buildings are 10.2 feet from a proposed property line. Zoning RM-12 (Residential Multifamily); Section 30-7-3.2(J)(2); Cross Street – Boyd Street.
- f. BOA-20-37: **800 DOVER ROAD** William and Patricia McIvor request a variance to allow an existing house and garage with proposed covered patio addition to encroach 4.9 feet into a required 10 foot side setback and 25 feet into a required 30 foot rear setback. The existing house with proposed covered patio addition will be 5.1 feet from the side property line and 5 feet from the rear property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Cleburne Street.
- g. BOA-20-38: **706 WOODLAKE DRIVE** Paula Adamson and Stephanie Adamson request a variance to allow an accessory structure to install a separate meter when branching utility service from the principal dwelling is required. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(G)(1); Cross Street – Woodbluff Drive.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

*If you would like to address the Board of Adjustment and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **10:00 a.m. on Monday, October 26, 2020.***

- Shayna Thiel (shayna.thiel@greensboro-nc.gov)
- Luke Carter (lucas.carter@greensboro-nc.gov)

*You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night of the meeting. If you have a presentation, pictures or other materials you would like to provide as evidence/testimony to the Board of Adjustment as part of the meeting, please provide that to Planning staff no later than **12:00 p.m. on Friday, October 23, 2020.** No materials received after this date will be distributed at the meeting.*

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.)