



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 25, 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

V. NEW BUSINESS

1. VARIANCE

a. BOA-19-04: **4809 PENN WYNE DRIVE** Sharon A. Canovali Revocable Living Trust requests three variances.

- i. To allow an existing accessory structure smaller than 600 square feet of floor area to be separated by 4 feet from another structure on a lot, when at least 5 feet is required. Section 30-8-11.1(E)(1).
- ii. To allow a proposed accessory dwelling to encroach 6.3 feet into a required 10 foot side setback. The accessory dwelling will be 3.7 feet from the side property line. Section 30-8-11.2(D).
- iii. To allow a proposed accessory dwelling to be 246 square feet when at least 400 square feet is required. Section 30-8-11.2(E).

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

b. BOA-19-05: **6811-A WEST MARKET STREET, 6330 BURNT POPLAR ROAD & 6340-R1 BURNT POPLAR ROAD** Kinder Morgan Plantation Pipeline Company requests a variance to allow industrial and manufacturing operations to be setback 0 feet from any property line, when a minimum 50 feet is required. Zoning HI (Heavy Industrial); Section 30-8-10.5(A)(1)(a); Cross Street – PPG Road.

c. BOA-19-06: **1400 LEXINGTON AVENUE** Margaret Stouten requests two variances.

- i. To allow a proposed accessory structure over 15 feet tall to encroach 8 feet into a required 10 foot rear setback. The accessory structure will be 2 feet from the rear property line.
- ii. To allow a proposed accessory structure over 15 feet tall to encroach 6 feet into a required 10 foot side setback. The accessory structure will be 4 feet from the side property line.

Zoning R-5 (Residential Single-Family); Section 30-8-11.1(C)(2); Cross Street – Grove Street

- d. BOA-19-07: **703 CARDIGAN COURT** Kevin and Elizabeth Curley request two variances.
 - i. To allow a proposed screen porch to encroach 10 feet into a required 30 foot rear setback. The addition will be 20 feet from the rear property line. Section 30-7-3.2 – Table 7-1.
 - ii. To allow a proposed porch addition to encroach 13.8 feet into a required 52 foot front setback. The porch addition will be 38.2 feet from the front property line. Section 30-7-1.4.

Zoning R-3 (Residential Single-Family); Cross Street – Westbourne Road

- e. BOA-19-08: **3807 BROWN BARK DRIVE** Hannah and Young Kim request two variances.
 - i. To allow a proposed addition to encroach 6 feet into a required 10 foot side setback. The addition will be 4 feet from the side property line. Section 30-7-3.2 – Table 7-1.
 - ii. To allow a proposed addition to encroach 10 feet into a required 55 foot front setback. The addition will be 45 feet from the front property line. Section 30-7-1.4.

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

2. SPECIAL EXCEPTION

- a. BOA-19-09: **611 JOYNER STREET** Katie Kersey and Datus Rwechungura request a special exception to allow a proposed addition to encroach 1.6 feet into a required 5 foot side setback. The addition will be 3.4 from the side property line. Zoning R-7 (Residential Single-Family); Section 30-7-3.2 – Table 7-3; Cross Street – Spring Garden Street.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

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.