



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, April 22, 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-19-12: **2501 HILL-N-DALE DRIVE** Melissa Morford requests two variances.

- i. To allow a proposed accessory dwelling to encroach 2 feet into a required 5 foot side setback. The accessory dwelling will be 3 feet from the side property line. Section 30-8-11.2(D) and Section 30-7-3.2 – Table 7-2.
- ii. To allow a proposed accessory dwelling to encroach 10 feet into a required 20 foot rear setback. The accessory dwelling will be 10 feet from the rear property line. Section 30-8-11.2(D) and Section 30-7-3.2 – Table 7-2.

Zoning R-5 (Residential Single-Family); Cross Street – Westmoreland Drive.

b. BOA-19-13: **7 MANOR RIDGE COURT** Karthy and Amelia Cates request a variance to allow a proposed addition to encroach 11 feet into a required 34 foot front setback. The addition will be 23 from the front property line. Zoning R-3; Section 30-7-1.4(A)(1); Cross Street – Manor Ridge Trail.

c. BOA-19-14: **410 SUNSET DRIVE** Matthew Rankin, on behalf of Greensboro Country Club, requests a variance to provide less than the minimum required parking. Proposed renovations and additions will result in the provision of 258 parking spaces when 352 parking spaces are required. Zoning R-3 (Residential Single-Family); Section 30-11-5; Cross Street – Carlisle Road.

d. BOA-19-15: **2435 BATTLEGROUND AVENUE** James Sipsis, on behalf of Oakcrest Center LLC, requests a variance to allow the area of an existing freestanding sign to exceed the maximum allowed by 21 square feet. The freestanding sign is 221 square feet when the maximum allowed is 200 square feet. Zoning C-M (Commercial-Medium); Section 30-14-7.3 Table 14-2; Cross Street – Oakcrest Street.

- e. BOA-19-16: **1711 FOREST VALLEY DRIVE** Douglas and Jennifer Cason request a variance to allow a proposed deck addition to encroach 14.8 feet into a required 37 foot front setback. The deck addition will be 22.2 feet from the front property line. Zoning R-3 (Residential Single-Family); Section 30-7-1.4(A)(1); Cross Street – Wembley 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.)