



GREENSBORO
NORTH CAROLINA

PLANNING

GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at a special meeting of the **Greensboro Board of Adjustment**, which is scheduled for **Monday, July 29, 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

1. VARIANCE

- a. BOA-19-24: **2907 SPRING GARDEN STREET** Drewry Wofford, on behalf of Jacob Bishara and James Bishara, requests three variances.
- i. To allow a proposed bar to be located 0 feet from residentially zoned property and 89 feet from a public park when 200 feet is required. Section 30-8-10.4(F)(1)(a).
 - ii. To allow the main entrance to a proposed bar to not be toward a street zoned predominantly for nonresidential uses. Section 30-8-10.4(F)(2).
 - iii. To allow parking areas related to a proposed bar to be located 15 feet from the property line of abutting residential uses when 30 feet is required. Section 30-8-10.4(F)(4).

Zoning CD-C-M (Conditional District-Commercial-Medium); Cross Street – Park Terrace.

V. NEW BUSINESS

1. VARIANCE

- a. BOA-19-26: **1809 SAINT ANDREWS ROAD** Scott and Tiffany Crenshaw request a variance to allow a proposed detached garage to encroach 3.5 feet into a required 10 foot side setback. The detached garage will be 6.5 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(C)(2); Cross Street – Dalton Road.
- b. BOA-19-27: **309 SOUTH CHIMNEY ROCK ROAD** Marc Isaacson, on behalf of Jason and Annie Speer, requests a variance to allow an accessory structure to encroach 19 feet into a required 30 foot street setback. The accessory structure is 11 feet from the property line along Interstate-40. Zoning HI (Heavy Industrial); Section 30-8-11.1(B)(3); Cross Street – Swiggett Road.

- c. BOA-19-28: **602 MEADOWOOD STREET** Ada Castro requests two variances.
 - i. To allow an existing accessory structure over 15 feet tall to encroach 2 feet into a required 10 foot rear setback. The accessory structure is 8 feet from the rear property line. Section 30-8-11.1(C)(2).
 - ii. To allow an existing accessory structure larger than 600 square feet to be separated by 6.5 feet from other structures on the lot when at least 10 feet is required. Section 30-8-11.1(E)(2).

Zoning R-3 (Residential Single-Family); Cross Street – Sagebrush Trail.

2. SPECIAL EXCEPTION

- a. BOA-19-29: **305 WEST BESSEMER AVENUE** Joseph Bugni requests a special exception to allow a proposed addition to encroach 10 feet into a required 20 foot rear setback. The addition will be 10 feet from the rear property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – Virginia 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.)