



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 **Wednesday, February 11, 2026 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

- a. BOA-26-01: **1404 CARDINAL PLACE** Katherine Gough requests a variance to allow a proposed addition to encroach 5 feet into a required 5 foot side setback. The addition will be 0 feet from the side property line. Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – Twyckenham Drive.
- b. BOA-26-02: **401 MIMOSA DRIVE** Jeanette Quick requests a variance to allow a proposed fence within 15 feet of the right-of-way along Fairmont Street to exceed the maximum 4 foot height allowed by 2 foot. Zoning R-5 (Residential Single-Family); Section 30-9-4.6(A); Cross Street – Fairmont Street.
- c. BOA-26-03: **2211 OAK HILL DRIVE** Raymond and Sharon Comer request a variance to allow the total building coverage of all accessory structures on the lot to be 1,280 square feet when no more than 780 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – Lawndale Drive.
- d. BOA-26-04: **1722 HOBBS ROAD** Michael and Lynda Grace Moore request a variance to allow an existing and expanded accessory structure to encroach 2.38 feet into a required 10 foot side setback. The accessory structure is 7.62 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(C)(2); Cross Street – Clarendon Drive.
- e. BOA-26-05: **2612 BAYTREE DRIVE** James and Mary Kelly request a variance to allow an unpermitted accessory structure to be separated 2.62 feet from another structure on the lot when at least 5 feet is required. Zoning R-3 (Residential Single-Family); Section 30-8-11.2(E)(1); Cross Street – Southwind Road.

- f. BOA-26-06: **2407 TEXTILE DRIVE** Torrence Brown requests a special exception to allow a proposed family care home to be 1,612 feet from a family care home at 1310 Elwell Avenue and 2,054 feet from a family care home at 1209 Westhampton Drive when at least 2,640 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.1(B)(1); Cross Street - Lombardy Street.
- g. BOA-26-07: **8102 TAM O'SHANTER DRIVE** Yohannes Atsbaha requests four variances.
 - i. To allow fencing and shelters for sheep to be set back 0 feet from all property lines when at least 50 feet is required. Section 30-8-11.3(A)(2).
 - ii. To allow 4 sheep over 6 months of age to be kept in a fenced lot area when no more than 2 is allowed. Section 30-8-11.3(A)(3)(b).
 - iii. To allow coops and shelters for chickens to be 10 feet from the rear property line when at least 50 feet is required. Section 30-8-11.3(B)(4)(a)(i).
 - iv. To allow 15 chickens over 6 months of age to be permitted on the lot when no more than 10 are allowed. Section 30-8-11.3(B)(4)(a)(ii).

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

- h. BOA-26-08: **2504 TAMPA STREET** Freedom Sumner requests a special exception to allow a proposed family care home to be 1,542 feet from a family care home at 2313 Atlanta Street when at least 2,640 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.1(B)(1); Cross Street - Atlanta Street.
- i. BOA-26-09: **2308 PRINCESS ANN STREET** Marc and Jill Isaacson request a variance to allow a proposed addition to encroach 6.5 feet into a required 117.7 foot front setback. The addition will be 111.2 feet from the front property line. Zoning R-3 (Residential Single-Family); Section 30-7-1.4(A)(1)(b); Cross Street – West Cornwallis Drive.

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 Gary Canapinno, 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.)