



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 23, 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

- a. 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.
- b. 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.

V. NEW BUSINESS

- a. BOA-26-10: **2204-2206 & 2214 SPRING GARDEN STREET** Smallscapes Properties LLC requests a special use permit to operate an urban farm, in addition to uses permitted in the CD-C-N (Conditional District-Commercial-Neighborhood) zoning district; Section 30-8-1 - Table 8-1 and Section 30-8-10.6(D); Cross Street - South Elam Avenue.
- b. BOA-26-11: **1111 GORRELL STREET** Connecting Bridges LLC requests a special exception to allow a proposed family care home to be 634 feet from a family care home at 1309 Gorrell Street and 2,412 feet from a family care home at 1108 Julian Street when at least 2,640 feet is required. Zoning R-5 (Residential Single-Family); Section 30-8-10.1(B)(1); Cross Street – Logan Street.
- c. BOA-26-12: **511 EAST MONTCASTLE DRIVE** Cathy Harris requests a variance to allow an unpermitted addition to encroach 7 feet into a required 10 foot side setback. The addition is 3 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Riverdale Road.
- d. BOA-26-13: **3311-3313 KETTERING PLACE** Jason Mostofsky and Pamela Haber request a variance to allow a proposed swimming pool to be located in front of a principal structure (when

viewed from a road or street). Zoning R-3 (Residential Single-Family); Section 30-8-11.9(C)(1); Cross Street – Staunton Drive.

- e. BOA-26-14: **2100 FLEMING ROAD** Samuel and Lynn Centino request a variance to not provide a natural undisturbed buffer with an average width of 50 feet adjacent to the highway right-of-way. Zoning O (Office); Section 30-7-8.10(B) – Scenic Corridor Overlay Districts Design Manual; Cross Street – Clarkson Road.
- f. BOA-26-15: **114 BATCHELOR DRIVE** Ronald and Stephanie Grigston request a variance to allow proposed additions to encroach 7.1 feet into a required 10 foot side setback. The additions will be 2.9 feet from the side property line. Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Battle Road.
- g. BOA-26-16: **1300 WEST MARKET STREET** Weaver Foundation Inc. requests three variances.
 - i. To allow an existing house and proposed addition to encroach 19 feet into a required 35 foot thoroughfare setback. The house and addition will be 16 feet from the property line along West Friendly Avenue.
 - ii. To allow an existing house to encroach 8.8 feet into a required 35 foot front setback. The house is 26.2 feet from the front property line.
 - iii. To allow an existing house to encroach 0.1 foot into a required 5 foot side setback. The house is 4.9 feet from the side property line.

Zoning R-5 (Residential Single-Family); Section 30-7-3.2 – Table 7-2; Cross Street – West Friendly Avenue.

- h. BOA-26-17: **1800 CARLISLE ROAD** Donna M. Baxter Living Trust requests two variances.
 - i. To allow a proposed swimming pool to be located in front of a principal structure (when viewed from a road or street). Section 30-8-11.9(C)(1).
 - ii. To allow a proposed swimming pool to be separated by 4 feet from any other structure on the lot when at least 5 feet is required. Section 30-8-11.9(C)(3).

Zoning R-3 (Residential Single-Family); Cross Street – Country Club 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 Canapino, 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.)