



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

BOARD OF ADJUSTMENT AGENDA

McAdoo Room, 3rd Floor
B B & T Building
201 W. Market Street
Greensboro, NC 27401
March 3, 2020

Regular Meeting

6:00 PM

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: January 7, 2020

D. Rules and Procedures

E. Old Business

F. New Business

Evidentiary Hearing Items

Swearing in of staff and those speaking on the case

Case #20-02-GCPL-00715

Herbert Parks (Northern Woods 7, LLC) is requesting a variance from the Guilford County Development Ordinance 4-5.1 (A), which regulates the location of all accessory structures and buildings not to encroach into the front setback. The front setback at this location is 40-feet. The applicant is proposing a new major

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subdivision and the layout would cause the existing garage to encroach 22-feet into the front setback. The variance request is for an 18-foot front setback instead of the 40-foot requirement. The property is located at 6906 Spencer Dixon Road, Greensboro, NC 27455 being tax parcel #139342, in Center Grove Township.

Case #20-02-GCPL-01243

Todd & Jeff Schwartz, LLC is requesting a variance from the Guilford County Development Ordinance 6-4.74, which regulates the development standards for restaurants in the Light Business Zoning District not to exceed 3,000 square feet of gross floor area. The variance request is for the restaurant to have a gross floor area of 5,337 square feet instead of the maximum 3,000 square feet. The property is located at 5315 Liberty Road, Greensboro, NC 27406 being tax parcel #133273, in Fentress Township.

G. Other Business:

ELECTION OF OFFICERS FOR 2020

Chair

Vice Chair

H. ADJOURNMENT