



GUILFORD COUNTY PLANNING AND DEVELOPMENT

BOARD OF ADJUSTMENT AGENDA

Blue Room, First Floor
Old Guilford County Courthouse
301 W. Market Street
Greensboro, NC 27401
January 5, 2021

Regular Meeting

6:00 PM

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: December 1, 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 #20-12-GCPL-08139

Ivan & Melissa Handy are requesting a variance from the Guilford County Unified Development Ordinance Article 5.4-B (2), which regulates the location of all detached accessory dwellings to be located at least 10 feet from the principal structure located in the AG Zoning District. The applicants are seeking to convert an existing detached garage on the property into a detached accessory dwelling. There is a single-family home on the property and two accessory structures. The property is located at 7721 Whipple Trail, Greensboro, NC 27455 being tax parcel #139297, in Center Grove Township.

Case #20-12-GCPL-08144

Barbara Rhoades is requesting a variance from the Guilford County Unified Development Ordinance Article 4.8, which regulates the location of all accessory structures and buildings to be located behind the front building line of the principal structure located in the RS-40 Zoning District. The applicant is seeking to build a new detached garage on the property which would be in front of the principal structure (house). There is a single-family home on the property. The property is located at 5303 Folgers Court, Julian, NC 27283 being tax parcel #123061, in Clay Township.

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Case #20-12-GCPL-08140

Jacob Dunkelberger is requesting a variance from the Guilford County Unified Development Ordinance Article 4.2.2, side and front street setback, to reduce the minimum street setback to 15 feet instead of the required 40 feet in the RS-40 Zoning District. The property is currently vacant. The applicant is proposing a new single-family home to be built. The property is located at 2224 Ledford Rd, Greensboro, NC 27406 being tax parcel #134176, in Fentress Township.

G. Revised Rules of Procedure review

H. ADJOURNMENT