

GUILFORD COUNTY
BOARD OF ADJUSTMENT
MARCH 5, 2013

PLU PLANNING

The Guilford County Board of Adjustment met in regular session on March 5, 2013, at 6:00 p.m., in the Blue Room of the Old Guilford County Courthouse, Greensboro, North Carolina.

MEMBERS PRESENT: Ditra Miller, Chair; Larry Standley; Robert Lawler, Jr.; James Burroughs; Frank Havens; Patrick Woods; Randall Crum; and Willie Johnson.

STAFF PRESENT: Tiffany Burch and Les Eger, Planning Department.

Roll Call of attendees was taken.

HEARING OF CASE:

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Case No. 13-01-GCPL-00323: Lisa Poe Williams is requesting a variance to allow and approve the continued construction of an attached garage to the existing single family residence. The attached garage (front) is 3 feet, 7 inches from the property line and the (rear) is 4 feet, 1 inch from the property line. The minimum required side setback is 10 feet. Reference the Guilford County Development Ordinance Section 4.1(A). The property is located at 5490 Quarter Horse Trail in Gibsonville, North Carolina 27249. Tax Map Parcel 0111522, in Madison Township and is zoned CU-RS-15-MH. (Accela Reference Number 13-01-GCPL-00323).

Ms. Burch presented the case history.

Staff and speakers were sworn in for their testimony during the proceedings.

Chair Miller asked if there was anyone wishing to speak in support of this case.

Jacqueline Helms, 5490 Quarter Horse Trail, Gibsonville, North Carolina, stated that she plans to help with the care of her grandson who has autism. She described plans to build a garage attached to the trailer in which she resides to prevent her grandson from being exposed to the rain. The Homeowner's Association approved plans for the garage as long as it did not extend further out than the trailer and construction began on the garage. Ms. Helms did not realize a building permit was required. She described the location of the driveway and its proximity to the garage. Photographs were distributed to members to illustrate placement of the trailer, garage, and driveway.

Ms. Burch responded to a question from Mr. Johnson and stated that the case originated from a complaint received from a neighbor that the garage was being constructed without a permit.

Mr. Johnson stated that he drove by the property and the garage looked to be professionally done. In addition, he felt it was well connected to the road.

Ms. Helms said that a survey was requested by the Planning Department. A survey was made although construction had already begun on the garage. The surveyor commented that a good job had been done on the garage.

Ms. Helms clarified that approval was received from the Homeowner's Association in late October, 2012 and construction began after Thanksgiving in 2012. The letter of notice from the County arrived on January 9, 2013.

Ms. Helms stated that at the request of the Homeowner's Association, gutters were installed on the house to eliminate standing water in a neighbor's yard. There was a minor delay in the repair because she was waiting for the permit and the availability of her nephew to provide the labor. The water was redirected to her drainpipe and the issue was resolved.

Benny Williams, 215 Dunn Road, Gibsonville, North Carolina, is the son-in-law of Ms. Helms. He indicated that the only complaints received from neighbors related to the water issue which has been resolved.

Ms. Helms said that two neighbors commented that the garage looked nice and made the community look better.

Mr. Lawler asked staff if additional comments had been received from neighbors. Ms. Burch stated that the neighbor across the street could not attend the meeting but indicated her support of building the garage.

There was no one speaking in opposition to the request.

Mr. Burroughs stated that the encroachment on the setback was significant in light of the Ordinance; however, individuals with disabilities often require support in ways that are unconventional.

Mr. Lawler felt that the construction of the garage was very good and it should be an asset to the community. He commented that a creek ran through the back of the property and the lots in the neighborhood were very small; therefore, a variance was necessary to build on the lot.

In the matter of Case Number 13-01-GCPL-00323, Mr. Lawler stated that the hardship discussed by the property owner is worthy of and in general harmony with the purpose and intent of the Ordinance and insures the public safety and welfare. Mr. Lawler moved that the variance request be approved, seconded by Mr. Burroughs. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Miller, Lawler, Johnson, Havens, Woods, Crum, Burroughs, Standley. Nays: None.)

APPROVAL OF OCTOBER 2, 2012 MEETING MINUTES:

Mr. Lawler moved to approve the minutes of the October 2, 2012 meeting, seconded by Mr. Johnson. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Miller, Lawler, Johnson, Havens, Woods, Crum, Burroughs, Standley. Nays: None.)

NEW BUSINESS:

Chair Miller welcomed the newest members of the Guilford County Board of Adjustment and introduced Frank Havens, Patrick Woods, and Randall Crum.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:21 p.m.

Respectfully submitted,



Ditra Miller, Chairman



Tiffany Burch, Board Secretary



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GUILFORD CO, NC FEE \$26.00
PRESENTED & RECORDED.

05-30-2013 02:38:40 PM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JUDY BURCESS
DEPUTY-GB

BK: R 7489

PG: 98-100