

**GUILFORD COUNTY  
BOARD OF ADJUSTMENT  
OCTOBER 2, 2012**

PIU PLANNING

The Guilford County Board of Adjustment met in regular session on October 2, 2012, at 6:15 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; and Willie Johnson.

**STAFF PRESENT:** Tiffany Burch and Blair Chambers, Planning Department.

Roll Call of attendees was taken.

**ELECTION OF CHAIR AND VICE-CHAIR:**

328 Mr. Chambers explained the procedure for electing a new Chairman and Vice-Chairman. He stated that only regular members can be nominated for the positions. In addition, Ms. Perkins may be vacating her position on the Board; therefore, she cannot be nominated for either of the positions.

Mr. Standley moved to nominate Ms. Miller as Chair of the Guilford County Board of Adjustment, seconded by Mr. Lawler. The Board voted unanimously 4-0 in favor of the motion. (Aye: Standley, Lawler, Burroughs, Johnson. Nays: None.)

Chair Miller moved to nominate Mr. Lawler as Vice-Chair of the Guilford County Board of Adjustment, seconded by Mr. Johnson. The Board voted unanimously 4-0 in favor of the motion. (Aye: Miller, Standley, Burroughs, Johnson. Nays: None.)

**APPROVAL OF APRIL 3, 2012 MEETING MINUTES:**

Mr. Lawler moved to approve the minutes of the April 3, 2012 meeting, seconded by Chair Miller. The Board voted unanimously 5-0 in favor of the motion.

**HEARING OF CASE:**

**Case No. 12-08-GCPL-03802:** Matthew R. Taylor is requesting a variance to allow roofing over an existing wall which is located in front of the existing single family dwelling. The roofing would provide safety of personal horses from inclement weather. The property is located at 6103 North Church Street, Greensboro, North Carolina 27455. Map Parcel No. 0125288, in Monroe Township and is zoned RS-40 (Accela Ref. No. 12-09-GCPL-03802).

Ms. Burch presented the case history. Mr. Chambers presented information on the case that included sketches, a plat, and a set of photographs.

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.

Matthew Taylor, 6103 North Church Street, stated that he is requesting a variance to put a roof over an existing wall where he has a riding area. He said that there is an extensive drainage system in place due to a steep slope on part of the property. However, the riding area is flat with a retaining wall surrounding it and unfortunately, it has been flooding quite a bit due to its location. He would like to place a nice roof over the area to create a safe, dry place to enjoy their horses.

Mr. Taylor pointed out the area on the sketch where the roof would be located. He described how the drainage system would be rerouted to take the water behind the property. Members viewed photographs that showed the area when it was flooded. Mr. Taylor reiterated that standing water is an unsafe habitat for horses.

Ms. Kathryn Rodosky, 6103 North Church Street, referred to the photographs and pointed out the flat riding area along with the sloping grade on part of the property. She said that the retaining wall surrounding the riding area was very tall. Ms. Rodosky pointed out the location of the fencing in relation to the retaining wall and identified the existing wall where the roof would be built.

Responding to a question from Mr. Standley, Ms. Rodosky stated that they plan to add a few lights underneath the new roof.

Mr. Justin Hoffstedtler, 910 Westridge Road, Salisbury, North Carolina, stated that he is an engineer. He plans to use a post frame construction which is an engineered building. The roof system would cover an area that would have either 6x6 or 8x8 posts every eight feet. For structural integrity of an open building with a wood truss, he plans to cover the truss and enclose the gable where the pitch comes up but leave everything else open.

Ms. Drinda Axsom, 6102 North Church Street, stated that she owns the neighboring property. She felt that it would be nice for the riding area to have a roof. The owners have made many upgrades to the property and she was in support of the roof addition. Ms. Axsom stated that she has lived at her residence for 15 years.

The applicants indicated that they knocked on the doors of surrounding neighbors and did not encounter any objections. Notices were also sent to adjacent neighbors informing them of the variance request.

Mr. Chambers clarified for Mr. Lawler that the property consists of three lots that were combined to make one lot.

Mr. Burroughs asked staff for a copy of the Ordinance relevant to this case. Mr. Blair said the Ordinance states that an accessory structure cannot go in front of the principle building, and that is the reason for the variance. The applicants would still meet all setbacks and other requirements of the Ordinance.

Mr. Hoffstedtler clarified for Chair Miller that the size of the entire structure will be 72'x140'.

Mr. Johnson asked if another driveway would be added. Mr. Taylor replied that everything will remain the same and there will not be another driveway.

Mr. Blair presented a contour map illustrating the topography of the property.

There was no one speaking in opposition to the case.

Mr. Johnson moved to allow the variance, seconded by Mr. Lawler. The Board voted unanimously 5-0 in favor of the motion. (Aye: Miller, Standley, Burroughs, Lawler, Johnson. Nays: None.)

**NEW BUSINESS:**

Chair Miller clarified the criteria for making a motion.

Members and staff introduced themselves and described their background.

Mr. Chambers stated that there are several open positions for alternates on the Board. Mr. Burroughs inquired about the process of going from an alternate member to a regular member. Mr. Chambers explained that alternates are moved into regular positions as terms expire.


Mr. Chambers plans to send a link to members so that they can access the Ordinance online along with general statutes adhered to by the Board.

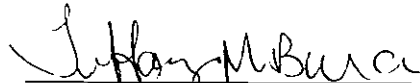
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**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

  
Ditta Miller, Chairman

  
Les Eger, Board Secretary  
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GUILFORD CO, NC FEE \$26.00  
PRESENTED & RECORDED.

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

**BK: R 7489**

**PG: 95-97**