



GUILFORD COUNTY PLANNING AND DEVELOPMENT

BOARD OF ADJUSTMENT AGENDA
Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W. Market Street, Greensboro, N.C. 27401
March 4, 2025

Regular Meeting

6:00 PM

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: November 12, 2024

D. Rules and Procedures

E. Old Business

F. New Business

Evidentiary Hearing Item(s)

Swearing in of staff and those speaking on the case

Case #25-01-BOA-00013

2010 Trosper Road, Greensboro, NC 27455

James and Jean Elms are requesting variances from the Unified Development Ordinance (UDO) to:

- (1) Section 4.2.2.B, which requires a minimum street setback of 40 feet for properties zoned RS-40 that front a local or collector street, in order to reduce the required setback by 16 feet to allow a minimum required setback of 24 feet; and
- (2) Section 4.2.2.B.3, which requires accessory structures to be located behind the principal structure for properties zoned RS-40 that are less than 2 acres in size, in order to allow an existing 16-foot by 22-foot carport to remain in its current location in front of the existing home on the property.

Located at 2010 Trosper Road (Guilford County Tax Parcel #137485 in Center Grove Township), the subject property comprises approximately 0.93 acres and is zoned RS-40, Residential.

Case #25-01-BOA-00014

4809 Edinborough Road, Greensboro, NC 27406

Selden P. Morris is requesting a variance from UDO Section 4.2.2.B, which requires a minimum side setback of 15 feet for properties zoned RS-40. Located at 4809 Edinborough Road (Guilford County Tax Parcel #133984 in Fentress Township), the subject property

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comprises approximately 0.60 acres and is zoned RS-40, Residential. The applicant is seeking a 10-foot variance to allow a minimum side setback of 5 feet in order to permit an existing 29.53-foot by 26.25-foot deck to remain in its current location.

G. Other Business

Election of Officers

H. Adjournment