



GUILFORD COUNTY PLANNING AND DEVELOPMENT

BOARD OF ADJUSTMENT AGENDA
Truist Building – McAdoo Conference Room
201 W. Market Street, Greensboro, NC 27401
March 3, 2026

Regular Meeting

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: October 7, 2025**
- IV. Rules and Procedures**
- V. Old Business**

None.
- VI. New Business**

Evidentiary Hearing Item(s)

A. VARIANCE CASE #26-01-BOA-00001: 5305 MOCKINGBIRD RD, GREENSBORO, NC 27406

Kris Youngblood is requesting two variances from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires a 15 ft. minimum side setback for properties zoned RS-40. Located at 5305 Mockingbird Rd, Greensboro, NC 27406 (Guilford County Tax Parcel #134112 in Fentress Township), the subject property comprises 0.52 acres and is zoned RS-40, Residential.

The applicant is seeking the following variances:

1. A 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan.
2. A 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and a heated addition to the existing home, in accordance with the submitted site plan.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Information for **VARIANCE CASE #26-01-BOA-00001** can be viewed by scrolling to the March 3, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/board-adjustment>.

VII. Other Business

Election of 2026 Officers

VIII. Adjournment

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**GUILFORD COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES**

John H. McAdoo Conference Room
Third Floor, Truist Building
201 W Market St, Greensboro, NC 27401
October 7, 2025

Regular Meeting**6:00 p.m.**

Chair Miller called the meeting to order at 6:00 p.m. and asked staff to call the roll.

A. Roll Call

Mr. Tew called the roll of members in attendance:

Present: Ditra Miller, Chair; Willie Johnson, Vice Chair; Carey Campbell; Franklin Havens

Absent: Joshua Scott

The following Guilford County staff were also present: Jason Hardin, Planning and Development Deputy Director; Avery Tew, Senior Planner.

B. Agenda Amendments

None

C. Approval of Minutes: September 2, 2025

Vice Chair Johnson moved to approve the minutes from the September 2, 2025, meeting, as submitted. The motion was seconded by Mr. Havens. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Miller, Johnson, Campbell, Havens. Nays: None.)

D. Rules and Procedures

Chair Miller noted that it was not necessary to explain the Board's Rules of Procedure because there were no new cases and no one from the public was present for the meeting.

E. Old Business**Case #25-08-BOA-00016 (3 Chowan Road, Greensboro, NC 27407)**

Pursuant to N.C.G.S. 160D-406(j), approve Order Granting a Variance with respect to the subject property located at 3 Chowan Road (Guilford County Tax Parcel

#155460 in Jamestown Township), owned by Robert and Catherine McGee, as heard and decided by the Board of Adjustment on September 2, 2025.

Mr. Havens moved to approve the Order as written and submitted to the Board. The motion was seconded by Vice Chair Johnson. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Miller, Johnson, Campbell, Havens. Nays: None.)

F. New Business

None

G. Other Business

None

H. Adjournment

Mr. Campbell made a motion to adjourn. The motion was seconded by Vice Chair Johnson. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Miller, Johnson, Campbell, Havens. Nays: None.)

The meeting adjourned at 6:04 p.m.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Board of Adjustment
Variance Application

01-30-2026 (original)

REC-0301300

02-17-2026 (revised)

2026

26-01-BOA-00001

Date Submitted: _____ Fee **\$426.00** Receipt # _____ Case Number _____
(includes \$26 recording fee)

PROPERTY INFORMATION

Address 5305 Mockingbird Road City Greensboro State NC Zip Code 27406
Tax Parcel # 134112 Zoning: RS-40
Plat Book & Page 29-80 Deed Book & Page R8595 2965-2966 Township: Fentress

OWNER INFORMATION

Name Kris Youngblood Phone Number 336-558-9523

Address 5305 Mockingbird Road City Greensboro State NC Zip Code 27406
Email youngbloodk@gmail.com

Owner Signature *Kris Youngblood*
I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and belief.

APPLICANT INFORMATION – *If not property owner, a notarized statement of permission is required from the property owner.*

Name Same Phone Number _____

Address _____ City _____ State _____ Zip Code _____
Email _____

Applicant Signature _____
I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and belief.

TO THE GUILFORD COUNTY BOARD OF ADJUSTMENT:

I, Kris Youngblood, hereby petition the Board of Adjustment for a VARIANCE from the literal provisions of the Development Ordinance because, under the interpretation given to me by the Enforcement Officer, I am prohibited from using the parcel of land described above in a manner shown by the plot plan attached. I request a variance from the following provisions of the ordinance (cite section numbers):

4.2.2B

If the plot plan does not adequately reveal the nature of the variance, the request is more fully described below:

Request for variance from northern side setback in accordance with attached site plan. Proposed is to enclose and renovate the existing carport (legal non-conforming structure) to heated square footage for a needed office, half bathroom and laundry/mud room, build a screen porch off the

**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Board of Adjustment
Variance Application**

rear left side, and build an attached 2 car garage with storage area in front of the existing carport.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Board of Adjustment
Variance Application**

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board is required to reach four conclusions before it may issue a variance: (1) that unnecessary hardship would result from the strict application of the ordinance; (2) that the hardship results from conditions that are peculiar to the property; (3) that the hardship did not result from actions taken by the applicant or the property owner; and (4) that the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

In the spaces provided with the conclusions below, indicate competent, material and substantial evidence that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these four conclusions.

- 1) Unnecessary hardship would result from the strict application of the ordinance.

With strict application of the ordinance a 2 car garage would not be possible on the property and there would be no other way to shelter vehicles and storage

- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.)

Hardship results from the unique characteristics of the lot, including its width, existing house placement and site constraints such as the steep grade from the sides of the house through the rear of the property. No other locations for the garage addition are feasible because of well (in the front) and septic location (in the rear) and/or would not allow functional access, safe circulation and be compatible with the architectural design of the home.

- 3) The hardship did not result from actions taken by the applicant or the property owner. (The act of purchasing property knowing that circumstances exist that may justify the granting of a variance is not regarded as a self-created hardship.)

The house as-is sits on the preexisting lot and is not a result from actions taken by or created by the homeowner.

- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The requested variance is the minimum relief necessary to allow for this reasonable and customary residential improvement that is consistent with other homes in the area. It will not alter the residential character of the neighborhood, impair adjacent properties, or create a safety or drainage issue. We plan to capture and divert all water run off. It will not interfere with neighbors enjoyment of light or privacy. It will further improve public safety by parking in the garage versus on the street.

Required documents must be attached to email after selecting submit for electronic submission



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

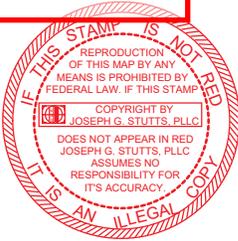
**Board of Adjustment
Variance Application**

BOARD OF ADJUSTMENT CHECKLIST

The following is a list of materials and information which you must submit in order to have your case presented at the Board of Adjustment meeting. Failure to comply with all of the following may result in the case being delayed. Refer to the Meeting Schedule below for submittal deadlines and meeting dates.

1. Completed application.
2. Required fee paid.
3. Site/Plot Plan drawn to scale showing the property as it exists and with any proposed additions, structures, buildings, driveways, well, septic system, and abutting streets.
4. Written statement outlining the request and any information you wish to present to the Board for their consideration, optional.
5. Provide a minimum of 4, maximum of 6 photographs showing the area affected by your appeal. Graphics or architectural sketches may be used to fill this requirement. Additional information may be provided at the hearing.
6. If applicable, approval from the Guilford County Environmental Health Division, contact them at 336-641-7613.

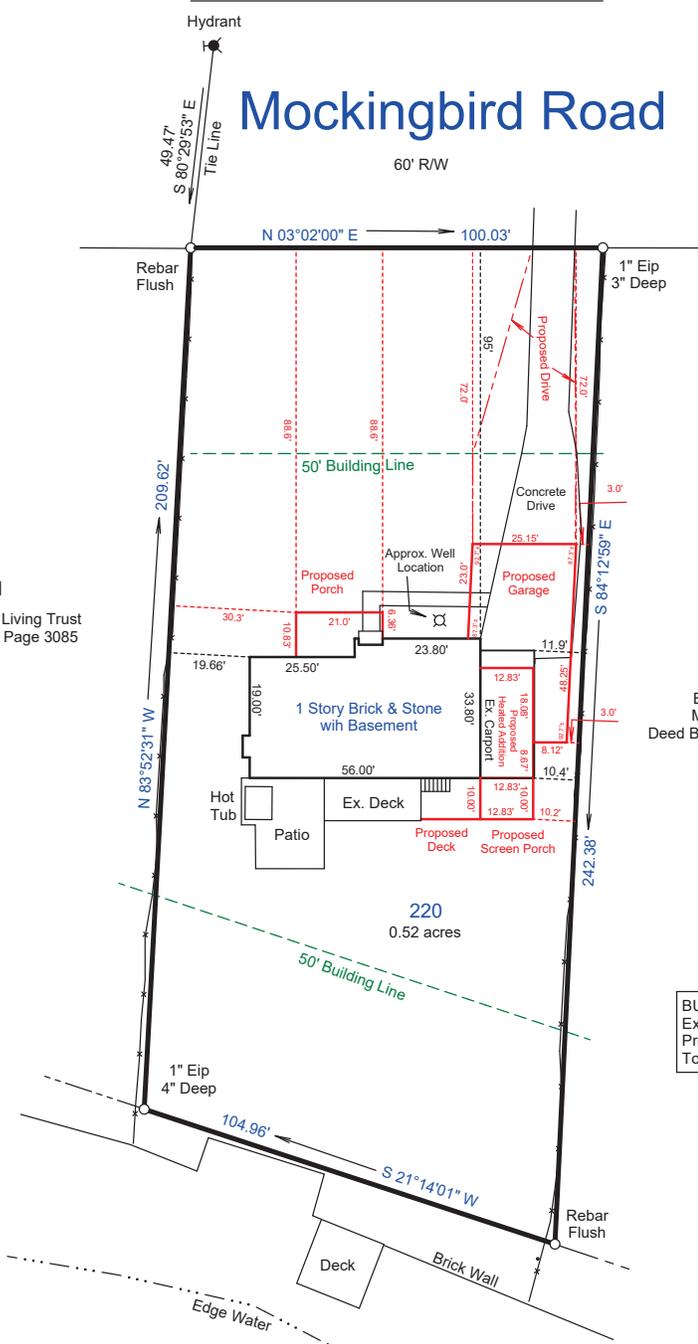
Refer to the Guilford County Meeting Schedule for BOA meeting dates.



Mockingbird Road

221
Charles G. Ewing Living Trust
Deed Book 8222, Page 3085

219
Brian L. Drumm
Myah C. Drumm
Deed Book 7957, Page 1113



BUA Calculations:
Existing: 2,858.5 sq ft (12.6%)
Proposed: 1,431.5 (6.3%)
Total: 4,290.0 sq ft (18.9%)

Lynco Club, Inc.
Deed Book 2011, Page 127

Rev. 1.14.2026 to correct fence lines
1.19.2026 to show distance from carport
1.27.2026 add proposed addition, etc.

Preliminary Site Plan for:

Kris A. Youngblood, Trustee of the
Kris Ray Youngblood Revocable Living Trust
5305 Mockingbird Road
Lot 220, Section 4, Map 2
Lynwood Lake Estates
Plat Book 29, Page 80
Fentress Township
Guilford County
Greensboro, N.C.
Tax Parcel: 134112
Deed Book 8595, Page 2965

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book (see), Page (title block) or other reference source (N/A); that the boundaries not surveyed are indicated as drawn from information in Book (N/A), Page (N/A) or other reference source (N/A); that the precision or positional accuracy is "1":10,000"; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)"

This _____ day of _____, 20____ Professional Land Surveyor

LEGEND:
Eip--- Casting from Pipe Found
R/W--- Right of Way
CL--- Centerline
R--- Radius
--- Property Line
--- Power Line
--- Fence Line
--- Line not Surveyed

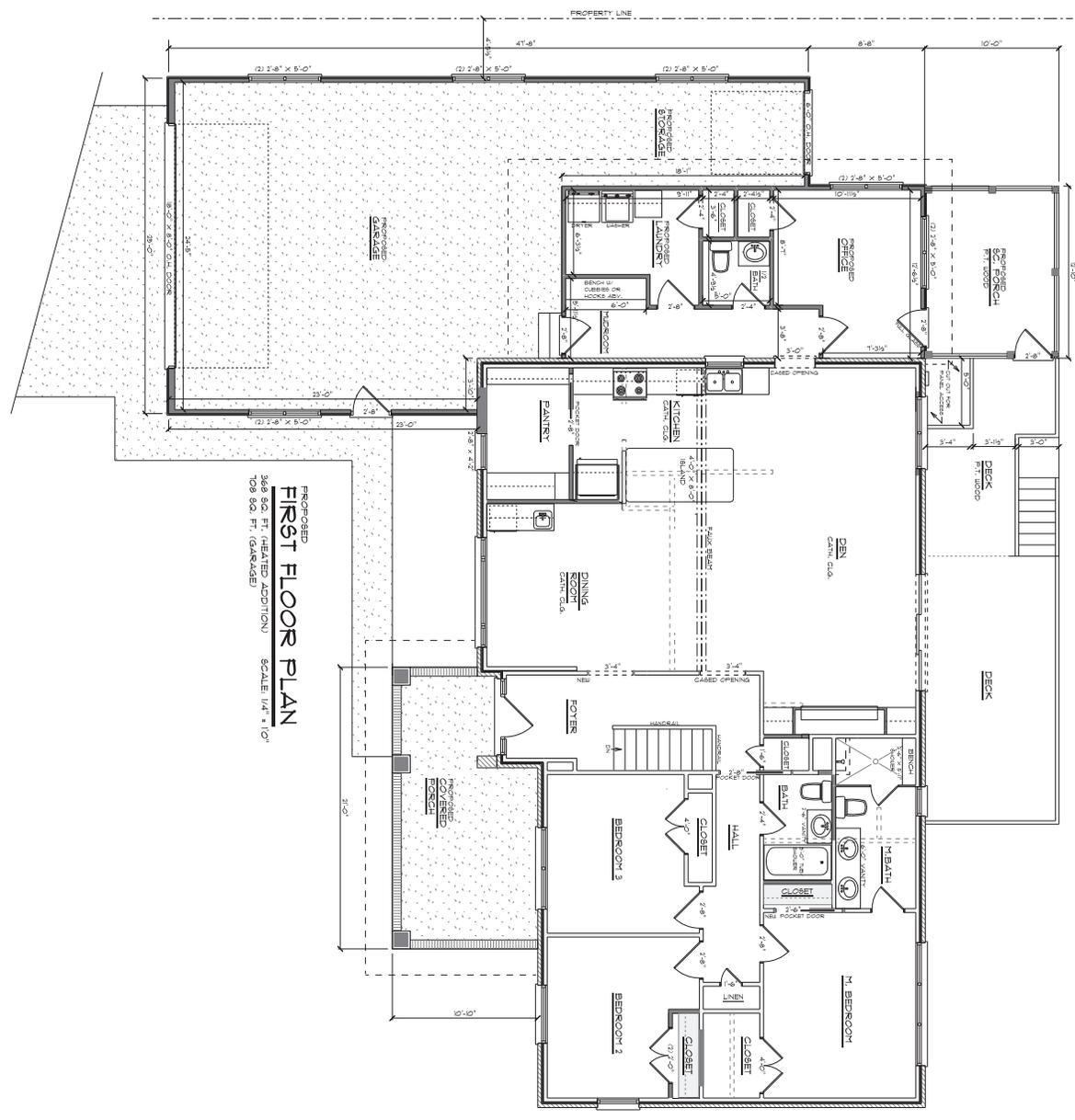
This property is subject to any easements, liens, or other encumbrances of record. This property has not been evaluated for special flood hazard areas as determined by the Department of Housing and Urban Development. For flood boundaries contact the Federal Emergency Management Agency.

Title Search Performed By Others: _____ Revisions: _____
Drawn by: JGS

Joseph G. Stutts, PLLC
PROFESSIONAL LAND SURVEYORS
303 East Bessemer Avenue
Greensboro, North Carolina 27401
Phone: (336) 273-3930 Fax: (336) 273-7476

DATE: 12.12.2025 SCALE: 1"= 30'

Location Map: Not To Scale



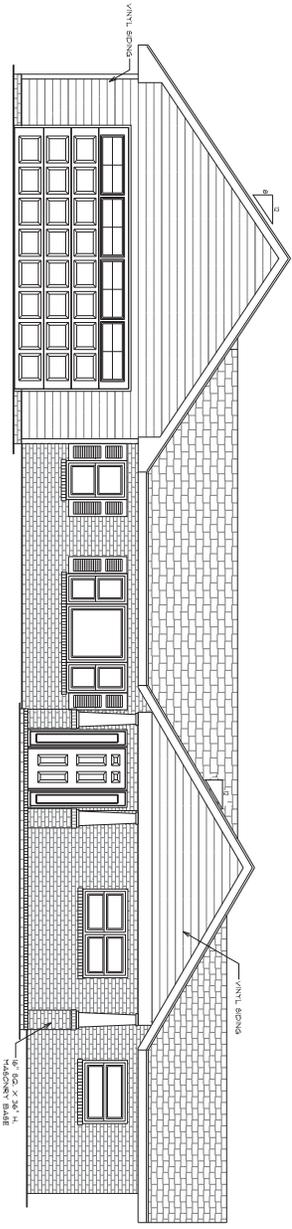
PROPOSED
FIRST FLOOR PLAN
 368 SQ. FT. (HEATED ADDITION)
 108 SQ. FT. (GARAGE)
 SCALE 1/4" = 1'-0"

OWNER	COMER SHUFORD LLC
ARCHITECT	HUCKABEE AND ASSOCIATES
DATE	
NOTED	
DWG. NO.	
SHEET	1
OF TWO SHEETS	

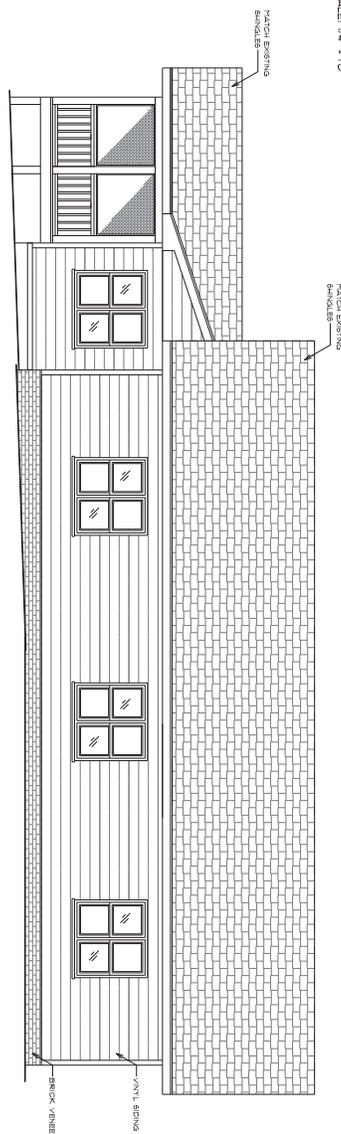
PROPOSED PLANS FOR:
KRIS YOUNGBLOOD
 5305 MOCKINGBIRD ROAD
 GREENSBORO, NC
 COMER SHUFORD LLC

HUCKABEE AND ASSOCIATES
 Custom Homes ■ Additions ■ Vacation Homes
 2411-F Walters Street ■ Greensboro, NC 27408 ■ 336-282-3111

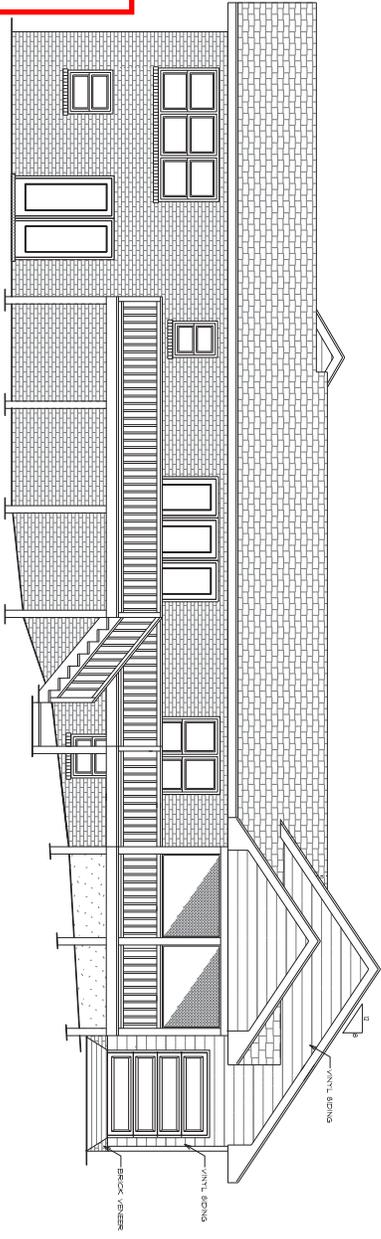
REVISIONS	BY



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 10'



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 10'



PROPOSED REAR ELEVATION
SCALE: 1/4" = 10'

OR TWO SHEETS
2
SHEET
JOB NO.
DATE
BY
FOR

A B D

The American Institute of Architects Seal

PROPOSED PLANS FOR:
KRIS YOUNGBLOOD
 5305 MOCKINGBIRD ROAD
 GREENSBORO, NC
COMER SHUFORD LLC

HUCKABEE
 AND ASSOCIATES
 Custom Homes ■ Additions ■ Vacation Homes
 3411F Walters Street ■ Greensboro, NC 27408 ■ 336-282-3111

REVISIONS	BY













Environmental Health Division
Water Quality Section
400 W Market St.
Greensboro, NC 27401
(336) 641-7613



Authorization for Wastewater System Construction

Address: 5305 MOCKINGBIRD RD, GREENSBORO, NC 27406

Permit Number: 26-01-SCHR-00019

This Construction Authorization shall be valid for five years from the issue date of the Improvement Permit. The area designated for a Subsurface Sewage Treatment and Disposal System shall not be graded and appropriate measures shall be taken to prevent vehicular traffic, erosion, or any other disturbance to the site. Disturbance of this area, change of site plan, or change of intended use could result in the suspension or revocation of this Authorization.

Design Flow:	360 GPD	Septic Tank Capacity:	1000 GAL
Initial System Type:		Pump Tank Capacity:	GAL
Initial Trench Type:		Pump Dose Volume:	GAL to GAL
Gravity <input type="checkbox"/>	Pump <input type="checkbox"/>	Saprolite <input type="checkbox"/>	Number of Bedrooms: 3
Repair System Type:	2a – Conventional		
Repair Trench Type:	Conventional	<u>Site Requirements:</u>	
Gravity <input checked="" type="checkbox"/>	Pump <input type="checkbox"/>	Saprolite <input type="checkbox"/>	Setback: FT off of the
Facility Type:	Residential		Offset: FT off of the
Trench Depth:	IN to IN		Setup: FT
Trench Length:	FT		Basement: N
Trench Width:	IN		Well Site Available: N
Trench Separation:	FT On-Center		Repair Area Required: N
Soil Cover:	IN to IN		
Gravel Depth:	IN		

Pre-Construction Meeting: N Post Construction Meeting: N Maintenance Agreement Required: N

Authorization Issued: Robert N. Lowe, REHS Date Issued: 01/23/2026
Environmental Health Specialist

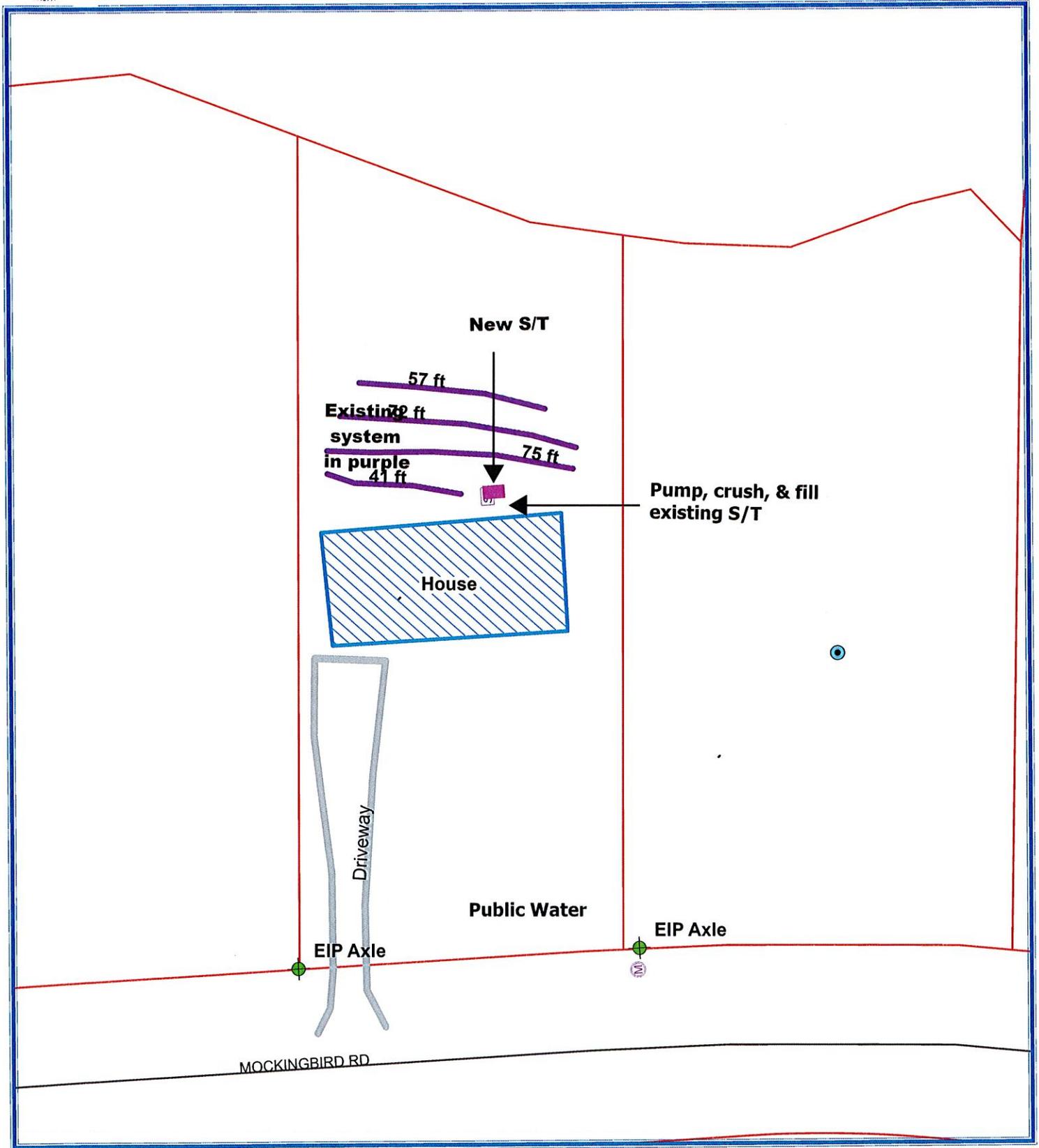
Owner or Authorized Agent: _____ Date: _____
Owner or Authorized Agent

ATTACHMENT

Comments: Permit issued Pursuant to 15A NCAC 18E. Septic repair shall be installed within 30 days of receipt of Construction Authorization Permit. If the system is not installed within 30 days, a follow up visit will take place and if the system is still malfunctioning, a Notice of Violation will be issued. Pump, crush, & fill existing septic tank. Replace with new tank as specified on permit and connect to existing drain field meeting setbacks off existing deck. Site is approved for use of an approved plastic septic tank if necessary. Maintain 50'+ setback from any well. Maintain all minimum required setbacks. Property owner is responsible for having property lines marked for septic contractor prior to installation.



Diagram

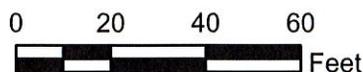


Address: 5305 Mockingbird Rd

Permit # 26-01-SCHR-00019

Issuer's Initials: RNL

Date: 1/23/2026



1 in = 40 ft

DISCLAIMER:
 The data shown in this map is for public use. Guilford County makes no warranty to its accuracy; all data sets and maps are for geographical representation only.



Diagram



Address: 5305 Mockingbird Rd

Permit # 26-01-SCHR-00019

Issuer's Initials: RNL

Date: 1/23/2026



1 in = 40 ft

DISCLAIMER:
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APPENDIX H

AFFIDAVIT OF ON-SITE WASTEWATER EXISTING SYSTEM

PURSUANT TO N.C.G.S. §160D-1110(h1)

[This form is only required with a permit application if the permit applicant is applying for exemption as allowed by N.C.G.S. § 160D-1110(h1)]

STATE OF NORTH CAROLINA

COUNTY OF Guilford

Building Inspections Department

Address and Parcel Identification of Real Property Where Building is to be Constructed or Altered:

5305 Mockingbird Road Greensboro NC 27406
Parcel # 134112 PIN 7881284881

I, Kris Youngblood
(Print Full Name)

owner of the property, do hereby under penalties of perjury affirm that the proposed building construction will meet local and State on-site wastewater system setback requirements pursuant to N.C.G.S. § 130A-335. Additionally, the proposed construction shall not increase the design daily flow or wastewater strength of the existing system and thereby absolves the State, Inspection Department, and Local Health Department of any responsibility or liability regarding the existing wastewater system.

The property owner may, at his or her discretion, consult with an authorized on-site wastewater evaluator certified by the North Carolina On-Site Wastewater Contractors and Inspectors Certification Board or an inspector, as defined in N.C.G.S. § 90A-71(5), to locate the on-site wastewater existing system and verify setbacks requirements prior to executing this affidavit.

Kris Youngblood
Signature of Affiant

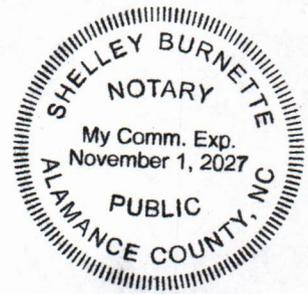
1-30-2026
Date

Sworn to (or affirmed) and Subscribed before me this the 30 day of January, 2026

Shelley Burnette
Signature of Notary Public

Shelley Burnette
Printed Name of Notary Public

My Commission Expires: 1/1/2027 (Notary Stamp or Seal)



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Summary

Kris Youngblood is requesting two variances from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires a 15 ft. minimum side setback for properties zoned RS-40. Located at 5305 Mockingbird Rd, Greensboro, NC 27406 (Guilford County Tax Parcel #134112 in Fentress Township), the subject property comprises 0.52 acres and is zoned RS-40, Residential.

The applicant is seeking the following variances:

1. A 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan.
2. A 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and a heated addition to the existing home, in accordance with the submitted site plan.

Property Information

- a. **Applicant(s)/Property Owner(s):** Kris Youngblood
- b. **Property Location:** 5305 Mockingbird Rd, Greensboro, NC 27406
- c. **Legal Description:** Lot 220, Section 4 in Plat Book 29, Page 80
- d. **Zoning:** RS-40, Residential
 - i. Street setback: 40 ft.
 - ii. Side setback: 15 ft.
 - iii. Rear setback: 30 ft.

Character of the Area

- a. **Existing Land Use(s) on Property:** A Single-Family, Detached Dwelling
- b. **Surrounding Uses:**
 - i. North: Residential
 - ii. South: Residential
 - iii. East: Residential
 - iv. West: Residential
- c. **Topographic and Stormwater Features:** Topography on site is moderately sloping per Natural Resources Conservation Service (NRCS) Web Soil Survey. There is a regulated floodplain on site per Flood Insurance Rate Map 3710788100J, effective 6/18/2007. There are mapped wetlands on site per National Wetlands Inventory. There are no mapped streams on site per U.S. Geological Survey and NRCS maps of Guilford County. The site lies within the Lake Mackintosh (Big Alamance Creek) WS-IV Water Supply Watershed, General Watershed Area.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Board of Adjustment
Variance Case #26-01-BOA-00001
Staff Report

Date of variance application:
February 2, 2026

Date adjacent property owner(s) notified:
February 19, 2026

Date sign posted on subject property:
February 19, 2026

Date legal notice posted on County website:
February 20, 2026

Date of hearing:
March 3, 2026

DRAFT



Guilford County UDO Subsection 3.5.W.4.e(2): Grounds for Variance

- (a) The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure. The fact that property may be utilized for greater profit, however, will not be considered adequate to justify the granting of a variance.
- (b) Neither the nonconforming use of lands, buildings or structures in the same zoning district, nor the permitted use of lands, buildings or structures in other zoning districts shall be considered as grounds for the issuance of a variance. Furthermore, mere financial hardship does not constitute grounds for the granting of a variance.
- (c) A variance may be granted where a building permit has been issued and, due to unintentional error of the Planning and Development Director in determining the location of the structure on the property, there is a minimal violation of the dimensional requirements, provided that such relief may be granted without substantially impairing the purpose and intent of this Ordinance.

Guilford County UDO Subsection 3.5.W.4.e(3): Findings of Fact

- (a) A variance may be granted by the Board of Adjustment if evidence presented by the applicant persuades it to reach the following findings of fact:
 - (i.) Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - (ii.) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make reasonable accommodation under the Federal Fair Housing Act for persons with disability.
 - (iii.) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - (iv.) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Board of Adjustment Variance Case #26-01-BOA-00001 Staff Report

Subject Property



Across from Subject Property



Facing North

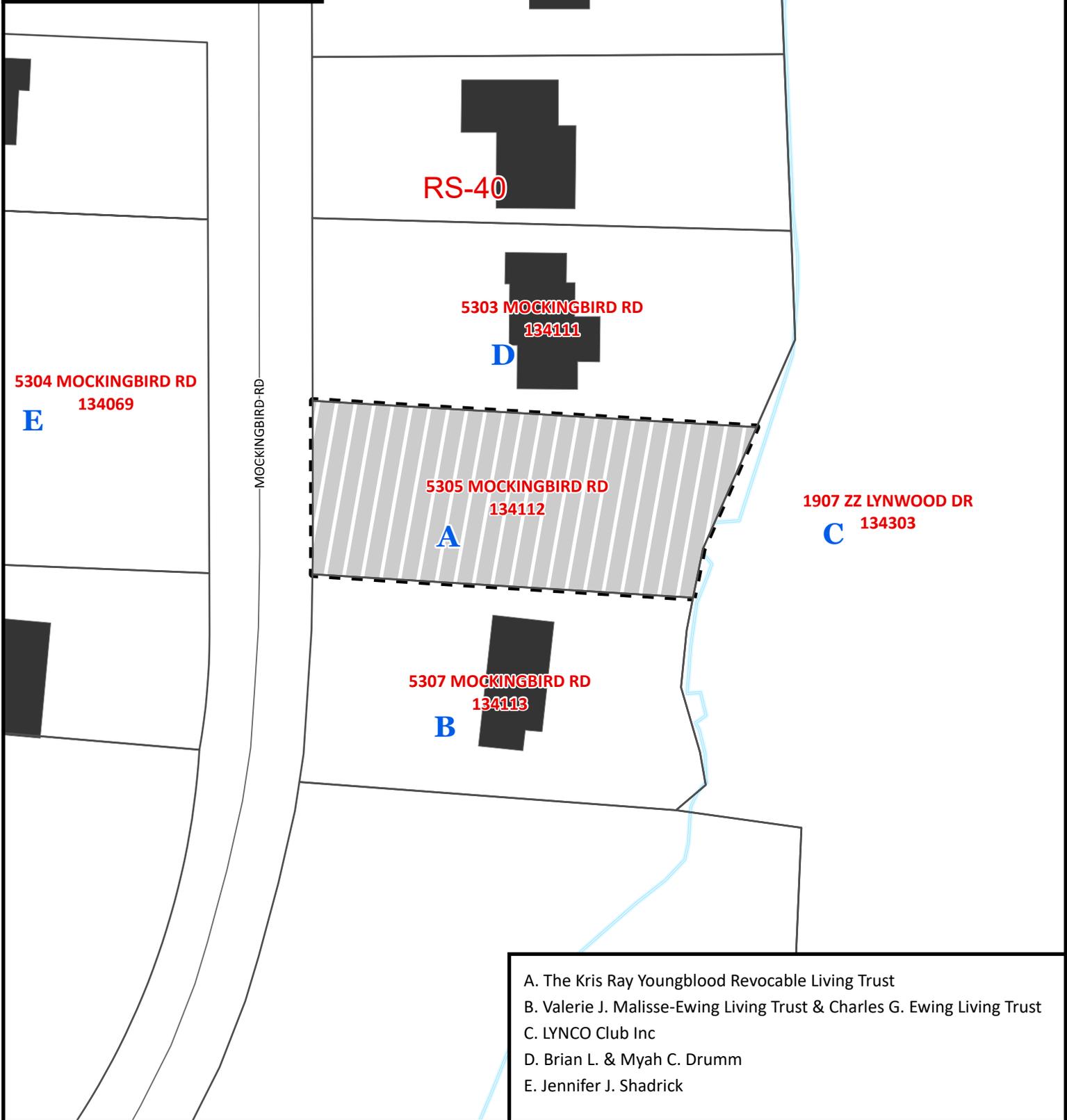


Facing South



Variance: 5305 Mockingbird Rd
+/- 0.52 acres

Adjacent Properties Map



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-01-BOA-00001

Case Area:

Parcel(s) - 134112

5305 Mockingbird Rd



Scale: 1" = 75'

Variance: 5305 Mockingbird Rd
+/- 0.52 acres

Aerial Map

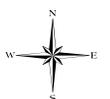


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-01-BOA-00001

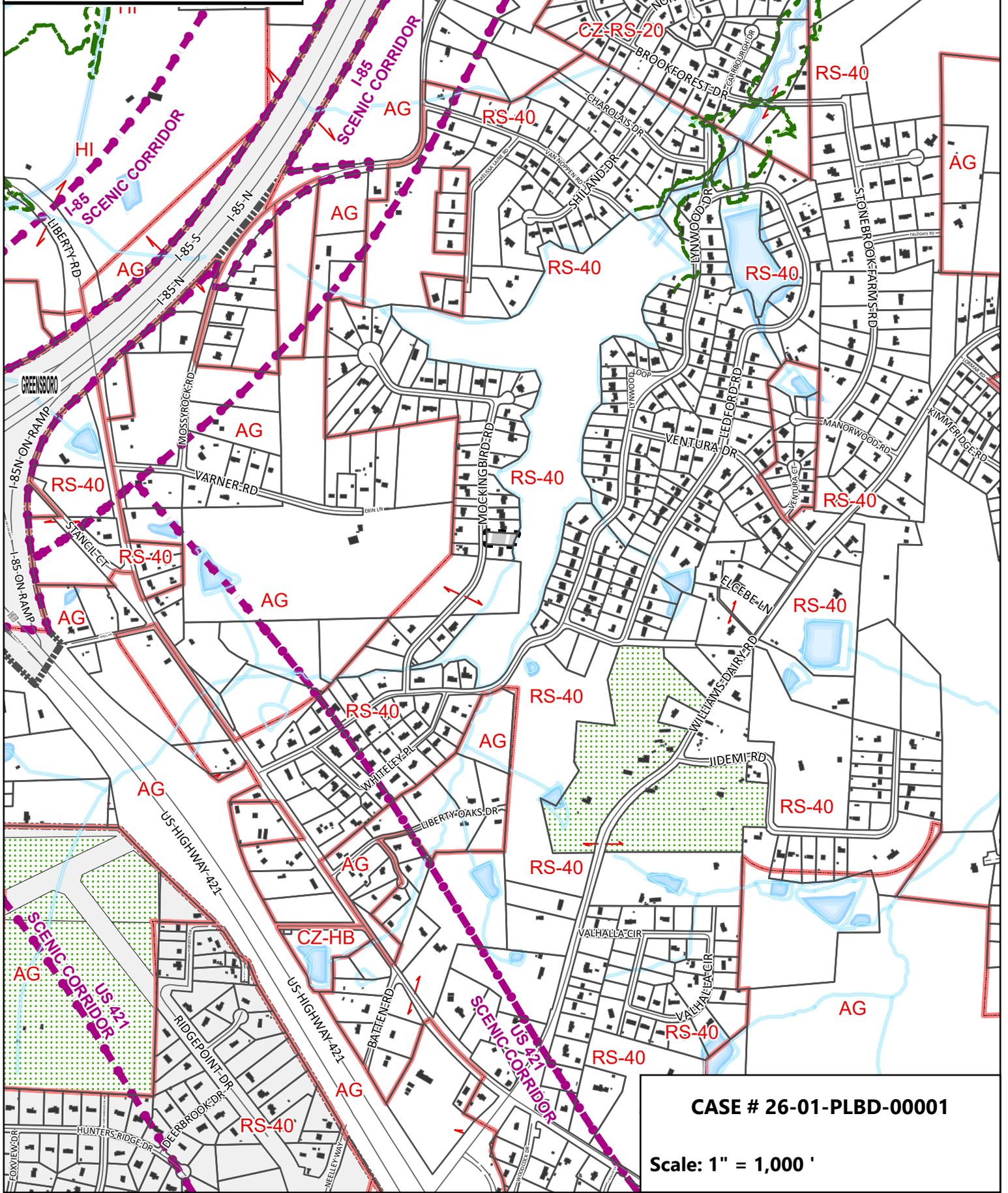
Case Area:
Parcel(s) - 134112
5305 Mockingbird Rd



Scale: 1" = 75'

Variance: 5305 Mockingbird Rd
Rd
+/- 0.52 acres

1,000 Scale Map

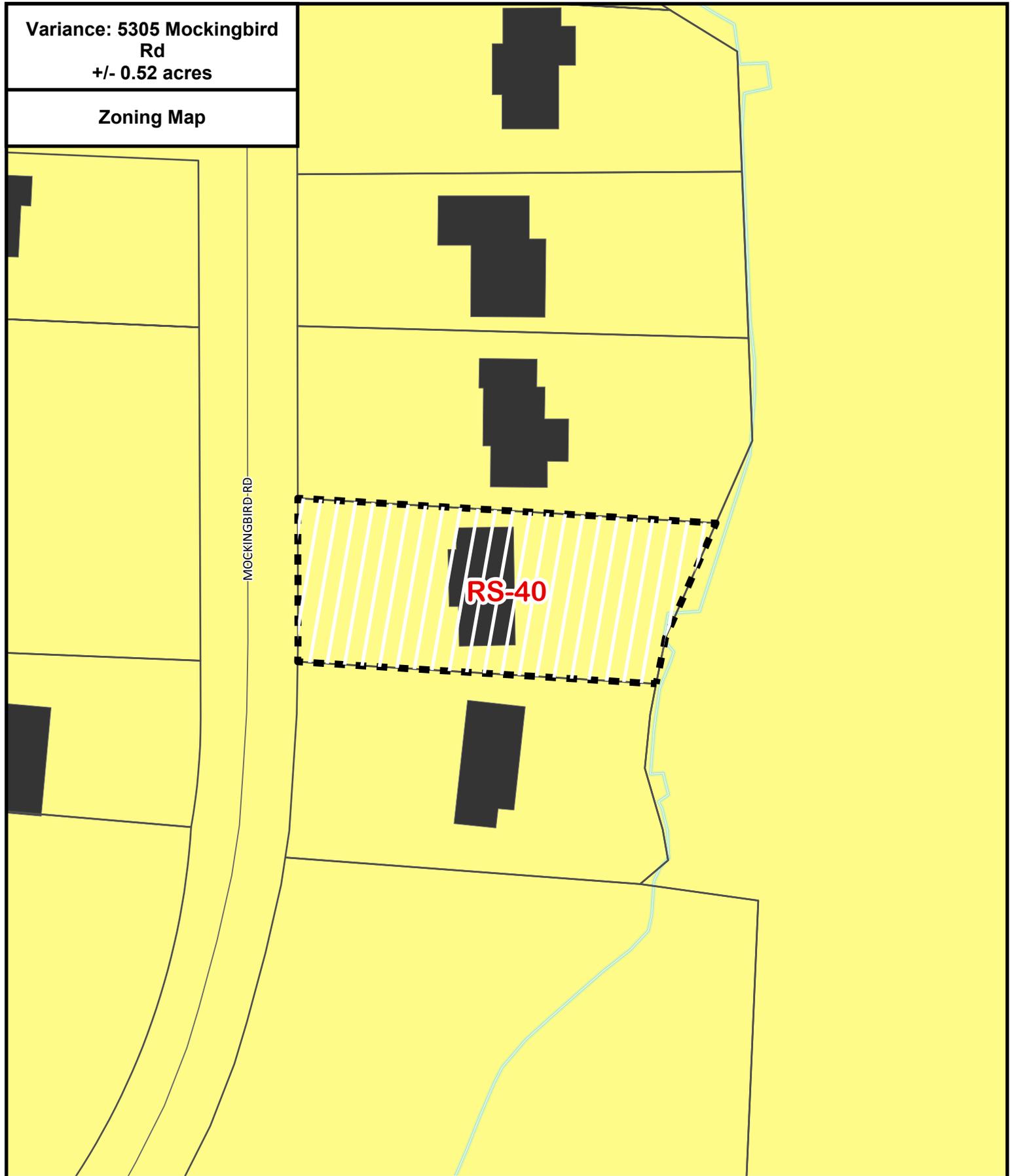


CASE # 26-01-PLBD-00001

Scale: 1" = 1,000'

Variance: 5305 Mockingbird Rd
+/- 0.52 acres

Zoning Map

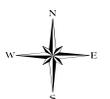


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-01-BOA-00001

Case Area:
Parcel(s) - 134112
5305 Mockingbird Rd



Scale: 1" = 75'

Variance: 5305 Mockingbird Rd
+/- 0.52 acres

Topographic Map

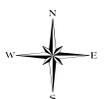


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-01-BOA-00001

Case Area:
Parcel(s) - 134112
5305 Mockingbird Rd



Scale: 1" = 75'

Affidavit of Notice

I, Avery Tew, do hereby certify that notice has been sent by first-class mail to the following recipients regarding Case #26-01-BOA-00001.

Youngblood, Kris A Trustee;the Kris
Ray Youngblood Revocable Living
Trust
5305 Mockingbird Rd
Greensboro, NC 27406

Lynco Club Inc
2107 Lynwood Loop
Greensboro, NC 27406

Drumm, Brian L;drumm, Myah C
5303 Mockingbird Rd
Greensboro, NC 27406

Shadrick, Jennifer J
5304 Mockingbird Rd
Greensboro, NC 27406

Malisse Ewing, Valerie J
Trustee;ewing, Charles G
Trustee;valerie J Malisseewing
Living Trust;charles G Ewing Living
Trust
5307 Mockingbird Rd
Greensboro, NC 27406

This 19th day of February, 2026.



Avery Tew, AICP, CZO, Senior Planner
Guilford County Planning and Development Department
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**GUILFORD COUNTY BOARD OF ADJUSTMENT
ORDER GRANTING A VARIANCE**

**CASE #26-01-BOA-00001
VARIANCE 1 (12 ft.) WORKSHEET**

The Guilford County Board of Adjustment, having held a hearing on **March 3, 2026**, to consider Case #**26-01-BOA-00001**, submitted by **Kris Youngblood**, Variance 1: A request for a 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan, on the property located at **5305 Mockingbird Rd, Greensboro, NC 27406**, being Tax Parcel #**134112**, in a manner not permissible under the literal terms of the Ordinance, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACTS and draws the following CONCLUSIONS:

- 1. It is the Board's CONCLUSION that unnecessary hardship **will** result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This conclusion is based on the following FINDINGS OF FACT:

- 2. It is the Board's CONCLUSION that the hardship **does** result from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based on the following FINDINGS OF FACT:

- 3. It is the Board's CONCLUSION that the hardship **does not** result from actions taken by the applicants or the property owners. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based on the following FINDINGS OF FACT:

- 4. It is the Board's CONCLUSION that the requested variance **is** consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACT:

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a VARIANCE be **GRANTED** subject to the following:

- 1. Compliance with all local, state and federal laws.



**GUILFORD COUNTY BOARD OF ADJUSTMENT
ORDER DENYING A VARIANCE**

**CASE #26-01-BOA-00001
VARIANCE 1 (12 ft.) WORKSHEET**

The Guilford County Board of Adjustment, having held a hearing on **March 3, 2026**, to consider Case **#26-01-BOA-00001**, submitted by **Kris Youngblood**, Variance 1: A request for a 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan, on the property located at **5305 Mockingbird Rd, Greensboro, NC 27406**, being Tax Parcel **#134112**, in a manner not permissible under the literal terms of the Ordinance, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACTS and draws the following CONCLUSIONS:

- 1. It is the Board's CONCLUSION that unnecessary hardship **will not** result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This conclusion is based on the following FINDINGS OF FACT:

- 2. It is the Board's CONCLUSION that the hardship **does not** result from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based on the following FINDINGS OF FACT:

- 3. It is the Board's CONCLUSION that the hardship **does** result from actions taken by the applicants or the property owners. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based on the following FINDINGS OF FACT:

- 4. It is the Board's CONCLUSION that the requested variance **is not** consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACT:

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a VARIANCE be **DENIED**.



**GUILFORD COUNTY BOARD OF ADJUSTMENT
ORDER GRANTING A VARIANCE**

**CASE #26-01-BOA-00001
VARIANCE 2 (5 ft.) WORKSHEET**

The Guilford County Board of Adjustment, having held a hearing on **March 3, 2026**, to consider Case #**26-01-BOA-00001**, submitted by **Kris Youngblood**, Variance 2: A request for a 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and heated addition to the existing home, in accordance with the submitted site plan, on the property located at **5305 Mockingbird Rd, Greensboro, NC 27406**, being Tax Parcel #**134112**, in a manner not permissible under the literal terms of the Ordinance, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACTS and draws the following CONCLUSIONS:

- 1. It is the Board's CONCLUSION that unnecessary hardship **will** result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This conclusion is based on the following FINDINGS OF FACT:

- 2. It is the Board's CONCLUSION that the hardship **does** result from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based on the following FINDINGS OF FACT:

- 3. It is the Board's CONCLUSION that the hardship **does not** result from actions taken by the applicants or the property owners. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based on the following FINDINGS OF FACT:

- 4. It is the Board's CONCLUSION that the requested variance **is** consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACT:

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a VARIANCE be **GRANTED** subject to the following:

- 1. Compliance with all local, state and federal laws.



**GUILFORD COUNTY BOARD OF ADJUSTMENT
ORDER DENYING A VARIANCE**

**CASE #26-01-BOA-00001
VARIANCE 2 (5 ft.) WORKSHEET**

The Guilford County Board of Adjustment, having held a hearing on **March 3, 2026**, to consider Case **#26-01-BOA-00001**, submitted by **Kris Youngblood**, Variance 2: A request for a 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and heated addition to the existing home, in accordance with the submitted site plan, on the property located at **5305 Mockingbird Rd, Greensboro, NC 27406**, being Tax Parcel **#134112**, in a manner not permissible under the literal terms of the Ordinance, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACTS and draws the following CONCLUSIONS:

- 1. It is the Board's CONCLUSION that unnecessary hardship **will not** result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This conclusion is based on the following FINDINGS OF FACT:

- 2. It is the Board's CONCLUSION that the hardship **does not** result from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based on the following FINDINGS OF FACT:

- 3. It is the Board's CONCLUSION that the hardship **does** result from actions taken by the applicants or the property owners. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based on the following FINDINGS OF FACT:

- 4. It is the Board's CONCLUSION that the requested variance **is not** consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACT:

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a VARIANCE be **DENIED**.