

**BOARD OF ADJUSTMENT  
MEETING  
THURSDAY, DECEMBER 16, 2021  
6:30 P.M.  
Council Chambers  
300 West Crowell Street  
Monroe NC  
A G E N D A**

*Due to the increased risk of exposure and possibility of transmission associated with the Delta strain of COVID-19, everyone will be required to wear face masks at this meeting.*

- Item 1.**            **Call to Order.**
- Item 2.**            **Approval of Minutes** – August 26, 2021
- Item 3.**            **Conflicts of Interest**
- Item 4.**            **CASE PLSUP-2022-00080** – The applicant, Matthew Ruggiero, on behalf of Better Path Homes, LLC, is requesting a Special Use Permit to construct a new single-family home at the property located at 605 Winchester Avenue (Tax ID #09-228-143)
- Item 5.**            **CASE PLSUP-2022-00081** – The applicant, Matthew Ruggiero, on behalf of Better Path Homes, LLC, is requesting a Special Use Permit to construct a new single-family home at the property located at 607 Winchester Avenue (Tax ID #09-228-144)
- Item 6.**            **CASE PLZNA-2022-00099** – The applicant, Stafford Street Monroe, LLC, is requesting a Variance to install an eight (8) foot chain-link fence with 12” inches of barbed wire on top for a total of nine (9) feet and to remove four (4) trees over seventy-five (75) inches in circumference at 1912 Stafford Street Extension/2026 Skyway Drive (Tax ID #09-180-004-90, 09-180-004-H-80, & 09-180-004-H-90)
- Item 7.**            **CASE PLSUP-2022-00100** – The applicant, Ken Hammond, is requesting a Special Use Permit to allow for a reduction of the front yard setback from 85 feet to 41 feet in order to build a new single-family residence at the property located at 1100 Leewood Drive (Tax ID #09-159-033)
- Item 8.**            **CASE PLSUP-2022-00101** – The applicant, Amber Martin, is requesting a Special Use Permit to allow an Event Center/Multipurpose space in the GB (General Business) zoning district at the property located at 103 Wilkes Drive, Unit H (Tax ID #09-222-057A)
- Item 9.**            **Next Meeting:**    January 27, 2022
- Item 10.**          **Adjournment**

*Attention: BOARD MEMBERS:  
Please call Maryann Brown at 704.282.4527 to confirm your attendance. Thank you!*

cc:            *Mujeeb Shah-Khan  
Ashley Duncan  
Doug Britt  
Keri Hutchins  
William Nance*