

**BOARD OF ADJUSTMENT
MEETING
THURSDAY, JANUARY 25, 2024
6:00 P.M.
Council Chambers
300 W. Crowell Street
Monroe NC**

AGENDA

Item 1. **Call to Order:**

Item 2. **Pledge of Allegiance and Moment of Silence**

Item 3. **Approval of Minutes – November 30, 2023**

Item 4. **Conflicts of Interest**

Item 5. **Quasi-Judicial Statement:**

Item 6. **PLZNA 2024-00103 Variance-** The Board of Adjustment is requested to consider ten variance requests from William Lawrence in order to subdivide the existing four houses on one lot at 422 English Street. (Parcel ID # 09-189-133)

1. Determination of Preliminary Matters: Is the request within the jurisdiction of the Board of Adjustment?
2. Hearings on the Requested Variances:
 - (A) 414 English St. / Lot 1 Lot area variance of 7,994 square feet
 - (B) 414 English St. / Lot 1 Lot width variance of 37.12 feet
 - (C) 414 English St. / Lot 1 Side yard setback of 10 feet
 - (D) 416 English St. / Lot 2 Lot area variance of 8,316 square feet
 - (E) 416 English St. / Lot 2 Lot width variance of 36.91 square feet
 - (F) 416 English St. / Lot 2 Side yard variance of 0.5 feet
 - (G) 418 English St. / Lot 3 Lot area variance of 7,566 square feet
 - (H) 418 English St. / Lot 3 Lot width variance of 29.89 feet
 - (I) 422 English St. / Lot 4 Lot area variance of 6,762 square feet
 - (J) 422 English St. / Lot 4 Lot width variance of 22.5 feet

Item 7. **PLZNA 2024-00136 Variance-** The Board of Adjustment is requested to consider two variance requests from James Gerber from the minimum lot area in order to subdivide the existing single lot into two lots at 615 English Street. (Parcel ID # 09-189-139)

1. Determination of Preliminary Matters: Is the request within the jurisdiction of the Board of Adjustment?
2. Hearings on the Requested Variances:

Item 8. **PLSUP 2024-00135 Special Use Permit-** The Board of Adjustment is requested to consider a special use permit from Marc Rodriguez in order to install barbed wire to the top of a chain link fence in the rear and side yard of the property located at 2411 Nelda Drive. (Parcel ID # 09-261-005F)

Item 9. **Next Meeting:** February 22, 2024

Item 10. **Adjournment**

Attention: BOARD MEMBERS:

Please call Ashlyn Penegar at 704.282.4527 to confirm your attendance. Thank you!

*cc: Richard Long
 Terry Sholar
 Doug Britt
 Keri Mendler
 Megan Brightharp
 Patrick Blaszyk*