

BOARD OF ADJUSTMENT MEETING
THURSDAY, NOVEMBER 21, 2024 at 6:00 P.M.
Council Chambers, 300 W. Crowell Street, Monroe NC

REVISED AGENDA

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance and Moment of Silence**
- Item 3.** **Conflicts of Interest**
- Item 4.** **Approval of Minutes– July 25, 2024**
- Item 5.** **Quasi-Judicial Statement:**
- Item 6.** **PLZNA-2025-00055 Variance** - The Board of Adjustment is requested to consider a variance request from David Thrun to deviate from the minimum side yard setback for an accessory structure in a residential district in order to construct a garage at 2521 Foxworth Avenue (Parcel ID 09-345-135).
- Item 7.** **PLZNA 2025-00056 Variance** – The Board of Adjustment is requested to consider a variance request from the minimum side yard setback for the RLD (Residential Low Density) district in order to bring an addition to a house currently under construction at 509 Creekridge Drive into compliance with the District Development Standards as outlined in the City of Monroe’s Unified Development Ordinance (Parcel ID 09-147-067).
- Item 8.** **PLZNA 2025-00095 Variance** - The Board of Adjustment is requested to consider a variance from Coastal CLT Investments, LLC, requesting a variance from the required speaker box setback defined in the Permissible Use Definition and Standards section of the Unified Development Ordinance (UDO) in order to construct a drive-through speaker box at 847 East Roosevelt Boulevard (Parcel ID 09-156-002F).
- Item 9.** **PLZNA-2025-00093 Variance** – The Board of Adjustment is requested to consider a variance from Tatsiana Karzhova, requesting a variance from the maximum lot quantity allowed to utilize a private driveway defined in the Subdivision Standards section of the Unified Development Ordinance (UDO) in order for three lots to utilize a private drive at 1027 Legacy Lake Drive (Parcel ID 09-105-169).
- Item 10.** **PLSUP-2025-00090** - The Board of Adjustment is request to consider a Special Use Permit request from Sandy Salcedo on behalf of the Sandy Salcedo Corporation in order to operate a warehouse storage for use in the General Business District at 403 N. Sutherland Avenue (Parcel ID 09-188-069). ***THIS ITEM WILL NOT BE HEARD AT THIS MEETING.***
- Item 11.** **Set Date for Next Meeting:** December 19th
- Item 12.** **Adjournment**

ATTENTION BOARD MEMBERS:

Please call Kimberly Davis at 704.282.4527 to confirm your attendance. Thank you.

cc: *Albert Benshoff, Attorney*
 Planning Staff