

**BOARD OF ADJUSTMENT MEETING
THURSDAY, MAY 22, 2025**

6:00 P.M.

Council Chambers, 300 W. Crowell Street, Monroe NC

AGENDA

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Appoint Chair**
- Item 3.** **Pledge of Allegiance and Moment of Silence**
- Item 4.** **Adopt Agenda**
- Item 5.** **Conflicts of Interest**
- Item 6.** **Approval of Minutes– March 27, 2025**
- Item 7.** **Quasi-Judicial Statement**
- Item 8.** **PLSUP 2025-00183 Special Use Permit** - The Board of Adjustment is requested to consider a Special Use Permit request from Kat Stegeman in order to conduct the use of indoor recreation with an escape room at 300 North Hayne Street. (Parcel ID 09-232-029)
- Item 9.** **PLZNA-2025-00186 Variance** - The Board of Adjustment is requested to consider a variance request from Roger Harry requesting a variance from the minimum side yard setback for a corner lot for a single family detached home in the Residential Low Density (RLD) district in order to bring a home currently under construction into compliance at 103 Buck Hill Road. (Parcel ID 09-244-022)
- Item 10.** **PLZNA-2025-00188 Variance** - The Board of Adjustment is requested to consider this variance request from Lanny Stack requesting a variance from the minimum side yard setback for an accessory structure in a residential district in order to bring into compliance an accessory structure currently under construction at 1701 Polk Street. (Parcel ID 09-188-001)
- Item 11.** **PLZONA-2025-00213 Appeal** - The Board of Adjustment is requested to consider an Appeal of Planning Staff's zoning determination from Joe Rybinski of Double Eagle Properties LLC of new gravel driveways and a gravel parking area at 400 Sanford Street. (Parcel ID 09-235-190A)
- Item 12.** **Next Meeting: Thursday, June 26, 2025**
- Item 13.** **Adjournment**

ATTENTION BOARD MEMBERS:

Please call Kimberly Davis at 704-282-4527 to confirm your attendance. Thank you.

cc: *Al Benshoff, Attorney*
 Jeff Wells, Assistant City Manager
 Planning Staff