

**BOARD OF ADJUSTMENT MEETING
THURSDAY, OCTOBER 23, 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– August 28, 2025**
- Item 7.** **Quasi-Judicial Statement**
- Item 8.** **PLZNA 2026-00024 Variance** - The Board of Adjustment is requested to consider a variance to deviate from the minimum lot size and minimum lot width in order to allow a new lot to be created at 508 E. Talleyrand Avenue. (Parcel ID 09-231-079) (Tabled from August 28, 2025 and continued from September 25, 2025)
- Item 9.** **PLZNA 2026-00043 Variance** - The Board of Adjustment is requested to consider a variance from the accessory structure setback requirements in a residential zoning district in order to bring an accessory structure into compliance that was installed at 2540 Arnold Drive. (Parcel ID # 09-301-081)
- Item 10.** **PLZNA-2026-00062 Variance** - The Board of Adjustment is requested to consider a variance request from Randall Wallace of Fox Valley Metrology, on behalf of Shelley Martin, from the minimum width of a Type 4 Perimeter Buffer in order to construct an addition to the existing structure at 3012 Old Charlotte Highway. (Parcel ID # 09-301-218E)
- Item 11.** **Set Date for Next Meeting: November 2025-Possible Alternate Date-**
Thursday, November 20, 2025
- Item 12.** **Attorney’s Remarks**
- Item 13.** **Adjournment**

ATTENTION BOARD MEMBERS:

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

cc: *Al Benschoff, Attorney*
 Jeff Wells, Assistant City Manager
 Lisa Stiwinter, Director of Planning & Development
 Planning Staff