

**BOARD OF ADJUSTMENT
MEETING
THURSDAY, APRIL 22, 2021
6:30 P.M.
Conference Room
300 West Crowell Street
Monroe NC**

- Item 1.** **Call to Order.**
- Item 2.** **Approval of Minutes – March 11, 2021**
- Item 3.** **Conflicts of Interest**
- Item 4.** **Case PLSUP-2021-00048 Special Use Permit** - The Board of Adjustment is requested to consider this request by Brian Spiers of Harland Building Group for a Special Use Permit to build a new Single Family residence at 601 Stafford Street, which is located in the Winchester Overlay District. (Tax ID #09-228-202)
- Item 5.** **Case PLSUP-2021-00049 Special Use Permit** - The Board of Adjustment is requested to consider this request by Brian Spiers of Harland Building Group for a Special Use Permit to build a new Single Family residence at 603 Stafford Street, which is located in the Winchester Overlay District. (Tax ID #09-228-202A)
- Item 6.** **Case PLSUP-2021-00050 Special Use Permit** - The Board of Adjustment is requested to consider this request by Leonid Steven Livarchuk for a Special Use Permit to allow retail sales in the OT (Office Transitional) zoning district located at 606 E. Franklin Street. (Tax ID #09-195-043)
- Item 7.** **Case PLZNA-2021-00052 Variance** – The applicant, First Care Medical Clinic, is requesting a Variance to the sign ordinance to modify the existing monument sign located at 404 S. Sutherland Avenue. The applicant is requesting a variance from Section 156.133 (W) Section 5, b of the sign code in order to install an LED electronic sign within the existing monument sign on the property. (Tax ID #09-194-137)
- Item 8.** **Next Meeting:** May 27, 2021
- Item 9.** **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