

AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, December 3, 2015

NOTE: ALL cases on the Zoning Board of Adjustment agenda are quasi-judicial in nature; as a result, NO communications should take place between yourself and the Zoning Board of Adjustments members prior to the public hearing.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL OF MEMBERS**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MINUTES**
- 5. WITHDRAWAL OR CONTINUANCE REQUESTS**
- 6. HEARING & DETERMINATION OF CASES**

A. MANUFACTURED HOME RENEWALS (CONSENT)

WILLIE SMITH

Case # **5196**

Request permission to continue to place a Manufactured Home, Class A on a .42-acre tract of land located at 1827 Flatrock Road, approximately 2200 feet north of Waughtown Street. Property is zoned RS9. Tax Block 2573, Tax Lot 004C.

- Application – Case #5196
- Picture of Sign Posting(s) - Case #5196
- Other Site Photos - Case #5196

B. MANUFACTURED HOME RENEWALS (NONCONSENT)
No Applications

C. OTHER SPECIAL USE PERMIT RENEWALS

LIZBETH SANCHEZ
(JOE FONSECA)

Case # **5166**

Request permission to continue to occupy a secondary dwelling on a .69-acre tract of land located at 4925 Shattalon Drive (secondary dwelling address is 4927 Shattalon Drive), approximately 950 feet southwest of Oak Grove Circle. Property is zoned RS9. Tax Block 3490, Tax Lots 006A and 006B.

- Application – Case #5166
- Picture of Sign Posting(s) - Case #5166
- Other Site Photos - Case #5166

DONALD BALL
DEBORAH BALL
(JONATHAN DUGGINS)

Case # **5190**

Request permission to continue to occupy a secondary dwelling (former accessory building) on a .46-acre tract of land with an existing dwelling located at 1451 Norwich Road (secondary dwelling address is 1447 Norwich Road), approximately 1300 northwest of Bishop Gate Road. Property is zoned RS9. Tax Block 4025, Tax Lot 108.

- Application – Case #5190
- Picture of Sign Posting(s) - Case #5190
- Other Site Photos - Case #5190

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

No Applications

E. OTHER SPECIAL USE PERMITS (NEW)

No Applications

F. VARIANCES

No Applications

G. APPEALS

No Applications

7. UNFINISHED BUSINESS



100 East First Street
Winston-Salem, NC 27101
(336) 727-2628

Case # 5196

CITY ZONING BOARD OF ADJUSTMENT SPECIAL USE PERMIT (RENEWAL) APPLICATION

Prop Addr: 1827 FLATROCK ST
WINSTON-SALEM, NC 27107-

Owner: WILLIE SMITH
Address: 1827 FLATROCK ST
WINSTON-SALEM,, NC 27107-

Phone.: (336)300-1589 x

Applicant:
Address:

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

The above owner or applicant is requesting that this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on **12/3/2015, at 2:00 P.M.**, in the **Bryce A. Stuart Municipal Building Public Meeting Room, Suite 530, Fifth Floor of City Hall South, 100 E. First Street , Winston-Salem, NC.**

As part of your application, and included in your filing fee of \$50.00, a legal notice is published in the Winston-Salem Journal and the Inspections division furnishes you with a sign(s) which must be posted in a conspicuous place on the premises prior to the date of the hearing. The sign(s) must be attached to sufficient support and be clearly visible from a public street. If the property is located on the corner of two public streets or has frontage on more than one public street, a sign needs to be placed on each public street. If the property is on a private street or access easement, a second sign or lead in sign will need to be placed at the public street.

SIGN POSTING DATE IS 11/22/2015 BY 9:00 A.M. THE SIGN MUST BE LEFT UP UNTIL AFTER THE PUBLIC HEARING. Failure to comply with these posting instructions will result in delay of the application and postponement of the hearing and decision to a later scheduled public hearing.

WILLIE SMITH

Case # 5196

Request permission to continue to place a Manufactured Home, Class A on a .42-acre tract of land located at 1827 Flatrock Road, approximately 2200 feet north of Waughtown Street. Property is zoned RS9. Tax Block 2573, Tax Lot 004C.

I HAVE READ THE ABOVE INFORMATION AND UNDERSTAND THE REQUIREMENTS

I hereby certify that all of the information contained in this application for a Special Use Permit Renewal is correct. If executed by an individual for a corporate entity, I certify that I am duly authorized to sign on behalf of the corporate entity.

Applicant Signature

Date

FEE \$50.00

City of Winston-Salem

ZONING BOARD OF ADJUSTMENT

For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT

RENEWAL-MANUFACTURED HOME

PUBLIC HEARING CASE #

DECEMBER 3, 2015 5196

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING



City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR SPECIAL USE PERMIT
FOR A MOBILE MANUFACTURED HOME
PUBLIC HEARING CASE #
DECEMBER 3, 2015 5PM
1155 FLEMING - BRYCE A. STUART MUNICIPAL BUILDING



Case # 5166
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)

APPLICATION

100 East First Street
Winston-Salem, NC 27101
(336) 727-2628

Prop Addr: 4925 SHATTALON DR
WINSTON-SALEM, NC 27106-
Owner: LIZBETH SANCHEZ
Address: 4925 SHATTALON DR
WINSTON-SALEM,, NC 27106-
Phone.: (336)221-9380 x

Applicant: JOE FONSECA
Address: 4925 SHATTALON DR
WINSTON SALEM, NC 27106
Phone:

Details:

ACCESSORY DWELLING-CONSENT

Building

Accessory Building Occupant: JOE FONSECA

Principal Building Occupant: LIZABETH SANCHEZ Relationship: UNCLE

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LIZBETH SANCHEZ
(JOE FONSECA)

Case # 5166

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Applicant Signature

Date

FEE

\$50.00

City of Winston-Salem

ZONING BOARD OF ADJUSTMENT

For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT
RENEWAL-SECONDARY DWELLING

PUBLIC HEARING CASE #

DECEMBER 3, 2015 5166

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING



City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
Information Call: 727-2101
REQUEST FOR: SPECIAL USE PERMIT
For a SECONDARY DWELLING
PUBLIC HEARING CASE
NOVEMBER 3, 2016 5:00 PM
AT STUART MENCHER RESIDENCE

4-25





Case # 5190

**CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)
APPLICATION**

100 East First Street
Winston-Salem, NC 27101
(336) 727-2628

Prop Addr: 1451 NORWICH RD
WINSTON-SALEM, NC 27127-

Owner: DONALD BALL
Address: 807 N LAKE DR
WINSTON-SALEM,, NC 27127-

Phone.: (336)831-4733 x

Applicant: JONATHAN DUGGINS

Address: 1447 NORWICH ROAD
WINSTON-SALEM, NC 27127

Phone:

Details:

ACCESSORY DWELLING-CONSENT

Building

Accessory Building Occupant: JONATHAN DUGGINS

Principal Building Occupant: DONALD & DEBORAH BALL Relationship: SON

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DEBORAH BALL
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Applicant Signature

Date

FEE	\$50.00
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City of Winston-Salem

ZONING BOARD OF ADJUSTMENT

For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT

SECONDARY DWELLING

PUBLIC HEARING CASE#

DECEMBER 3, 2015 5190

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING



