

**AGENDA**  
**WINSTON-SALEM ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING**  
**Thursday, January 7, 2016**

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)**

JEFFREY KOHNS

SHERRI KOHNS

Case # **5207**

Request permission to continue to place a Manufactured Home, Class A on a .62-acre tract of land located at 4226 Garden Street, approximately 1000 feet west of Northhampton Drive. Property is zoned RS9. Tax Block 3226, Tax Lots 071 and 072A.

- Application – Case #5207
- Picture of Sign Posting(s) - Case #5207
- Other Site Photos - Case #5207

JAMES CARTER

Case # **5208**

Request permission to continue to place a Manufactured Home, Class A on a .58-acre tract of land located at 5319 Pine View Drive, approximately 500 feet north of Cook Street. Property is zoned RS9. Tax Block 3003, Tax Lot 001T.

- Application – Case #5208
- Picture of Sign Posting(s) - Case #5208
- Other Site Photos - Case #5208

MELISSA WILSON  
TERRY LAWSON  
(MIKE LAWSON)

Case # 5212

Request permission to continue to place a Manufactured Home, Class C on a .93-acre tract of land located at 245 Matthews Street, approximately 750 feet west of University Parkway. Property is zoned RS9. Tax Block 2028, Tax Lot 117.

- Application – Case #5212
- Picture of Sign Posting(s) - Case #5212
- Other Site Photos - Case #5212

RONALD PLEMMONS  
(OGEE GWYN)

Case # 5214

Request permission to continue to place a Manufactured Home, Class A, on a .45 acre tract of land located at 445 Rickard Road, approximately 1900 feet east of Reidsville Road. Property is zoned RS-9. Tax Block 3257 Lot 004T.

- Application – Case #5214
- Picture of Sign Posting(s) - Case #5214
- Other Site Photos - Case #5214

**B. MANUFACTURED HOME RENEWALS (NONCONSENT)  
No Applications**

**C. OTHER SPECIAL USE PERMIT RENEWALS  
No Applications**

**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 # 5207

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

Prop Addr: 4226 GARDE N ST  
WINSTON-SALEM, NC 27105 -

Owner: JEFFREY KOHNS  
Address: 4768 CARAWAY MOUNTAIN RD  
SOPHIA,, NC 27350-

Phone.: (336)302-5799 x

Applicant:  
Address:

Phone:

**Details:**

MANUFACTURED HOME RENEWAL-CONSENT  
CLASS A

The above owner or applicant is requesting th at this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on **1/7/2016**, 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 12/27/2015 BY 9:00 A.M. THE SIGN MUST BE LE FT 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.

JEFFREY KOHNS  
SHERRI KOHNS

Case # 5207

Request permission to continue to place a Manufactured Home, Class A on a .62-acre tract of land located at 4226 Garden Street, approximately 1000 feet west of Northhampton Drive. Property is zoned RS9. Tax Block 3226, Tax Lots 071 and 072A.

### 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 ZONING BOARD ADJUSTMENT  
PUBLIC HEARING  
7:00 PM - 8:00 PM  
CITY OF WINSTON-SALEM



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

# Case # 5208

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

Prop Addr: 5319 PINE VIEW DR  
WINSTON-SALEM, NC 27105 -

Owner: JAMES CARTER  
Address: 5319 PINEVIEW DR  
WINSTON-SALEM,, NC 2710 5-

Phone.: (336)744-0122 x

Applicant:  
Address:

Phone:

**Details:**

MANUFACTURED HOME RENEWAL-CONSENT  
CLASS A

The above owner or applicant is requesting th at this renewal application be p resented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on **1/7/2016**, at **2:00 P.M.**, in the **Bryce A. Stuart Municipal Buildi ng Public Meeting Room, Suite 530, Fifth Floor of City Hall South, 100 E. First Street , Winston-Salem, NC.**

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JAMES CARTER

Case # 5208

Request permission to continue to place a Manufactured Home, Class A on a .58-acre tract of land located at 5319 Pine View Drive, approximately 500 feet north of Cook Street. Property is zoned RS9. Tax Block 3003, Tax Lot 001T.

### 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 #  
JANUARY 7, 2016 5:28  
6:00 PM - FIFTH FLOOR - BOYD CENTER MUNICIPAL BUILDING



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

# Case # 5212

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

Prop Addr: 245 MATTHEWS ST  
WINSTON-SALEM, NC 27105 -

Owner: MELISSA WILSON  
Address: 3811 N MAIN ST  
HIGH POINT,, NC 27265-

Phone.: (336)906-1150 x

Applicant: MIKE LAWSON  
Address: 245 MATTHEWS ST  
WINSTON SALEM, NC 27105

Phone:

**Details:**  
MANUFACTURED HOME RENEWAL-CONSENT  
CLASS C

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 **1/7/2016**, 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.**

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MELISSA WILSON  
TERRY LAWSON  
(MIKE LAWSON)  
Case # 5212

Request permission to continue to place a Manufactured Home, Class C on a .93-acre tract of land located at 245 Matthews Street, approximately 750 feet west of University Parkway. Property is zoned RS9. Tax Block 2028, Tax Lot 117.

### 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 #  
*JANUARY 7 2016 3272*  
5:00 PM - FIFTH FLOOR - RYCOLE STUART MUNICIPAL BUILDING



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

# Case # 5214

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

Prop Addr: 445 RICKARD DR  
WINSTON-SALEM, NC 27101 -

Owner: RONALD PLEMMONS  
Address: 200 OLD DOC CT  
LEXINGTON,, NC 27295-

Phone.: (336)470-1294 x

Applicant: OGEE GWYN  
Address: 445 RICKARD DR  
WINSTON SALEM, NC 27101

Phone:

**Details:**  
MANUFACTURED HOME RENEWAL-CONSENT  
CLASS A

The above owner or applicant is requesting th at this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on **1/7/2016**, 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.**

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RONALD PLEMMONS  
(OGEE GWYN)  
Case # 5214

Request permission to continue to place a Manufactured Home, Class A, on a .45 acre tract of land located at 445 Rickard Road, approximately 1900 feet east of Reidsville Road. Property is zoned RS-9. Tax Block 3257 Lot 004T.

### 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**



50

For Sale  
Call [Phone Number]



City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
For Information Call: 727-2101  
REQUEST FOR *RESIDENTIAL MANUFACTURING HOME*  
*RENEWAL MANUFACTURED HOME*  
PUBLIC HEARING DATE *JANUARY 2, 2016*  
*6:00 PM - FIFTH FLOOR - WYCKE STUART MUNICIPAL BUILDING*