

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

CARLOS LEMUS

Case # **5258**

Request permission to continue to place a Manufactured Home, Class A on a .71-acre tract of land located at 4613 Nelson Street, approximately 200 feet east of Lasley Road. Property is zoned Rs9. Tax Block 2200, Tax Lots 044, 045 and 101.

- Application – Case #5258
- Picture of Sign Posting(s) - Case #5258
- Other Site Photos - Case #5258

BONIFACIO MARTINEZ GARCIA

ANGELICA SANTOYO CRUZ

Case # **5269**

Request permission to continue place a Manufactured Home, Class A on a .98-acre tract of land located on the north side of Ann Lane (#2755), approximately 900 feet west of Miller Road. Property is zoned RS-9. Tax Block 3490, Tax Lot 48A.

- Application – Case #5269
- Picture of Sign Posting(s) - Case #5269
- Other Site Photos - Case #5269

VERNICE MEADOWS

Case # **5270**

Request permission to continue to place a Manufactured Home, Class A on a .49-acre tract of land located at 455 Rickards Road, approximately 3 blocks south of Reidsville Road. Property is zoned RS-9. Tax Block 3257, Tax Lot 4K.

- Application – Case #5270
- Picture of Sign Posting(s) - Case #5270
- Other Site Photos - Case #5270

JANET JONES

Case # **5271**

Request permission to continue to place a Manufactured Home, Class A on a .46-acre tract of land located at 625 McCreary Street, approximately 300 feet east of Ogburn Avenue. Property is zoned RS9. Tax Block 1505, Tax Lot 111.

- Application – Case #5271
- Picture of Sign Posting(s) - Case #5271
- Other Site Photos - Case #5271

RICKEY PATTERSON

Case # **5273**

Request permission to continue to place a Manufactured Home, Class A on a .16-acre tract of land located at 1830 Lomond Street, at the northwest corner of Lomond Street and Haled Street. Property is zoned RS7. Tax Block 0783, Tax Lot 212.

- Application – Case #5273
- Picture of Sign Posting(s) - Case #5273
- Other Site Photos - Case #5273

CHRISTOPHER HOLLOWAY

Case # **5274**

Request permission to continue to place a Manufactured Home, Class A on a .51-acre tract of land located at 221 Methodist Drive, approximately 700 feet north of Indiana Avenue. Property is zoned RS9. Tax Block 2253, Tax Lot 303.

- Application – Case #5274
- Picture of Sign Posting(s) - Case #5274
- Other Site Photos - Case #5274

MARVIN PENNELL
(VALORIE PENNELL)

Case # **5276**

Request permission to continue to occupy a Manufactured Home, Class C on a .46-acre tract of land located at 2200 Willard Road, approximately 800 feet south of Sprague Street. Property is zoned RS9. Tax Block 1719, Tax Lots 032C, 032F and 033.

- Application – Case #5276
- Picture of Sign Posting(s) - Case #5276
- Other Site Photos - Case #5276

DALE GRAMLEY
Case # 5277

Request permission to continue to place a Manufactured Home, Class A on a 2.71-acre tract of land located at 4880 Kester Mill Road, approximately 3500 feet west of Jonestown Road. Property is zoned RS9. Tax Block 3907, Tax Lot 044E.

- Application – Case #5277
- Picture of Sign Posting(s) - Case #5277
- Other Site Photos - Case #5277

LARRY BOTTOMS
VICKIE BOTTOMS
(PATSY NEWMAN)
Case # 5282

Request permission to continue to place a Manufactured Home, Class A on a .23-acre tract of land located at 4855 Merrimac Street, approximately 500 feet north of Old Walkertown Road. Property is zoned RS9. Tax Block 1993, Tax Lots 003C and 004C.

- Application – Case #5282
- Picture of Sign Posting(s) - Case #5282
- Other Site Photos - Case #5282

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 # 5258

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

Prop Addr: 4613 NEL SON ST
WINSTON-SALEM, NC 27105 -

Owner: CARLOS LEMUS
Address: 4524 LASLEY DR
WINSTON SALEM, NC 27105

Phone.: (336)462-4578 x

Applicant:
Address:

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

NEW OWNER/ RENTAL

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 **4/7/2016**, 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 applic ation, and inclu ded in your filing fee of \$50.00, a legal notice i s publis hed 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) mu st be attached to sufficient sup port and be cle arly 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 3/27/2016 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 decis ion to a later scheduled public hearing.

CARLOS LEMUS

Case # 5258

Request permission to continue to place a Manufactured Home, Class A on a .71-acre tract of land located at 4613 Nelson Street, approximately 200 feet east of Lasley Road. Property is zoned Rs9. Tax Block 2200, Tax Lots 044, 045 and 101.

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 #

APRIL 7, 2016 5258

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



1518



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

Case # 5269

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

Prop Addr: 2755 ANN LN
WINSTON-SALEM, NC 27106 -
Owner: BONIFACIO MARTINEZ GARCIA
Address: 2755 ANN LN
WINSTON-SALEM,, NC 2710 6-
Phone.: (336)306-6614 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 **4/7/2016**, 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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BONIFACIO MARTINEZ GARCIA
ANGELICA SANTOYO CRUZ

Case # **5269** Request permission to continue place a Manufactured Home, Class A on a .98-acre tract of land located on the north side of Ann Lane (#2755 Anne Lane), approximately 900 feet west of Miller Road. Property is zoned RS-9. Tax Block 3490, Tax Lot 48A.

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#

APRIL 7, 2016 5269

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
 REVENUE MANUFACTURED HOME
 PUBLIC HEARING CASE#
 APRIL 7 2016 3269
 2:00 PM - FIFTH FLOOR - BRUCE A. STUART MUNICIPAL BUILDING



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

Case # 5270

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

Prop Addr: 455 RICKARD RD
WINSTON-SALEM, NC 27101 -

Owner: VERNICE MEADOWS
Address: 455 RICKARD DR
WINSTON-SALEM,, NC 2710 1-

Phone.: (336)725-2795 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 **4/7/2016**, 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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VERNICE MEADOWS

Case # 5270

Request permission to continue to place a Manufactured Home, Class A on a .49-acre tract of land located at 455 Rickards Road, approximately 3 blocks south of Reidsville Road. Property is zoned RS-9. Tax Block 3257, Tax Lot 4K.

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#

APRIL 7, 2016 5270

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
RENEWAL - MANUFACTURED HOME
PUBLIC HEARING CASE #
APRIL 7, 2016 5:270
6:00 PM (PITCHER) - BRAYS & SEARCY MUNICIPAL BUILDING



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

Case # 5271

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

Prop Addr: 625 MCCREARY ST
WINSTON-SALEM, NC 27105 -

Owner: JANET JONES
Address: 625 MCCREARY ST
WINSTON-SALEM,, NC 2710 5-

Phone.: (336)519-6594 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 **4/7/2016**, 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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JANET JONES

Case # 5271

Request permission to continue to place a Manufactured Home, Class A on a .46-acre tract of land located at 625 McCreary Street, approximately 300 feet east of Ogburn Avenue. Property is zoned RS9. Tax Block 1505, Tax Lot 111.

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 #
APRIL 11, 2017
9:00 PM - 11:00 PM - 11:00 PM



City of...
BOARD OF ADJUSTMENT
...





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

Case # 5273

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

Prop Addr: 1830 LOMOND ST
WINSTON-SALEM, NC 27127 -

Owner: RICKEY PATTERSON
Address: 1830 LOMOND ST
WINSTON-SALEM,, NC 2712 7-

Phone.: (336)414-8840 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 **4/7/2016**, 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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RICKEY PATTERSON

Case # 5273

Request permission to continue to place a Manufactured Home, Class A on a .16-acre tract of land located at 1830 Lomond Street, at the northwest corner of Lomond Street and Haled Street. Property is zoned RS7. Tax Block 0783, Tax Lot 212.

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 # 5572
APRIL 7, 2016
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
PUBLIC HEARING

1830





1830



1830



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

Case # 5274

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

Prop Addr: 221 ME THODIST DR
WINSTON-SALEM, NC 27105 -

Owner: CHRISTOPHER HOLLOWAY
Address: 221 METHODIST DR
WINSTON-SALEM,, NC 2710 5

Phone.: (336)577-8407 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 **4/7/2016**, 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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CHRISTOPHER HOLLOWAY

Case # 5274

Request permission to continue to place a Manufactured Home, Class A on a .51-acre tract of land located at 221 Methodist Drive, approximately 700 feet north of Indiana Avenue. Property is zoned RS9. Tax Block 2253, Tax Lot 303.

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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: RENEWAL OF
MANUFACTURED HOME
PUBLIC HEARING CASE #
APRIL 7, 2016 5274
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING





City of...
BOARD OF ADJUSTMENT
...
...



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

Case # 5276
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)
APPLICATION

Prop Addr: 2202 WILLARD RD
WINSTON-SALEM, NC 27107 -

Owner: MARVIN PENNELL
Address: 2201 WILLARD RD
WINSTON-SALEM,, NC 2710 7-

Phone.: (336)995-6178 x

Applicant: VALORIE PENNELL

Address: 2202 WILLARD RD
WINSTON SALEM, NC 27107

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS C

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 **4/7/2016**, 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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MARVIN PENNELL
(VALORIE PENNELL)

Case # **5276**

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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-MANUFACTURED HOME
PUBLIC HEARING *CASE #*
APRIL 7, 2016 5276
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

• RENEWAL-MANUFACTURED HOME

PUBLIC HEARING CASE#

• APRIL 7, 2016 5276

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





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

Case # 5277

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

Prop Addr: 4880 KES TER MILL RD
WINSTON-SALEM, NC 27103 -

Owner: DALE GRAMLEY
Address: 4849 KESTER MILL RD
WINSTON-SALEM,, NC 2710 3-

Phone.: (336)768-7443 x

Applicant:
Address:
Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

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DALE GRAMLEY

Case # 5277

Request permission to continue to place a Manufactured Home, Class A on a 2.71-acre tract of land located at 4880 Kester Mill Road, approximately 3500 feet west of Jonestown Road. Property is zoned RS9. Tax Block 3907, Tax Lot 044E.

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 #
APRIL 7, 2016 5277
2:00 PM - FIFTH FLOOR - RRYCE A. STUART MUNICIPAL BUILDING





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

Case # 5282

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

Prop Addr: 4855 MERRIMAC ST
WINSTON-SALEM, NC 27105 -

Owner: LARRY BOTTOMS
Address: 123 OLD LINVILLE RD
KERNERSVILLE,, NC 27284-

Phone.: (336)399-7217 x

Applicant: PATSY NEWMAN
Address: 4855 MERRIMAC STREET
WINSTON-SALEM, NC 27105

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 **4/7/2016**, 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 3/27/2016 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.

LARRY BOTTOMS
VICKIE BOTTOMS
(PATSY NEWMAN)

Case # **5282**

Request permission to continue to place a Manufactured Home, Class A on a .23-acre tract of land located at 4855 Merrimac Street, approximately 500 feet north of Old Walkertown Road. Property is zoned RS9. Tax Block 1993, Tax Lots 003C and 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



1855

City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR: SPECIAL USE PERMIT
RENEWAL MANUFACTURED HOME
PUBLIC HEARING CASE #
APRIL 7, 2016 5:00 PM
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING





4855

NO
TRESPASSING

W

Winston-Salem

80492268