

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

SUSAN WILLIAMS

Case # **5302**

Request permission to continue to place a Manufactured Home, Class A on a .49-acre tract of land located at 55 Hoskins Drive, approximately 600 feet north of Indiana Avenue. Property is RS-9. Tax Block 3559, Tax Lot 18.

- Application – Case #5302
- Picture of Sign Posting(s) - Case #5302
- Other Site Photos - Case #5302

FRANCES NICHOLS
WILLIAM NICHOLS
(HELEN NICHOLS)

Case # **5311**

Request permission to continue to place a Manufactured Home, Class A on a .24-acre tract of land located at 5008 Ohio Avenue, approximately 800 feet north of Motor Road. Property is zoned RS9. Tax Block 1649, Tax Lot 208.

- Application – Case #5311
- Picture of Sign Posting(s) - Case #5311
- Other Site Photos - Case #5311

JOHN DAVIS
(MICHAEL MURPHY)

Case # **5315**

Request permission to continue to place a Manufactured Home, Class C on a .94-acre tract of land located at 206 Rink Road, approximately 1000 feet west of S. Main Street. Property is zoned RS-9. Tax Block 2710, Tax Lot 11K.

- Application – Case #5315
- Picture of Sign Posting(s) - Case #5315
- Other Site Photos - Case #5315

JOHN SPRINKLE

Case # **5320**

Request permission to continue to place a Manufactured Home, Class A on a .98-acre tract of land with an (unoccupied) dwelling located at 4152 Eisenhower Road, approximately 400 feet south of Bradley Avenue. Property is zoned RS-9. Tax Block 2368, Tax Lots 373 thru 379.

- Application – Case #5320
- Picture of Sign Posting(s) - Case #5320
- Other Site Photos - Case #5320

CALVIN HILLIAN
NANCY HILLIAN
(CALVIN HILLIAN JR)

Case # **5321**

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class A) on a 1.55-acre tract of land with an existing dwelling located at 60 Hoskins Drive (secondary dwelling address is 62 Hoskins Drive), approximately 800 feet north of Indiana Avenue. Property is zoned RS9. Tax Block 3559, Tax Lots 012A and 012B.

- Application – Case #5321
- Picture of Sign Posting(s) - Case #5321
- Other Site Photos - Case #5321

ROBERT BOYLES
Case # 5324

Request permission to continue to place a Manufactured Home, Class A on a .56-acre tract of land located at 221 Oak Grove Church Road, approximately 1200 feet north of Oak Garden Road. Property is zoned RS9. Tax Block 5634, Tax Lots 015F and 015G.

- Application – Case #5324
- Picture of Sign Posting(s) - Case #5324
- Other Site Photos - Case #5324

REGINA HUTSON
REGINA HUTSON
Case # 5325

Request permission to continue to place a Manufactured Home, Class C on a .40-acre tract of land located at 303 Stanleyville Manor Court, approximately 700 feet north of Stanleyville Manor Court. Property is zoned RS-9. Tax Block 4946, Tax Lot 35.

- Application – Case #5325
- Picture of Sign Posting(s) - Case #5325
- Other Site Photos - Case #5325

ROGER SPACH
CAROLYN SPACH
(RAYMOND SPACH)
Case # 5330

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a .17-acre tract of land with an existing dwelling located at 2500 Dacian Street (secondary dwelling address is 2504 Dacian Street), at the corner of Dacian Street and Goldfloss Street. Property is zoned RS9. Tax Block 0766, Tax Lot 011.

- Application – Case #5330
- Picture of Sign Posting(s) - Case #5330
- Other Site Photos - Case #5330

**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

SAMUEL TUTTLE
FILLY'S
DAWN TUTTLE
(STEVE SMITH)

Case # **5193**
CON'T FROM MAY

Appealing zoning officer's decision regarding notice of violation and use on a .7 acre tract of land located 1495 W Fourth St, approximately 900 feet south of Interstate 40. Property is zoned HB. Block 0654 Lot 320.

- Application – Case #5193
- Notice of Appeal – Case #5193
- Picture of Sign Posting(s) - Case #5193
- Other Site Photos - Case #5193

JAMES GLASS
(NING LIU)

Case # **5227**

CON'T TO AUG

Appealing Zoning officer decision to revoke home occupation permit on a .77 acre tract of land located at 3206 Polo Rd. Property is zoned RS9. Block 3410 lot 069D

- Application – Case #5227
- Letter from Appellant – Case #5227
- Picture of Sign Posting(s) - Case #5227
- Other Site Photos - Case #5227

7. UNFINISHED BUSINESS



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

Case # 5302

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

Prop Addr: 55 HO SKINS DR
WINSTON-SALEM, NC 27105 -

Owner: SUSAN WILLIAMS
Address: 55 HOSKINS DR
WINSTON-SALEM,, NC 2710 5-

Phone.: (336)997-0754 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 **6/2/2016, 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 5/22/2016 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.

SUSAN WILLIAMS

Case # 5302

Request permission to continue to place a Manufactured Home, Class A on a .49-acre tract of land located at 55 Hoskins Drive, approximately 600 feet north of Indiana Avenue. Property is RS-9. Tax Block 3559, Tax Lot 18.

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 #
JUNE 2, 2016 5302
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING



55



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

Case # 5311

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

Prop Addr: 5008 OHIO AVE
WINSTON-SALEM, NC 27105 -

Owner: WILLIAM NICHOLS
Address: 1429 WOODFORD RD
LEWISVILLE,, NC 27023-

Phone.: (336)414-8270 x

Applicant: HELEN NICHOLS
Address: 5008 OHIO AVENUE
WINSTON-SALEM, NC 27105

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

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WILLIAM NICHOLS
FRANCES NICHOLS
(HELEN NICHOLS)

Case # 5311

Request permission to continue to place a Manufactured Home, Class A on a .24-acre tract of land located at 5008 Ohio Avenue, approximately 800 feet north of Motor Road. Property is zoned RS9. Tax Block 1649, Tax Lot 208.

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



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

Case # 5315

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

Prop Addr: 206 RINK RD
WINSTON-SALEM, NC 27107 -

Owner: JOHN DAVIS
Address: 206 RINK RD
WINSTON-SALEM,, NC 2710 7-

Phone.: (336)793-6447 x

Applicant: MICHAEL MURPHY

Address: 206 RINK 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 **6/2/2016, 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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JOHN DAVIS
(MICHAEL MURPHY)
Case # 5315

Request permission to continue to place a Manufactured Home, Class C on a .94-acre tract of land located at 206 Rink Road, approximately 1000 feet west of S. Main Street. Property is zoned RS-9. Tax Block 2710, Tax Lot 11K.

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
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City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR: *SPECIAL USE PERMIT*
RENEWAL-MANUFACTURED HOME
PUBLIC HEARING CASE #
JUNE 2, 2016 5315
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING







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

Case # 5320

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

Prop Addr: 4152 EISE NHOWER RD
WINSTON-SALEM, NC 27107 -

Owner: JOHN SPRINKLE
Address: 4152 EISENHOWER RD
WINSTON-SALEM,, NC 2710 7-

Phone.: (336)247-3922 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 **6/2/2016**, 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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JOHN SPRINKLE

Case # 5320

Request permission to continue to place a Manufactured Home, Class A on a .98-acre tract of land with an (unoccupied) dwelling located at 4152 Eisenhower Road, approximately 400 feet south of Bradley Avenue. Property is zoned RS-9. Tax Block 2368, Tax Lots 373 thru 379.

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

PRIVATE
PROPERTY
NO TRESPASSING

City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101

REQUEST FOR: *SPECIAL USE PERMIT*

RENEWAL - MANUFACTURED HOME
PUBLIC HEARING CASE #

JUNE 2, 2016 5320

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





www.ci.wins.org
100 East First Street
Winston-Salem, NC 27101
(336) 727-2628

Case # 5321

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

Prop Addr: 60 HO SKINS DR
WINSTON-SALEM, NC 27105 -

Owner: CALVIN HILLIAN
Address: 60 HOSKINS DR
WINSTON-SALEM,, NC 2710 5-

Phone.: (336)671-8217 x

Applicant: CALVIN HILLIAN JR

Address: 60 HOSKINS DR
WINSTON SALEM, NC 27105

Phone:

Details:

ACCESSORY DWELLING-CONSENT

MH Class A

Accessory Building Occupant: C ALVIN HILLIAN JR

Principal Building Occupant: CALVIN HILLIAN Relationship: S ON

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CALVIN HILLIAN
NANCY HILLIAN
(CALVIN HILLIAN JR)

Case # **5321**

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class A) on a 1.55-acre tract of land with an existing dwelling located at 60 Hoskins Drive (secondary dwelling address is 62 Hoskins Drive), approximately 800 feet north of Indiana Avenue. Property is zoned RS9. Tax Block 3559, Tax Lots 012A and 012B.

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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.

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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#

JUNE 2, 2016 5321

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









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

Case # 5324

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

Prop Addr: 221 OAK GROVE CHURCH RD
WINSTON-SALEM, NC 27107 -

Owner: ROBERT BOYLES

Applicant:

Address: 221 OAK GROVE CHURCH RD
WINSTON-SALEM,, NC 2710 7-

Address:

Phone.: (336)817-9793 x

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

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ROBERT BOYLES

Case # 5324

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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#
JUNE 2, 2016 5324
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING





www.ci.wsa.nc.us
100 East First Street
Winston-Salem, NC 27101
(336) 727-2628

Case # 5325

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

Prop Addr: 303 S TANLEYVILLE MANOR CT
RURAL HALL, NC 27045-

Owner: REGINA HUTSON

Applicant:

Address: 303 STANLEYVILLE MANOR CT
RURAL HALL, NC 27045

Address:

Phone.: (336)377-2078 x

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 **6/2/2016, 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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REGINA HUTSON
REGINA HUTSON

Case # 5325

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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 #

JUNE 2, 2016 5325

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



www.ci...org
100 East First Street
Winston-Salem, NC 27101
(336) 727-2628

Case # 5330

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

Prop Addr: 2500 DACIAN ST
WINSTON-SALEM, NC 27107 -

Owner: ROGER SPACH
Address: 2500 DACIAN ST
WINSTON-SALEM,, NC 2710 7-

Phone.:

Applicant: RAYMOND SPACH
Address: 2504 DACIAN STREET
WINSTON-SALEM, NC 27107

Phone:

Details:			
ACCESSORY DWELLING-CONSENT			
MH Class B			
Accessory Building Occupant: R	AYMOND SPACH		
Principal Building Occupant:	ROGER SPACH	Relationship: S	ON

The above owner or applicant is requesting th at this renew al application be p resented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on **6/2/2016**, 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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ROGER SPACH
CAROLYN SPACH
(RAYMOND SPACH)

Case # 5330

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City of Winston-Salem
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RENEWAL - MANUFACTURED HOME
PUBLIC HEARING CASE #
JUNE 2, 2016 5330
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City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR: *SPECIAL USE PERMIT*
RENEWAL (MANUFACTURED HOME)
PUBLIC HEARING CASE#
JUNE 2, 2011 5336
1111 10TH ST. SECT 14 STARTMORRIS BUILDING



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

Prop Addr: 1495 W FOURTH ST
WINSTON-SALEM, NC 27101 -

Owner: SAMUEL TUTTLE
Address: 2697 PARK OAK DR
CLEMMONS,, NC 27012-

Phone.:

Case # 5193

CITY ZONING BOARD OF ADJUSTMENT APPEAL APPLICATION

Applicant: STEVE SMITH
Address: 500 OLIVE ST
WINSTON SALEM, NC 27103
Phone: (336)760-2252 x

Details:

Zoning Officer Decision/Interpretation

Description: decision regarding notice of violation and use.

The above owner or applicant is requesting that this application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on **6/2/2016, 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 \$200.00, 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 (no sign(s) is(are) required for appeals of the Housing Administrator). 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 5/13/2016 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.

In applying for an appeal of the Zoning Officer or the decision of the Historic Properties Commission you must present a written statement of your appeal detailing your appeal request. Any other evidence that you would like for the Zoning Board of Adjustment to consider must also be presented when the application is made to allow the Board sufficient time to review that information prior to the scheduled hearing date.

SAMUEL TUTTLE
DAWN TUTTLE
FILLY'S
(STEVE SMITH)
Case # **5193**

Appealing zoning officers decision regarding notice of violation and use on a .7 acre tract of land located 1495 W Fourth St, approximately 900 feet south of Interstate 40. Property is zoned HB. Block 0654 Lot 320.

I HAVE READ THE ABOVE INFORMATION AND UNDERSTAND THE REQUIREMENTS

I hereby certify that all of the information contained in this application for an Appeal 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 \$200.00

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

BEFORE THE CITY OF WINSTON-
SALEM ZONING BOARD OF
ADJUSTMENTS
INSPECTIONS CASE NO.: 5531
FILE NO.:

IN THE MATTER OF:
RE: Property located at
1495 W. Fourth St. (400 Peters Creek Pwky)
Referenced as Tax Lot(s); 320, Tax Block 0654

NOTICE OF APPEAL

Property Owners and Business Owners, identified in the Violation letter dated the 9th day of October, 2015 served by Zoning Inspector For the Director of Inspections Amy Lanier (the "Letter") having been served by certified mail and posting on the 9th day of October, 2015, hereby files and serves, through undersigned counsel, their Notice of Appeal to The Board of Adjustment to the finding(s) of the Zoning Inspector For the Director of Inspections Amy Lanier as follows:

1. That adequate evidence was not presented in order for Ms. Lanier, Zoning Inspector For The Director of Inspections, to make an adequate decision in determining that the property was in violation of the UDO stated in the Letter.
2. The Letter does not state sufficient facts to give notice to the parties named to take actions to abate any violations.
3. The Letter fails to identify and notice the appropriate business owner doing business at the above-referenced property address.
4. The property owners and business owners identified in the Letter are authorized to occupy and conduct business as an Adult Establishment in the HB zoning district in that the aforementioned use has been "grandfathered" and exempt from compliance under the referenced zoning code.

This the 5 day of November, 2015.



Steven D. Smith
Attorney for Property Owners and Business Owners

OF COUNSEL:

Smith Law Group, PLLC
500 Olive Street
Winston-Salem, NC 27103
(336) 760-2252

CASE 5193

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

BEFORE THE CITY OF WINSTON-
SALEM ZONING BOARD OF
ADJUSTMENTS
INSPECTIONS CASE NO.: 5531
FILE NO.:

IN THE MATTER OF:
RE: Property located at
1495 W. Fourth St. (400 Peters Creek Pwky)
Referenced as Tax Lot(s); 320, Tax Block 0654

CERTIFICATE OF SERVICE

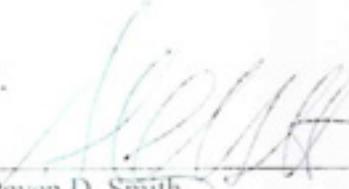
This is to certify that the undersigned has this date served this pleading in the above-entitled action upon all other parties to this cause by:

_____ Hand delivering a copy hereof, properly addressed to the parties or attorney(s) for said parties;

or by

 x _____ Depositing a copy hereof in a first class postpaid wrapper in a post office or official depository under the exclusive care and custody of the United States Post Office Department, properly addressed to the parties or the attorney(s) for said parties.

This the 6th day of November, 2015.



Steven D. Smith

Attorney for Property Owners and Business Owners

OF COUNSEL:

Smith Law Group, PLLC
500 Olive Street
Winston-Salem, NC 27103
(336) 760-2252

Addressee(s):

Chris Murphy
Winston-Salem/Forsyth County Inspections Division
100 E. First Street, Suite 328
Winston-Salem, NC 27101

Anargiros "Jerry" N. Kontos
Assistant City Attorney
P.O. Box 2511
Winston-Salem, NC 27102



OPEN



City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
 For Information Call: 727-2101
 REQUEST FOR: APPEAL OF ZONING
 OFFICER'S DECISION
 PUBLIC HEARING CASE #
 MARCH 3, 2016 5193
 2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING



Filly's
GENTLEMEN'S
CLUB

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Gentlemen's Club
EXIT ONLY!

Filly's



City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR: *APPEAL OF ZONING
OFFICERS DECISION*
PUBLIC HEARING CASE#
MARCH 3, 2016 5193
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING





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

Case # 5227

CITY ZONING BOARD OF ADJUSTMENT APPEAL APPLICATION

Prop Addr: 3206 POLO RD
WINSTON-SALEM, NC 27106 -

Owner: JAMES GLASS

Address: 2695 GRIFFIN RD

RURAL HALL,, NC 27045-

Phone.:

Applicant: NING LIU

Address: 3206 POLO RD

WINSTON SALEM, NC 27106

Phone: (336)382-7455 x

Details:

Zoning Officer Decision/Interpretation

Description: Appeal of Officers decision to revoke home occupation permit.

The above owner or applicant is requesting that this application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on **6/2/2016, 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 \$200.00, 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 (no sign(s) is(are) required for appeals of the Housing Administrator). 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.

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In applying for an appeal of the Zoning Officer or the decision of the Historic Properties Commission you must present a written statement of your appeal detailing your appeal request. Any other evidence that you would like for the Zoning Board of Adjustment to consider must also be presented when the application is made to allow the Board sufficient time to review that information prior to the scheduled hearing date.

JAMES GLASS

(NING LIU)

Case # 5227

Appealing Zoning officer decision to revoke home occupation permit on a .77 acre tract of land located at 3206 Polo Rd. Property is zoned RS9. Block 3410 lot 069D

I HAVE READ THE ABOVE INFORMATION AND UNDERSTAND THE REQUIREMENTS

I hereby certify that all of the information contained in this application for an Appeal 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 \$200.00

City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101

REQUEST FOR: APPEAL OF A
ZONING OFFICER'S DECISION

CASE # 5227 PUBLIC HEARING
AUGUST 4, 2016

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

Dear Madame/Sir,

We, the residents of 3206 Polo Rd, have been accused of violations concerning the zoning regulations. We have decided to appeal to ask for a chance to tell our side of the story.

On December 5th, 2015, when Ning was working around the house, Mr. Jeff Hunter came and told him that we had some complaints and that he was instructed to revoke our permit. Ning explained to him that we had decided to renovate our house and that the permit was to be pulled out that following Monday. He invited him to go inside the house to look around to make sure what he said was true. Mr. Hunter said that it would not be necessary and that he would be back with another inspector next week. The following Monday or maybe Tuesday, three inspectors came to the property. We were told that there had been five complaints in the past five years of living on the property. We asked for the complaint details but were refused. When they entered our home, they saw that we had a fully furnished living room, kitchen, bathroom, and our washing machine was running. There were also two baskets of dirty clothes that had to be washed. In the piano room, we had some paint, brushes, a floor sanding machine. We have three bedrooms, one full of shoes, clothes, and small things, one where my nephew lives. The last room was clear and ready to be renovated. We told the inspectors that we were temporarily staying in my son's apartment. We planned to move back as soon as renovations were completed. However, the inspectors had already made their own mind and told us that since we did not live there we could not park our vehicles there at all. One of the inspectors ignored our explanations and facts and told us that since we did not live there, we could not park there at all.

We also have some materials for renovation in the house but all the materials are under the roof and not put outside. As for the vehicles, we are not wealthy people, our vehicles are used for both personal needs and work. We drive these vehicles to buy groceries and we drive them to construction sites. This is the situation that most American working class people have. We have three vehicles, two for us and one for my nephew. I would also like to point out that everyday, our adjacent neighbor has more than seven vehicles parking on their property, along with two trailers, and they share the same driveway with the neighbor who complained about us. I showed the inspectors those vehicles. I asked why our neighbor can park much more than we do, he told me it was because no one complained. When we first moved into Polo road five years ago, our neighbor filed a complaint to the city that we had eight people living in our home. The city social service came twice and found only us and our two kids. We never have had more than four people in the house. The other few previous complaints have already been addressed and solved with Mr. Hunter and they should not be used again against us .

CASE 5227

The next day, Sen went to the inspection office to ask for a copy of the complaints and was told that it was not a public record. She asked how to appeal, and was told she could not appeal without an inspection recommendation. She tried to ask for more information from the front desk clerk, but one inspector came over and tell her to leave the inspection lobby. She is a regular customer there; most people there know her well and all were surprised to hear that remark.

We feel strongly that there is some bias against us and we want to tell our side of the story.

With Regards,

Sen Li
Ning Liu

A handwritten signature in red ink, appearing to be 'Sen Li' or 'Ning Liu', written in a cursive style.