

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

WALTER MCCOREY

Case # **5453**

Request permission to continue to place a Manufactured Home, Class C on a .46-acre tract of land located at 2713 Ann Lane, approximately 500 feet west of Miller Road. Property is zoned 3490, Tax Lot 049L.

- Application – Case #5453
- Picture of Sign Posting(s) - Case #5453

SHIRLEY COOK
(KATHERIN PAYSUR)

Case # **5474**

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class C) on a 1.22-acre tract of land with an existing dwelling located at 545 Old Hollow Road (secondary dwelling address is 541 Old Hollow Road), approximately 160 feet east of White Oak Drive. Property is zoned RS9. Tax Block 2245, Tax Lots 014-018.

- Application – Case #5474
- Picture of Sign Posting(s) - Case #5474
- Other Site Photos - Case #5474

MARTHA MALDONADO

Case # **5477**

Request permission to continue to place a Manufactured Home, Class C on a .57-acre tract of land located at 415 Rickard Road, approximately 1250 feet east of Hwy 158. Property is zoned RS-9. Tax Block 2380, Tax Lot 113.

- Application – Case #5477
- Picture of Sign Posting(s) - Case #5477
- Other Site Photos - Case #5477

ESPERANZA GARCIA

(JUAN AVILA TORRES)

Case # **5478**

Request permission to continue to place a Manufactured Home, Class C on a .46-acre tract of land located at 2257 Fanning Road, approximately 200 feet east of Fanning Court. Property is zoned RS-9. Tax Block 2598, Tax Lots 8C and 9C.

- Application – Case #5478
- Picture of Sign Posting(s) - Case #5478
- Other Site Photos - Case #5478

HUSTON SHAW

Case # **5479**

Request permission to continue to place a Manufactured Home, Class C on a .50-acre tract of land located at 4770 Balsom Road, approximately 1000 feet east of Transou Road. Property is zoned RS9. Tax Block 4631, Tax Lot 013.

- Application – Case #5479
- Picture of Sign Posting(s) - Case #5479

CAROL HOOVER

Case # **5482**

Request permission to continue to place a Manufactured Home, Class A on a 2.56-acre tract of land located at 1685 Ploughboy Court, on the east side of a private drive, approximately 500 feet east of Ploughboy Lane. Property is zoned RS9. Tax Block 3897, Tax Lot 022M.

- Application – Case #5482
- Picture of Sign Posting(s) - Case #5482
- Other Site Photos - Case #5482

ANN BECKER
(NINA LAWSON)

Case # **5483**

Request permission to continue to place a Manufactured Home, Class B on a 2.82-acre tract of land located at 135 Hastings Hill Road, approximately 700 feet south of West Mountain Street. Property is zoned RS9. Tax Block 5400, Tax Block 021, 004H.

- Application – Case #5483
- Picture of Sign Posting(s) - Case #5483
- Other Site Photos - Case #5483

BONNIE THOMAS
Case # 5485

Request permission to continue to place a Manufactured Home, Class A on a 1.04-acre tract of land with an unoccupied dwelling located at 706 Barbara Jane Avenue, approximately 600 feet northwest of Galaxy Court. Property is zoned RS9. Tax Block 3269, Tax Lot 008K.

- Application – Case #5485
- Picture of Sign Posting(s) - Case #5485

DANIEL CARTER
(BRANDY EDWARDS)
Case # 5486

Request permission to continue to place a Manufactured Home, Class A on a .58-acre tract of land with an unoccupied dwelling, located at 4201 Old Greensboro Road (Manufactured Home address is 4008 Granby Street), at the northeast corner of Old Greensboro Road and Grandby Street. Property is zoned RS9. Tax Block 2087, Tax Lots 016B, 017 and 018.

- Application – Case #5486
- Picture of Sign Posting(s) - Case #5486

**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)

SHELLEY BIBLE
(SHELLEY BIBLE)
Case # 5484

Requesting permission for a secondary dwelling on a 1.22 acre tract of land located at 2716 Bartram Rd, Approximately 550 feet north of Coliseum Drive. Property is zoned RS20. Tax Block 2690, lot 034A.

- Application – Case #5484
- Site Plan – Case #5484
- Staff Report – Case #5484
- Picture of Sign Posting(s) - Case #5484
- Other Site Photos - Case #5484

F. VARIANCES
No Applications

G. APPEALS
No Applications

7. UNFINISHED BUSINESS



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

Case # 5453

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

Prop Addr: 2713 ANN LN
WINSTON-SALEM, NC 27106 -

Owner: WALTER MCCOREY
Address: 0
WINSTON-SALEM,, NC 2711 6-

Phone.: (336)414-0163 x

Applicant:
Address:

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 **11/3/2016, 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.

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WALTER MCCOREY

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I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

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



611

City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR: SPECIAL USE PERMIT
RENEWAL MANUFACTURED HOME
PUBLIC HEARING CASE#
NOVEMBER 3, 2016 5453
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING

6117



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

Case # 5474

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

Prop Addr: 545 OLD HOLLOW RD
WINSTON-SALEM, NC 27105 -

Owner: SHIRLEY COOK
Address: 545 OLD HOLLOW RD
WINSTON-SALEM,, NC 2710 5-

Phone.: (336)971-4133 x

Applicant: KATHERIN PAYSUR

Address: 545 OLD HOLLOW RD

Phone:

Details:

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CLASS C

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SHIRLEY COOK
(KATHERIN PAYSUR)
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Date

FEE \$50.00

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

REQUEST FOR
PUBLIC HEARING
2009 PETITIONER BRUCE V. ST. ART MENTAL BUILDING







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

Case # **5477**
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)
APPLICATION

Prop Addr: 415 RICK ARD DR
WINSTON-SALEM, NC 27101 -

Owner: MARTHA MALDONADO
Address: 3411 LAUREL LN
WINSTON-SALEM,, NC 2710 1-

Phone.: (336)986-2160 x

Applicant:
Address:

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS C

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FEE \$50.00



City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call 777-6101







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

Case # 5478

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

Prop Addr: 2257 FANNING RD
WINSTON-SALEM, NC 27107 -

Owner: ESPERANZA GARCIA
Address: 1114 E SPRINGFIELD RD
HIGH POINT,, NC 27263-

Phone.:

Applicant: JUAN AVILA TORRES
Address: 2257 FANNING RD
WINSTON-SALEM, NC 27107
Phone: (336)792-0560 x

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS C

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ESPERANZA GARCIA
(JUAN AVILA TORRES)

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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 #*
NOVEMBER 3, 2016 5478

→ *100 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 #

NOVEMBER 3, 2016 5478

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
REVISION: MANUFACTURED HOME
PUBLIC HEARING CASE #
NOVEMBER 3, 2014 5:00 PM
COURT REPORTER: JACQUELYNNE HUNTER





Case # 5479
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)
APPLICATION

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

Prop Addr: 4770 BAL SOM RD
PFAFFTOWN, NC 27040-

Owner: HUSTON SHAW
Address: 201 W END BLVD
WINSTON-SALEM,, NC 2710 1-

Phone.: (336)682-3776 x

Applicant:
Address:
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 11/3/2016, 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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HUSTON SHAW

Case # 5479 Request permission to continue to place a Manufactured Home, Class C on a .50-acre tract of land located at 4770 Balsom Road, approximately 1000 feet east of Transou Road. Property is zoned RS9. Tax Block 4631, Tax Lot 013.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

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Applicant Signature

Date

FEE \$50.00

City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REGULAR PUBLIC MEETING
DATE: 10/14/2024
TIME: 7:00 PM
LOCATION: 1000 W. GARDEN ST.
WINSTON-SALEM, NC 27103





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

Case # 5482

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

Prop Addr: 1685 PLOUG HBOY CT
WINSTON-SALEM, NC 27103 -

Owner: CAROL HOOVER
Address: 1695 PLOUGHBOY CT
WINSTON-SALEM,, NC 2710 3-

Phone.: (336)407-7595 x

Applicant:
Address:

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

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CAROL HOOVER

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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 #

NOVEMBER 3, 2016 5482

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





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

Case # 5483

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

Prop Addr: 135 HAS TINGS HILL RD
KERNERSVILLE, NC 27284-

Owner: ANN BECKER
Address: 19102 KNOLL DALE CT
CYPRESS,, TX 77429-

Phone.:

Applicant: NINA LAWSON
Address: 135 HASTINGS HILL ROAD
KERNERSVILLE, NC 27284
Phone: (336)777-0355 x

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS B

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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 # *5482*
NOVEMBER 3, 2016
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING



YXV-8843

PRIVATE
PROPERTY

VECTO



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

Case # 5485

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

Prop Addr: 706 BARBA RA JANE AVE
WINSTON-SALEM, NC 27101 -

Owner: BONNIE THOMAS
Address: 706 BARBARA JANE AVE
WINSTON-SALEM,, NC 2710 1-

Phone.: (336)722-1236 x

Applicant:

Address:

Phone:

Details:

MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

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City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR REVIEW OF ZONING PERMITS
PUBLIC HEARING ONLY



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

Case # 5486

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

Prop Addr: 4201 OLD GREENSBORO RD
WINSTON-SALEM, NC 27101 -

Owner: DANIEL CARTER
Address: 22430 LANDORA BRIDGE RD
RUTHER GLEN,, VA 22546-

Phone.:

Applicant: BRANDY EDWARDS
Address: 4008 GRANBY STREET
WINSTON-SALEM, NC 27101
Phone: (336)934-2159 x

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 **11/3/2016, 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 10/23/2016 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.

DANIEL CARTER
(BRANDY EDWARDS)
Case # 5486

Request permission to continue to place a Manufactured Home, Class A on a .58-acre tract of land with an unoccupied dwelling, located at 4201 Old Greensboro Road (Manufactured Home address is 4008 Granby Street), at the northeast corner of Old Greensboro Road and Grandby Street. Property is zoned RS9. Tax Block 2087, Tax Lots 016B, 017 and 018.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

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 #
NOVEMBER 3, 2011 - 5:00 PM
IN ROOM 1070 FLOOR BRUCE A. STANTON MUNICIPAL BUILDING



Case # 5484
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (NEW)
APPLICATION

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

Prop Addr: 2716 BA RTRAM RD
WINSTON-SALEM, NC 27106 -

Owner: SHELLEY BIBLE
Address: 2716 BARTRAM RD
WINSTON-SALEM,, NC 2710 6-

Phone.:

Applicant: SHELLEY BIBLE
Address: 2716 BARTRAM RD
WINSTON-SALEM,, NC 2710 6-

Phone:

Details:
ACCESSORY DWELLING
Building
Accessory Building Occupant: CLARA BUDROW
Principal Building Occupant: DOUG & SANDRA FRACK Relationship: MOTHER

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 11/3/2016, 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 \$100.00, 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 10/23/2016 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.

SHELLEY BIBLE
(SHELLEY BIBLE)
Case # 5484

Requesting permission for a secondary dwelling on a 1.22 acre tract of land located at 2716 Bartram Rd, approximately 550 feet north of Coliseum Drive. Property is zoned RS20.Tax Block 2690, lot 034A.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

I hereby certify that all of the information contained in this application for a Special Use Permit 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 \$100.00

TEXT LEGEND

- TV/B UTILITIES - CABLE TV
- EX EXISTING
- D.B. DEED BOOK
- P.G. PAGE
- AC. ACRES
- U-TBOX UTILITIES TELEPHONE BOX
- G/M GAS METER
- E/M ELECTRIC METERS
- EIP EXISTING IRON PIPE
- WM UTILITIES WATER METER
- P/P POWER POLE
- C/O UTILITIES SEWER CLEAN OUT
- CP COMPUTED POINT
- P/A PLANTED AREA
- (F) FIELD MEASURED
- (D) RECORDED DEED INFORMATION

SYMBOL LEGEND

- ⊙ POWER POLE
- PROPERTY CORNER
- SANITARY SEWER CLEAN OUT
- WATER METER
- ⊙ STORM MANHOLE

PARCEL # 6826-25-9311
 FILIPPO ANDREA BERTI
 D.B. 2488 P.G. 2069



SITE DATA

TAX MAP REFERENCE:
 DEED REFERENCE:

AREA DATA

TOTAL AREA

PARCEL # 6826-35-2610
 ELIZABETH W. CROCKETT
 D.B. 2408 P.G. 2686

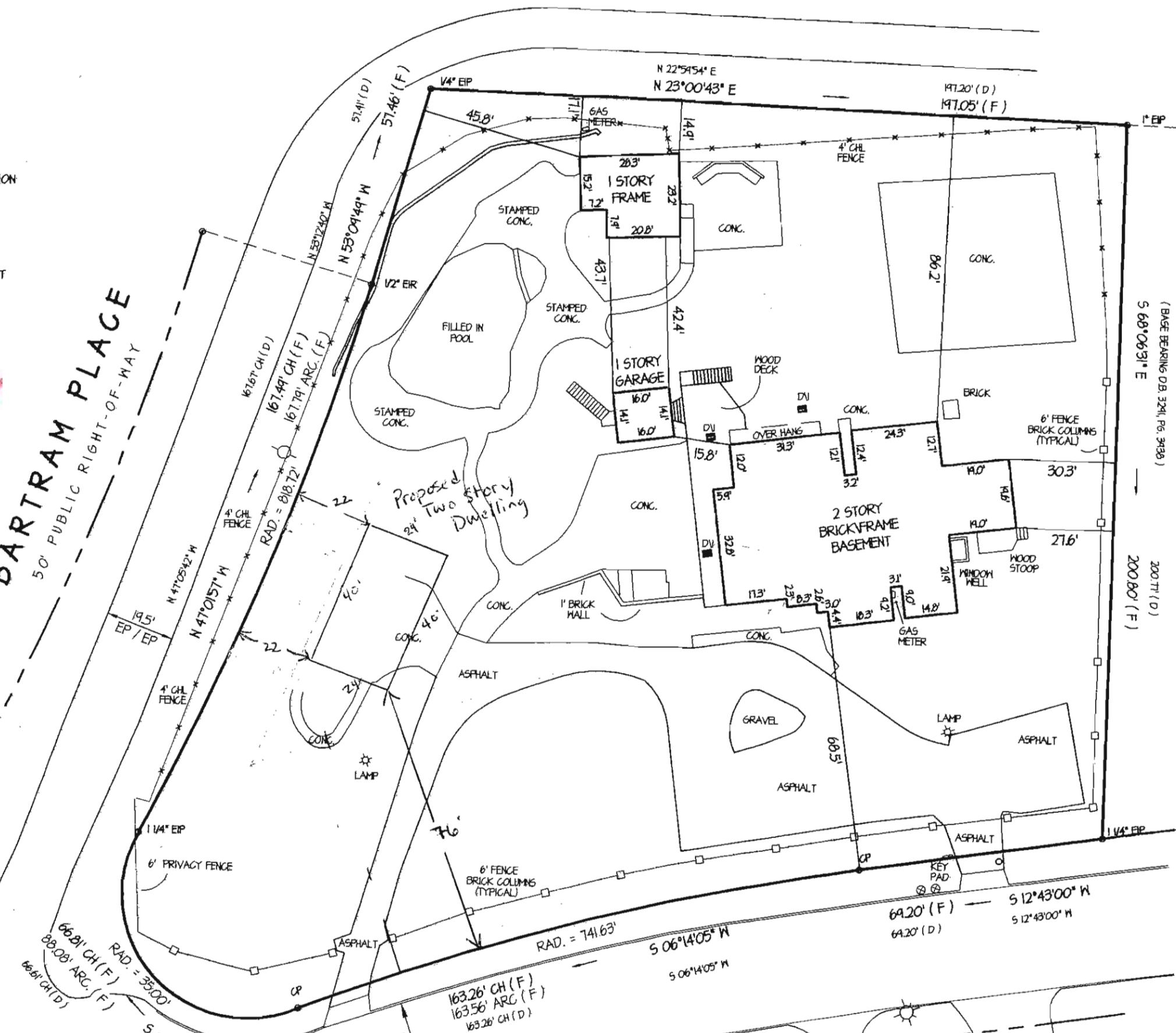
MISCELLANEOUS NOTES

AREA DETERMINED BY COORDINATES
 ALL DISTANCES ARE HORIZONTAL
 LINES SHOWN DASHED ARE NOT SURVEY AND ARE TAKEN FROM BOUNDARY INFORMATION TAKEN FROM BORUM, MADE & ASSOCIATES, P.A. BASE BEARING - D.B. 3289 P.G.
 THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SUMP OR 3/4" IRON PIPE REFERENCED AS
 THIS SURVEY WAS PERFORMED AND IS SUBJECT TO A REPORT AND IS SUBJECT TO A CHANGE THAT MAY BE DISCLOSED BY A CHANGE

CASE 5711

BARTRAM PLACE
 50' PUBLIC RIGHT-OF-WAY

PARCEL # 6826-25-9311
 FILIPPO ANDREA BERTI
 D.B. 2488 P.G. 2069



ZONING INFORMATION:

ZONING: F
 MAX. LOT SIZE 2
 MIN. FRONT SETBACK 3x
 MIN. SIDE STREET SETBACK 20

**CITY OF WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT STAFF REPORT
November 3, 2016**

CASE #:	5484	PERMIT REQUEST:	Permission for a secondary dwelling
STAFF:	Aaron King	LOCATION:	2716 Bartram Road (1.22 acres)
PETITIONER(S):	Shelley Bible		

BACKGROUND:

The *Unified Development Ordinances* (UDO) allows detached accessory dwellings to be placed or established, provided they meet certain requirements. One such requirement is a special use permit issued by the Board of Adjustment.

Detached accessory dwellings must comply with all dimensional requirements applicable to accessory structures. Additionally, only one accessory dwelling (attached or detached) may be permitted on the same lot as a principal dwelling.

The subject property contains three existing accessory buildings. The southernmost building would be demolished and replaced with a proposed two-story accessory dwelling that measures 40'x24'.

REQUIRED FINDINGS:

To issue a Special Use Permit, the Board must find the following in the affirmative:

- a) The use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
- b) The use meets all required conditions and specifications;
- c) The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity; and
- d) The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

ANALYSIS:

The proposed accessory dwelling will be located in the same general area as the southernmost accessory structure that currently exists on the property. *It is the opinion of staff that the proposed accessory dwelling will not materially endanger the public health or safety if located where proposed.*

The site plan indicates that the structure will be 40'x 24' and two-stories in height. It will be located 76' feet from the front property line and 22' from the side property line which adjoins Bartram Place. Both setbacks exceed minimum UDO requirements. The proposal also complies with the size limitations for accessory structures. The UDO allows a maximum of 2,657 square feet of accessory building square footage for the subject property. If the proposal is approved, the amount of accessory building square footage would be 1,779 square feet. *The proposed use meets all required conditions and specifications.*

Staff is not qualified to make certifiable assessments with regard to property values. *However, we do not believe that the use poses any significant threat to the value of adjoining or abutting properties as there are multiple accessory structures on the site. In particular, there is currently an accessory structure in the location where the proposed accessory dwelling would be located.*

Accessory dwelling units are a means for providing “gentle density” within existing neighborhoods. Chapter 3 (Growth Management) of *Legacy* offers a specific policy recommendation regarding accessory dwelling units:

“Encourage the use of accessory dwelling units in appropriate locations”

Staff believes the subject property is a suitable location for the proposed accessory dwelling. *We conclude that the location and character of the use will not disrupt the harmony of the area in which it is located because it is encouraged by Legacy.*

RECOMMENDATION: **Approval, per plan on file**

In approving an application for the issuance of a special use permit, the Board of Adjustment may impose additional reasonable and appropriate conditions and safeguards to protect the public health and safety, and the value of neighboring properties, and the health and safety of neighboring residents. [Chapter B, Article 6-1.4(A)(3)]

City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101
REQUEST FOR: SPECIAL USE PERMIT
FOR SECONDARY DWELLING
PUBLIC HEARING CASE #
NOVEMBER 3, 2016 5:30 PM
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 SECONDARY DWELLINGS
PUBLIC HEARING CASE #
November 3, 2016 5484
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING









