

**AGENDA**  
**WINSTON-SALEM ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING**  
**Thursday, December 1, 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)**

GLADYS BURNS

Case # **5398**

Request permission to continue to place a Manufactured Home, Class A on a .36-acre tract of land located at 234 Marvin Boulevard, approximately 500 feet north of Shamel Street. Property is zoned RS-9. Tax Block 2025, Tax Lots 21 and 22.

- Application – Case #5398
- Picture of Sign Posting(s) - Case #5398

CAROLINE PARIS

Case # **5488**

Request permission to continue to place a Manufactured Home, Class C on a .67-acre tract of land located at 2262 Fanning Road, on the south side of a private drive, approximately 600 feet east of Fanning Court. Property is zoned RS9. Tax Block 2589, Tax Lots 008F, 009D, 028E and 101.

- Application – Case #5488
- Picture of Sign Posting(s) - Case #5488
- Other Site Photos(s) – Case #5488

TERRY LAWSON  
MELISSA WILSON  
(KIM CASEY)

Case # **5508**

Request permission to continue to place a Manufactured Home, Class C on a .48-acre tract of land located at 225 Matthews Street, approximately 600 feet west of University Parkway. Property is zoned RS-9. Tax Block 2028, Tax Lots 121 thru 124.

- Application – Case #5508
- Picture of Sign Posting(s) - Case #5508

MOORES CONSULTING SERVICES LLC  
MOORES CONSULTING SERVICES LLC  
(CLYDE AND ANGELIA MOORE)

Case # **5509**

Request permission to continue to place a Manufactured Home, Class B on a .29-acre tract of land located at 5044 Joyce Avenue, approximately 900 feet north of Oak Grove Circle. Property is zoned RS9. Tax Block 3489, Tax Lots 049, 050, 083 and 084.---this address has been changed to 5068 Joyce Ave.

- Application – Case #5509
- Picture of Sign Posting(s) - Case #5509

JOSE CORDERO  
SANTOS GARAY

Case # **5510**

Request permission to place a Manufactured Home, Class A on a .40-acre tract of land located at 115 Pasadena drive, approximately 850 feet west of South Main Street. Property is zoned RS-9. Tax Block 2019, Tax Lot 514A.

- Application – Case #5510
- Picture of Sign Posting(s) - Case #5510

CURTIS MAYES

Case # **5514**

Request permission to continue to place a Manufactured Home, Class A on an .18-acre tract of land located at 3908 Ogburn Avenue, approximately 400 feet south of Efird Street. Property is zoned RS7. Tax Block 1509, Tax Lot 301.

- Application – Case #5514
- Picture of Sign Posting(s) - Case #5514

BUDDY WARREN

Case # **5515**

Request permission to continue to place a Manufactured Home, Class C on a 1.02-acre tract of land located at 301 Jones Road, at the corner of Beckerdite-Stewart Road and Jones Road. Property is zoned RS9. Tax Block 2713, Tax Lot 007E.

- Application – Case #5515
- Picture of Sign Posting(s) - Case #5515

CLAUDIA GUTIERREZ

Case # 5516

Request permission to continue to place a Manufactured Home, Class A on a .53-acre tract of land located at 105 Sycamore Circle. approximately 200 feet east of Old Rural Hall Road. Property is zoned RS9. Tax Block 2310, Tax Lots 053-055.

- Application – Case #5516
- Picture of Sign Posting(s) - Case #5516
- Other Site Photo(s) – Case #5516

NOAH LINDSEY

ALICE LINDSEY

Case # 5517

Request permission to continue to place a Manufactured Home, Class A on an .87-acre tract of land located at 4120 MacArthur Road, approximately 350 feet south of Patton Avenue. Property is zoned RS-9. Tax Block 2368, Tax Lots 195 thru 200.

- Application – Case #5517
- Picture of Sign Posting(s) - Case #5517

**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 # 5398

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

Prop Addr: 234 MARVI N BLVD  
WINSTON-SALEM, NC 27105 -

Owner: GLADYS BURNS  
Address: 234 MARVIN BLVD  
WINSTON-SALEM,, NC 2710 5-

Phone.: (336)354-7677 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 **12/1/2016, 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 11/10/2016 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.

GLADYS BURNS

Case # 5398

Request permission to continue to place a Manufactured Home, Class A on a .36-acre tract of land located at 234 Marvin Boulevard, approximately 500 feet north of Shamel Street. Property is zoned RS-9. Tax Block 2025, Tax Lots 21 and 22.

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



City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
For Information Call: 727-2101  
REQUEST FOR: SPECIAL USE PERMIT  
RENEWAL - MANUFACTURING  
PUBLIC HEARING  
DECEMBER 1, 2016 5:00 PM  
5:00 PM, FIFTH FLOOR, BRYCE A. STUART MUNICIPAL BUILDING



Case # **5488**  
CITY ZONING BOARD OF ADJUSTMENT  
SPECIAL USE PERMIT (RENEWAL)  
APPLICATION

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

Prop Addr: 2262 FANNING RD  
WINSTON-SALEM, NC 27107 -

Owner: CAROLINE PARIS  
Address: 2262 FANNING RD  
WINSTON-SALEM,, NC 27107 -

Phone.: (336)785-3502 x

Applicant:  
Address:

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 **12/1/2016, 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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CAROLINE PARIS

Case # **5488**

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Applicant Signature

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Date

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 1, 2016 5488  
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  
~~2262~~ 2262 PUBLIC HEARING CASE #  
DECEMBER 1, 2016 5488

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





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

# Case # 5508

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

Prop Addr: 225 MATTHEWS ST  
WINSTON-SALEM, NC 27105 -

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

Phone.: (336)906-1150 x

Applicant: KIM CASEY  
Address: 225 MATTHEWS ST  
HIGH POINT, NC 27265

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 **12/1/2016, 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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MELISSA WILSON  
TERRY LAWSON  
(KIM CASEY)

Case # 5508

Request permission to continue to place a Manufactured Home, Class C on a .48-acre tract of land located at 225 Matthews Street, approximately 600 feet west of University Parkway. Property is zoned RS-9. Tax Block 2028, Tax Lots 121 thru 124.

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



City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
For information Call: 727-2101  
REQUEST FOR  
PUBLIC HEARING  
5:00 PM - 8:00 PM - 5TH FLOOR - BYCE & STONE MUNICIPAL BUILDING



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

# Case # 5509

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

Prop Addr: 5068 JOY CE AVE  
WINSTON-SALEM, NC 27106 -

Owner: MOORES CONSULTING SERVICES LLC  
Address:  
OAK RIDGE,, NC 27310-

Phone.:

Applicant: CLYDE AND ANGELIA MOORE  
Address: 5044 JOYCE AVENUE  
WINSTON SALEM, NC 27106  
Phone: (614)354-1919 x

**Details:**

MANUFACTURED HOME RENEWAL-CONSENT  
CLASS B

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 **12/1/2016, 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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MOORES CONSULTING SERVICES LLC  
MOORES CONSULTING SERVICES LLC  
(CLYDE AND ANGELIA MOORE)

Case # 5509

Request permission to continue to place a Manufactured Home, Class B on a .29-acre tract of land located at 5044 Joyce Avenue, approximately 900 feet north of Oak Grove Circle. Property is zoned RS9. Tax Block 3489, Tax Lots 049, 050, 083 and 084.--this address has been changed to 5068 Joyce Ave

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



5068

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

REQUEST FOR: Special Use Permit  
Renewal manufactured Home  
PUBLIC HEARING Case # 5509  
December 1, 2010

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

TON UNIVERSITY

LINCOLN

51916  
- 32759  
NORTH CAROLINA



Case # 5510
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)
APPLICATION

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

Prop Addr: 115 PAS ADENA DR
WINSTON-SALEM, NC 27127 -

Owner: JOSE CORDERO
Address: 115 PASADENA DR
WINSTON-SALEM,, NC 2712 7-

Phone.: (336)420-0949 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 12/1/2016, 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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JOSE CORDERO
SANTOS GARAY

Case # 5510

Request permission to place a Manufactured Home, Class A on a .40-acre tract of land located located at 115 Pasadena drive, approximately 850 feet west of South Main Street. Property is zoned RS-9. Tax Block 2019, Tax Lot 514A.

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



City of White Station  
ZONING BOARD OF ADJUSTMENT  
For Information Call: 727-5181  
PUBLIC HEARING



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

# Case # 5514

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

Prop Addr: 3908 OGBURN AVE  
WINSTON-SALEM, NC 27105 -

Owner: CURTIS MAYES  
Address: 3908 OGBURN AVE  
WINSTON-SALEM,, NC 2710 5-

Phone.: (336)999-1895 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 **12/1/2016, 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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CURTIS MAYES

Case # 5514

Request permission to continue to place a Manufactured Home, Class A on a .18-acre tract of land located at 3908 Ogburn avenue, approximately 400 feet south of Efir Street. Property is zoned RS7. Tax Block 1509, Tax Lot 301.

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\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



3908

3908

City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
For Information Call: 727-2101  
REQUIRE FOR SPECIAL USE PERMITS  
REQUIRE MANUFACTURED HOME  
PUBLIC HEARING DATE  
DECEMBER 1, 2014 5:00 PM  
CITY OF WINSTON-SALEM MUNICIPAL BUILDING



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

# Case # 5515

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

Prop Addr: 301 JONES RD  
WINSTON-SALEM, NC 27107 -

Owner: BUDDY WARREN  
Address: 301 JONES RD  
WINSTON-SALEM,, NC 2710 7-

Phone.: (336)460-2835 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 **12/1/2016, 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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Applicant Signature

\_\_\_\_\_  
Date



City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
For Information Call: 727-2161  
REAR LOT 10  
10/1/2014



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

# Case # 5516

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

Prop Addr: 105 SYCAMORE CIR  
WINSTON-SALEM, NC 27105 -

Owner: CLAUDIA GUTIERREZ  
Address:

WINSTON-SALEM,, NC 2711 6-

Phone.: (336)399-8446 x

Applicant:  
Address:

Phone:

**Details:**

MANUFACTURED HOME RENEWAL-CONSENT  
CLASS A

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CLAUDIA GUTIERREZ

Case # 5516

Request permission to continue to place a Manufactured Home, Class A on a .53-acre tract of land located at 105 Sycamore Circle. approximately 200 feet east of Old Rural Hall Road. Property is zoned RS9. Tax Block 2310, Tax Lots 053-055.

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\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
 For Information Call: 727-2101  
 REQUEST FOR Special Use  
 Renewal: Manufactured Home  
 PUBLIC HEARING  
 December 17, 2016 Case #  
 5516  
 2:00 PM, FIFTH FLOOR - BRUCE A STUART MUNICIPAL BUILDING



City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
For Information Call: 727-2101  
REQUEST FOR: Special Use Renewal  
Manufactured Home  
PUBLIC HEARING Case #  
December 1, 2016 5516  
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING



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

Case # **5517**  
CITY ZONING BOARD OF ADJUSTMENT  
SPECIAL USE PERMIT (RENEWAL)  
APPLICATION

Prop Addr: 4120 MACARTHUR ST  
WINSTON-SALEM, NC 27107 -

Owner: NOAH LINDSEY  
Address: 4120 MACARTHUR ST  
WINSTON-SALEM,, NC 2710 7-

Phone.: (336)486-2154 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 **12/1/2016, 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 11/20/2016 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.

NOAH LINDSEY  
ALICE LINDSEY

Case # **5517**

Request permission to continue to place a Manufactured Home, Class A on a .87-acre tract of land located at 4120 MacArthur Road, approximately 350 feet south of Patton Avenue. Property is zoned RS-9. Tax Block 2368, Tax Lots 195 thru 200.

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

City of Winston-Salem  
**ZONING BOARD OF ADJUSTMENT**  
For Information Call: 727-2101  
REQUEST FOR *SPECIAL USE PERMIT*  
*REVISION, ADJUSTMENT AND VARIANCE*  
PUBLIC HEARING *CASE #*  
DECEMBER 11, 2014 5:30 PM  
240 PM 107TH FLOOR BRICE & STANLEY MUNICIPAL BUILDING

