

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING

Thursday, September 1, 2016

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)

STEVIE MITCHELL
(WILEY KING)

Case # **5386**

Approved – 10 years
(Condition repairs made within 90 days)

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 1.03-acre tract of land with an existing Manufactured Home, Class C located at 3222 Swaim Road, approximately 1000 feet north of the intersection of Swaim Road and Glenford Drive. Property is zoned MH-S. Tax Block 5621, Tax Lot 10B.

GLADYS BURNS

Case # **5398**

Continued to October 6, 2016
No one present

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.

ANGUS REID

Case # 5407

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a .53-acre tract of land located at 2622 Griffith Road, on the west side of a private drive, approximately 1000 feet north of Snead Road. Property is zoned RS9. Tax Block 3933, Tax Lot 140.

LORI TURRUBIATES

Case # 5408

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class C on .34-acre tract of land located at 635 McCreary Street, on the north side of a private drive, approximately 500 feet east of Ogburn Avenue. Property is zoned RS9. Tax Block 1505, Tax Lot 272B.

SANDRA TRAIL

Case # 5409

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B on a .39-acre tract of land located at 2640 Oak Grove Circle, approximately 1/2 mile southeast of Shattalon Drive. Property is zoned RS9. Tax Block 3462, Tax Lots 042C and 042E.

LAST FIRST LLC
(EVELYN D PETITT)

Case # 5410

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a 1.2-acre tract of land located at 2773 Ann Lane, approximately 1000 feet west of Miller Road. Property is zoned RS9. Tax Block 3490, Tax Lot 048B.

MARGUERITTE BOSTWICK
DONALD BOSTWICK

Case # 5414

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B on a .51-acre tract of land located at 2913 Frank Street, approximately 1100 feet east of Cole Road. Property is zoned RS9. Tax Block 2602, Tax Lot 019.

CATHY REICH
PAUL REICH

Case # 5415

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B on a 2-acre tract of land located at 150 Overdale Road (south side of a private drive), approximately 200 feet south of Overdale Road and approximately 700 feet east of South Main Street. Property is zoned RS-9. Tax Block 2707, Tax Lot 29A.

CLAY CHURCH

Case # 5417

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a .43-acre tract of land located at 4121 Lexwin Avenue, approximately 300 feet south of Patton Avenue. Property is zoned RS9. Tax Block 2368, Tax Lot 097, 098 and 099.

RICHARD MONDAY

Case # 5418

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class C on a .97-acre tract of land located at 2272 Fanning Road, on the southwest side of a private drive, approximately 1 mile east of Willard Road. Property is zoned RS9. Tax Block 2605, Tax Lot 006E.

JAMES SPACH
LISA SPACH
(STEVE PRICE)

Case # 5420

Continued to October 6, 2016

No one present

Request permission to continue to place a Manufactured Home, Class B on a .43-acre tract of land located at 135 Dottie Mae Drive, approximately 900 feet south of High Point Road. Property is zoned RS9. Tax Block 2333, Tax Lots 45-50.

LISA HEGE
JAMES SPACH
(MARIE SPACH)

Case # 5421

Continued to October 6, 2016

No one present

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 2.53-acre tract of land with an existing dwelling located at 141 Hastings Hill Road (secondary dwelling address is 145 Hastings Hill Road), approximately 800 feet west of West Mountain Street. Property is zoned RS9. Tax Block 5400, Tax Lot 007B.

RICHARD EPPERSON
(RALEIGH JOYCE)

Case # 5422

Approved – 10 years

(With condition repairs made within 90 days)

Request permission to continue to place a Manufactured Home, Class C on a .77-acre tract of land located at 1101 Ada Avenue, approximately 1000 feet west of Old Rural Hall Road. Property is zoned RS9. Tax Block 2228, Tax Lot 070B.

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)

ELI MOJICA GARCIA

Case # **5419**

Approved

Request permission to occupy a secondary dwelling on a .81-acre tract of land with a proposed dwelling located at 426 W Clemmons Rd (Secondary address is 426 W Clemmons Rd Rear Unit) located between Renon Rd and Konnoak Dr. Property is zoned RS9. Tax Block 2304. Tax Lot 205.

F. VARIANCES

No Applications

G. APPEALS

CHARLIE MARSHALL

HEALY DRIVE PLAZA

(J & J LEASING LLC WILSON & HELMS LLP)

Case # **5365**

Continued to October 6, 2016

Appealing Zoning officer's assessment of civil penalties on a 2.57 acre tract of land located at 3240 Healy Dr. Property is zoned GB. Block 3826 lot 402.

7. UNFINISHED BUSINESS