

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

Thursday, March 3, 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)

EDSEL SPAINHOUR
(OLIVENE OLIVER)

Case # **5242**

Approved – 5 years

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class C), on a .44-acre tract of land with an existing dwelling located at 223 Craft Drive, (secondary dwelling address is 225 Craft Drive) between Polo Road and Cherry Street. Property is zoned RS9. Tax Block 1948, Tax Lots 024 and 025.

MONICA ONEAL
(JESSICA BAILEY)

Case # **5246**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class A on a .51-acre tract of land located at 2850 Bailey Street. (private drive), approximately 100 feet east of Ottawa Street. Property is zoned RS-9. Tax Block 3490, Tax Lot 20B.

RONALD LIVENGOOD

Case # **5248**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class A on a 1.68-acre tract of land located at 955 Pacific Drive, at dead end, approximately 1/4 mile west of Pineview Drive. Property is zoned RS9. Tax Block 2999, Tax Lot 105.

SHIRLEY MARTIN
ARLIE LUNDY
(ARGENTUS QUAYEL)

Case # **5249**

Approved – 5 years

Request permission to continue to place a manufactured home, Class A on a .36-acre tract of land located at 4465 Stowe St, approximately 700 feet north of Old Walkertown Road. Property is zoned RS-9. Tax Block 2240, Tax Lot Part of 203A.

EVELYN HAYES
(JOE COUSIAMONO)

Case # **5252**

Approved – 5 years

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class A) on a 4.11-acre tract of land with an existing dwelling located at 251 Stickney Avenue (secondary dwelling address is 249 Stickney Avenue) approximately 1200 feet west of Meadowview Drive. Property is zoned RS9. Tax Block 2657, Tax Lots 055G, 106, 055H, 055R, 055P and 107A.

WANDA GOINS
JACK GOINS
(KEVIN GOINS)

Case # **5256**

Approved – 5 years

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class C) on a .97-acre tract of land with an existing dwelling located at 4703 Baux Mountain Road (secondary dwelling address is 4705 Baux Mountain Road), on the northeast corner of Jordan Drive and Baux Mountain Road. Property is zoned RS9. Tax Block 3027, Tax Lots 001-004.

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)

PEDRO ZAMORA
PEDRO ZAMORA
Case # **5244**

Approved – 5 years

Request permission to occupy a secondary dwelling on a .46-acre tract of land with a proposed dwelling located at 3705 New Walkertown Rd. (Secondary Dwelling Address is 3703 New Walkertown Rd.) Approximately 200 ft. North East of North Hampton Drive. Property is zoned RS9. Tax Block 3234 Lot 004B.

W SHANNON
(EDWARD MAGNESS)
Case # **5245**

Approved – Per Plot Plan on File

Request permission to occupy a secondary dwelling on a 5.38-acre tract of land with a proposed dwelling located at 1067 East Kent Rd. located 850 feet North East of Reynolda Road. (Secondary Dwelling address is 1067 E Kent Road Unit 101).Property is zoned RS12. Tax Block 1984, Tax Lot 206.

AMY WAUFORD
SAMUEL WAUFORD
Case # **5250**

Approved – Per Plot Plan on File

Request permission to establish Urban Agriculture on a .69 acre tract of land located at 919 Apple Street, on the corner of Apple and Green street. Property is zoned RM-5. Tax Block 6044, Tax Lot 016.

F. VARIANCES

THOMAS KINNEY III HEIRS
(CYNTHIA DUNSTON)
Case # **5257**

*Approved – Per Plot Plan on File,
(With condition a six foot fence is installed)*

Request a variance of Type III Buffer yard requirements on a 0.44 acre tract of land as per plot plan on file. Property is located at 3745 Reynolda Road corner of Winona & Reynolda Road Drive. Property is zoned HB. Tax Block 3462, Tax Lot 032A.

G. APPEALS

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

Continued to May 5, 2016

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.

JAMES GLASS
(NING LIU)

Case # **5227**

Continued to May 5, 2016

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

7. UNFINISHED BUSINESS