

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

Thursday, August 4, 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)

ELIZABETH BEAUCHAMP

Case # **5382**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B on an .85-acre tract of land located at 910 Teague Road, approximately 900 feet west of South Oak Drive. Property is zoned RS9. Tax Block 3667, Tax Lots 204B and 205.

HORTIS COX
(HAROLD COX)

Case # **5383**

Approved – 10 years

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class C) on a 31.97-acre tract of land with an existing dwelling located at 4855 Kester Mill Court (private drive), (secondary dwelling address is 4845 Kester Mill Court), approximately 550 feet south of Kester Mill Road. Property is zoned RS-9. Tax Block 3904, Tax Lot 1.

WAYNE WILSON
ELLA WILSON
Case # **5384**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a .24-acre tract of land located at 4215 Tise Avenue, approximately 100 feet north of Ontario Street. Property is zoned RS9. Tax Block 1517, Tax Lot 292.

OLIVIA HABANA
MARIA HABANA
(IRVING HABANA)
Case # **5389**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a .73-acre tract of land located at 2775 Oak Grove Circle, at the intersection of Shattalon Drive. Property is zoned RS-9. Tax Block 3490, Tax Lot 224.

PAUL MCCRAY
Case # **5390**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a 1-acre tract of land located at 4757 Bell West Drive, approximately 1400 feet north of Linville Road. Property is zoned RS9. Tax Block 5429, Tax Lots 023 and 111.

RAYMUNDO ARREDONDO
Case # **5396**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a 1.05-acre tract of land located at 2731 Ann Lane, approximately 800 feet west of Miller Road. Property is zoned RS9. Tax Block 3490, Tax Lot 048C.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

No Applications

C. OTHER SPECIAL USE PERMIT RENEWALS

No Applications

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

COVENANT BAPTIST FELLOWSHIP INC
(ELMER SANTA MARIA)

Case # 5351

Withdrawn by applicant

Request permission to place a Manufactured Home, Class A on a .33-acre tract of land located at 3734 Clinard Avenue, approximately 1175 feet South of West Clemmonsville Road. Property is zoned RS9. Tax Block 2084, Tax Lot 055.

E. OTHER SPECIAL USE PERMITS (NEW)

JOY SCHEIDT

Case # 5368

Approved – per plot on file

Request permission to occupy a secondary dwelling on a .32-acre tract of land with a proposed dwelling located at 2116 Queen St. (Secondary address is 2114 Queen St.) Located between Irving St. and Miller St. Property is zoned RS9. Tax Block 1074, Tax Lot 090.

TIMOTHY MCGOWEN
(BEN HOOVER)

Case # 5388

Approved – per plot on file

Request permission to occupy a secondary dwelling at 2301 Georgia Ave Tax Block 1914 Lot 001.

F. VARIANCES

JUAN GARCIA
GLORIA GARCIA

Case # 5359

Approved – per plot on file

Requesting variance of side yard requirements on a .28 acre tract of land located at 2906 Thomasville Rd, approximately 450 feet southeast of E Clemmonsville Rd. Property is zoned RS-9. Tax Block 1624E Lot 009.

ITAC12 LLC
(BRIAN KRUMENACKER)

Case # 5367

Approved – per plot on file

Requesting variance of Type III Buffer Yard, on a 5.87 acre tract of land located at 4870 Country Club Road corner of Country Club Rd. and Ryandale Rd. Property is Zoned HB-S. Block is 3976 Lot 604.

JUANA JASSO
Case # 5369

Approved – per plot on file

Request variance of side yard requirement on a 0.16 acre tract of land located at 1920 Daisy St, approximately 200 feet east of Waterbury St. Property is zoned RS9. Tax Block 1719, Lot 201.

DAVIS VU
LISA CASSIDY VU
Case # 5378

Approved – per plot on file

Request variance of rear yard requirements on a .63 acre tract of land located at 611 Litchfield Rd. approximately 200 feet North of Kirklees Rd. Property is zoned RS9. Tax Block 3571, Tax Lot 020.

SOUTH PARK BIZ CENTER
(HAROLD HOOVER)
Case # 5385

Approved – per plot on file

Requesting street yard variance on property located at 1215 W. Clemmons ville RD. 250 Feet East of Peters Creek Pkwy. Property is zoned HB-S. Tax block is 6175 lots 005a and 006a.

G. APPEALS

JAMES GLASS
(NING LIU)
Case # 5227

Continued to October 6, 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