

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

Thursday, April 6, 2017

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)

HACKETT DONALD RAY
(JOHN HACKETT)
Case # **Z1700219**

Approved – 10 years
(with condition skirting is repaired within 60 days)

Request permission to continue to place a secondary dwelling (Manufactured Home, Class C) on a 1.24-acre tract of land with an existing dwelling located at 221 Crews Street (secondary dwelling address is 225 Crews Street), approximately 250 feet north of Old Greensboro Road. Property is zoned RS9. Tax Block 2225, Tax Lots 050, 051 and 052.

ELLIS PAUL R
(CARPER, BRENDA KAY)
Case # **Z1700256**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a 1-acre tract of land located at 3316 New Greensboro Road, approximately 550 feet west of Chestnut Trail. Property is zoned RS9. Tax Block 3264, Tax Lot 002J.

COMER DONALD L
COMER ROSE
(HAYNES, DONNA)
Case # **Z1700257**

Approved – 10 years

Request permission to continue to place a secondary dwelling (Manufactured Home, Class A) on a .53-acre tract of land located at 23 Carnes Road, (secondary dwelling address is 33 Carnes Road), approximately 650 feet west of S. Main Street. Property is zoned RS9. Tax Block 2060, Tax Lots 004-012.

LAWSON PATRICIA GAIL
(LAWSON, DEREK)
Case # Z1700260

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B on a .51-acre tract of land located at 4508 Vanhorn Street, approximately 500 feet south of Doris Street. Property is zoned RS9. Tax Block 1550, Tax Lot 44C.

DAVIS CHARLES W
Case # Z1700261

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class C on a .86-acre tract of land located at 4545 White Rock Road, approximately 600 feet east of Ader Drive. Property is zoned RS9. Tax Block 3001, Tax Lot 015A.

DAVID R SAPP
Case # Z1700263

Approved – 10 years

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 25.98-acre tract of land with an existing dwelling located at 1135 Salem Lake Road (secondary address is 1100 Terry Road), on the dead end of a private drive off the dead end of Terry Road, approximately 2500 feet north of Reynolds Park Road. Property is zoned RS9. Tax Block 2585, Tax Lot 3C.

SALEM VIEW PROPERTY MANAGEMENT
Case # Z1700264

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a .57-acre tract of land located at 145 Stanley Avenue, approximately 1000 feet east of Highway 158. Property is zoned RS9. Tax Block 2379, Tax Lots 046-050.

(JUNIOR GOMEZ)
Case # Z1700265

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a .6-acre tract of land located at 2952 Durant Dr. approximately 1364.4 feet west of High Point Rd. Property is zoned RS20. Tax Block 2237, Tax Lot 046.

GRIFFIN VICKY L
GRIFFIN AUBREY L
Case # Z1700267

Approved – 10 years

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a .67-acre tract of land with an existing dwelling located at 2717 Spotswood Drive (secondary dwelling address is 2715 Spotswood Drive), approximately 600 feet west of Cole Road. Property is zoned RS9. Tax Block 2597, Tax Lot 7J.

HENDRICK THOMAS E
HENDRICK JOHN MARK
(ADAM HENDRICK)
Case # **Z1700273**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B on a 1.45-acre tract of land located at 2910 Susan Lane, approximately 320 feet east of Utah Drive. Property is zoned RS9. Tax Block 2673, Tax Lots 031 and 032.

LINDSAY DORIS M
Case # **Z1700277**

Approved – 10 years

(With condition skirting is repaired within 60 days)

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 1.42-acre tract of land located at 4943 Germanton Road (secondary address is 4947 Germanton Road), approximately 400 feet south of Garner Road. Property is zoned RS-9. Tax Block 3435, Tax Lot 48.

(PRUITT, CARL)
Case # **HU5573**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B on a .74-acre tract of land located at 1021 Pacific Drive, across from Curtis Drive. Property is zoned RS-9. Tax Block 2999, Tax Lot 26C.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

C. APPEALS

ALVARADO HOLDINGS LLC
(JAMES REID)
Case # **Z1700217**

Continued to May 4, 2017

Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Site located at 656 Monmouth Street. Property is zoned HB and PB. Tax Block 0734, Lot 008, 009, 010, 011, 012, 013.

7. UNFINISHED BUSINESS

8. NEW BUSINESS

A.) Election of Chair/Vice-Chairman

B.) Consideration of changes to the Rules of Procedures