

**AGENDA**  
**WINSTON-SALEM ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING**  
**Thursday, May 4, 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)**

CALDWELL JERRY WAYNE  
CALDWELL DENA ANN  
Case # **Z1700315**

Request permission to continue to place a Manufactured Home, Class A on a .26-acre tract of land located at 4631 Baux Mountain Road, approximately 1000 feet north of Motor Road. Property is zoned RS9. Tax Block 3003, Tax Lots 009 and 010.

***Approved – 10 years***

WINEMILLER KEVIN  
Case # **Z1700319**

Request permission to continue to place a Manufactured Home, Class A on a 1 acre tract of land located at 3314 New Greensboro Road, approximately 550 feet west of Chestnut Trail. Property is Zoned RS9. Tax Block 3264, Tax Lot 002J.

***Approved – 10 years***

ORE ELIZABETH JOINES  
ERVIN CARLOS LURAY  
(RYAN ORE)  
Case # **Z1700347**

Request permission to continue to place a Manufactured Home, Class B on a 1.92-acre tract of land located at 2273 Fanning Court (east side of a private drive, at the dead end of Fanning Court), approximately 1500 feet south of Fanning Road Property is zoned RS9. Tax Block 2605, Tax Lot 001A.

***Approved – 10 years***

SPAINHOUR EULA H  
(EDITH CHANDLER)  
Case # **Z1700295**

Request permission to continue to place a Manufactured Home, Class C on a .57-acre tract of land located at 4810 Lansing Drive, approximately 1100 feet west of Carver School Road. Property is zoned RS9. Tax Block 2219, Tax Lots 072 and 073.

**Approved – 3 years**  
**(Condition – skirting and repairs are made**  
**Within 90 days)**

**B. MANUFACTURED HOME RENEWALS (NONCONSENT)**  
**No Cases**

**C. OTHER SPECIAL USE PERMITS (NEW)**

(AMY GROOVER)  
Case # **Z1700340**

Requesting permission for the keeping of horses less than 50' from the property line on an 8.05-acre tract of land, located at 4925 Germanton Road. Located approximately 617 feet south of the intersection of Garner Road and Germanton Road. Tax Block 3435, Tax Lot 043B.

**Approved per plot plan on file**

**D. VARIANCES**

COOPER RUTH SINK  
(JOSH BALL)  
Case # **Z1700346**

Applicant is requesting a variance of a side yard setback requirement on a .26-acre tract of land located at 2108 S. Broad Street. Site is located at the southwest corner of S. Broad Street and W. Acadia Avenue. Tax Block 1631, Tax Lot 103

**Approved per plot plan on file**

WATKINS CHARLES  
(MURRAY JEREMY)  
Case # **Z1700348**

Applicant is requesting a variance of a side yard setback requirement on a .14-acre tract of land located at 2208 Sunnyside Avenue. Site is located 157 feet southwest from the intersection of E. Monmouth Street and Sunnyside Avenue. Tax Block 1283, Tax Lot 104

**Approved per plot plan on file**

**E. APPEALS**

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

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, and 013.

**Continued to June 1, 2017**

**7. UNFINISHED BUSINESS**