

# AGENDA

## FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT

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

WEDNESDAY, JUNE 17, 2009

1. PRAYER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MINUTES
4. WITHDRAWAL OR CONTINUANCE REQUESTS
5. HEARING & DETERMINATION OF CASES
  - A. MANUFACTURED HOME RENEWALS (CONSENT)

ALDON IDOL  
BRENDA IDOL  
(JAMES GOODMAN)  
Case #      **3043**

*Approved – 5 years*

Request permission to continue to occupy a secondary dwelling, Manufactured Home, Class B on a 8.02-acre tract of land with an existing dwelling located at 3310 Dillon farm Road (secondary dwelling address is 3316 Dillon Farm Road) (at dead end of private drive), approximately 1 mile southeast of New Walkertown Road. Property is zoned RS9. Tax Block 3236, Tax Lots 113R, 113U and 133V.

NELLE WILSON  
(SHEILA MONEYPENNY)  
Case # **3047**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a 16.31 acre tract of land with an existing dwelling located at 7890 Misty Mountain Road, (Secondary dwelling address is 7845 Misty Mountain Road), approximately 1/2 mile southeast of Misty Mountain Court. Property is zoned AG. Tax Block 5124 Lot 020K.

JAMES TAYLOR  
MARY TAYLOR  
(FRED TAYLOR)  
Case # **3081**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class C on a .92-acre tract of land located at 5671 Dewitt Farm Road, approximately 1.5 miles south of Pine Hall Road. Property is zoned AG. Tax Block 5227, Tax Lot 13N.

JANET POOLE  
JAMES POOLE  
(JAMES POOLE, JR)  
Case # **3082**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a .85-acre tract of land located at 6045 Elkvue Drive, approximately 700 feet north of Reynolda Road. Property is zoned RS40. Tax Block 4762, Tax Lot 20.

RICKY MOSES  
RITA MOSES  
Case # **3084**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class C on a .95-acre tract of land located at 4275 Mecum Road, approximately 1/2 mile north of Pine Hall. Property is zoned RS20. Tax Block 5165. Tax Lot 108F.

MARY GOINS  
Case # **3085**

Request permission to continue to place a

*Approved – 5 years*

Manufactured Home, Class C on a 1.66-acre tract of land located at 4750 Ben Lane, approximately 200 feet west of Oak Branch Lane. Property is zoned RS30. Tax Block 5167, Tax Lot 127.

CHERYL JACOBS  
Case # **3086**

*Approved – 5 years*

Request permission to Continue to place a Manufactured Home, Class C on a 5-acre tract of land located at 2841 Hope Church Road, at dead end, approximately 1300 feet east of Fraternity Church Road. Property is zoned RS9. Tax Block 3890, Tax Lot 119.

KELLY SUMMERS  
Case # **3088**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class A, on a 1.07 acre tract of land located at 2958 Fraternity Church Road, approximately 3/4 mile west of Ebert Road. Property is zoned RS-9. Tax Block 3887 Lot 015B.

MARY HESTER  
COY HESTER  
(CHRISTINE YOUNG)  
Case # **3090**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a 7.8 acre tract of land with an existing primary dwelling located at 2009 Piney Grove Road, (Secondary dwelling address is 2011 Piney Grove Road) approximately 750 feet south of Ridge Hill Road. Property is zoned RS-40. Tax Block 5416 Lots 10D,11B,12,13,27F,27K.

JANET PUTMAN  
Case # **3093**

Request permission to continue to place a

*Continued to July 15, 2009*  
*Sign not posted*

Manufactured Home, Class B on a 1.24-acre tract of land located at 4981 Oak Branch Lane, approximately 300 feet north of Oak Tree Lane. Property is zoned RS30. Tax Block 5167, Tax Lot 124C.

DEBBIE BOWMAN  
(EDITH PRESTON)  
Case # **3096**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a 4.46-acre tract of land located at 7756 Preston Road, approximately 1300 feet southeast of Belews Creek Road. Property is zoned AG. Tax Block 5234, Tax Lot 015P.

EDITH B SCHULZ, TRUSTEE  
W BRADFORD SCHULZ, TRUSTEE  
(DANA SMITH)  
Case # **3098**

*Approved – 5 years*

Request permission to continue to occupy a secondary dwelling, Manufactured Home, Class B on a lot with an existing dwelling located at 166 Ogden School Road, at dead end of private drive, approximately 1/8 mile south of Ogden School Road and approximately 2 miles east of Tegue Road. Property is zoned AG. Tax Block 5629, Tax Lot 5Y.

SANDRA COLLAR  
Case # **3099**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class A, on a .7 acre tract of land located at 8860 Gold Court, approximately 300 feet southeast of Belews Creek Road. Property is zoned RS-30. Tax Block 5252. Lot 034.

CD CAIN PROPERTIES INC  
(DARRELL CAIN)  
Case # **3100**

Request permission to continue to place a

*Approved – 5 years*

Manufactured Home, Class B on a .67-acre tract of land located at 4980 Oak Branch Lane, approximately 325 feet north of Oak Tree Lane. Property is zoned RS-30. Tax Block 5167, Tax Lot 124A.

CD CAIN PROPERTIES INC  
(DARRELL CAIN)

Case # **3101**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a 1.04-acre tract of land located at 4970 Oak Branch Lane, approximately 250 feet north of Oak Tree Lane. Property is zoned RS-30. Tax Block 5167, Tax Lot 123.

KENNETH DAVIS  
LUCILLE DAVIS  
(PALMER & LARONDA SMITH)

Case # **3102**

*Continued to July 15, 2009*

*Sign not posted*

Request permission to continue to place a Manufactured Home, Class A on a 6.35-acre tract of land located at 7467 Dennis Road, approximately 2000 feet north of Wall's Lake Drive. Property is zoned AG. Tax Block 5125, Tax Lot 022F.

ELIAZBETH VENABLE  
(MELISSA RODDY)

Case # **3103**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a .5-acre tract of land located at 6144 Venable Drive (private), approximately 300 feet south of Vance Road. Property is zoned RS20. Tax Block 5422, Tax Lot 009P.

ISAACS ROGER  
ISAACS DELORES  
(GINNY ISSACS)

Case # **3104**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a 1 acre tract of land located at 9727 Woodruff Road (east side of a private drive), approximately 150 feet north of Woodruff Road and approximately 800 feet west of Highway 66 South. Property is zoned AG. Tax Block 5613 Lot 005G.

BARBARA GREGORY  
JOHNNY GREGORY  
(LESA SELLER)

Case # **3107**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a 1.08-acre tract of land located at 903 Tobaccoville Road, approximately 500 feet west of Circle Drive. Property is zoned RS20. Tax Block 4967, Tax Lot 404.

KATHY TRIVETTE  
TERRY TRIVETTE  
(TIM LAWSON)

Case # **3109**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class C on a .46-acre tract of land located at 2975 Horton Road, approximately 1000 feet south of Tesh Road. Property is zoned RS30. Tax Block 5129, Tax Lot 601.

**B. MANUFACTURED HOME RENEWALS (NONCONSENT)**

ANDRES MAGANDA  
FLORA GONZALEZ  
(FLORA RIANA-GONZALES)

Case # 3045

*Approved – 5 years for rental*

Request permission to continue to place a Manufactured Home, Class B on a 1.57 acre tract of land located at 6220 Baux Mountain Road, at the west end of a private drive approximately 800 feet west of Baux Mountain Road, 950 feet south of Flynt Farm Road. Property is zoned RS-40. Tax Block 5150 Lot 038E.

JAMES OWEN  
(DALE BOLES)

Case # 3046

*Approved – 5 years for rental*

Request permission to continue to place a Manufactured Home, Class B on a .61 acre tract of land located at 4740 Ben Lane, approximately 400 feet west of Oak Branch Lane. Property is zoned RS-30. Tax Block 5167 Lot 120B.

LILIA ROMERO  
JOSE GALVEZ

Case # 3065

*Denied – not in harmony with the neighborhood;  
Will negatively affect surrounding property values*

Request permission to continue to place a Manufactured Home, Class B on a .51 acre tract of land located at 4803 Westerly Drive, approximately 1000 feet west of Bethania-Rural Hall Road. Property is zoned RS-9. Tax Block 4978 Lot 029D.

DREW STEIN  
(JANICE ETHERIDGE)

Case # 3068

*Approved – 5 years*

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class C) on a lot with an existing Manufactured Home, Class A located at 8125 James Bowen Road (a private road), (Secondary dwelling address is 8129 Bowen Road) approximately 1500 feet west of Baux Mountain Road. Property is zoned AG. Tax Block 5124. Lot 124G.

RICHARD NEWSOM  
(NATHAN BARTLEY)

Case # 3073

Request permission to continue to place a

*Approved – 5 years for rental*

Manufactured Home, Class C on a .89 acre tract of land located at 5083 Vienna Dozier Road, approximately 1200 feet northeast of Seven Hills Road. Property is zoned RS-40. Tax Block 3750, Lot 32A.

KENNETH PATTON  
CATHY PATTON  
Case # **3074**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class A on a 1.37-acre tract of land located at 2060 Sabrina Lake Court, approximately 500 feet east of Sabrina Lake Road and approximately 950 feet south of West Clemmons Road. Property is zoned RS9. Tax Block 3847, Tax Lot 113B.

DAVID UHL  
JUDITH UHL  
(JOSHUA UHL)  
Case # **3089**

*Continued to July 15, 2009*  
*Sign not posted*

Request permission to continue to place a Manufactured Home, Class B on a 1.30-acre tract of land located at 4609 Seward Road, approximately 500 feet east of Seward Circle. Property is zoned RS20. Tax Block 4746, Tax Lot 004F.

CHRISTOPHER LANE  
(JENNIFER REYNOLDS)  
Case # **3091**

*Approved – 5 years for rental*

Request permission to continue to place a Manufactured Home, Class C on a .97-acre tract of land located at 6990 Clifton Wood Drive, approximately 900 feet west of Walnut Cove Road. Property is zoned RS40. Tax Block 5155, Tax Lot 34L.

GARRY LINEBACK  
(JASON LINEBACK)  
Case # **3097**

Request permission to continue to place a

*Approved – 5 years for rental*

Manufactured Home, Class C on a .51-acre tract of land located at 3433 Day Road, approximately 1 mile east of Dippen Road. Property is zoned RS9. Tax Block 3006, Tax Lot 122.

HOYLE CHAMBERS  
Case # **3105**

*Continued to July 15, 2009*  
*Sign not posted*

Request permission to continue to place a Manufactured Home, Class A on a 4.2-acre tract of land located at 2395 Dean Road, approximately 3/4 mile north of Kerner Road. Property is zoned RS20. Tax Block 5418J, Tax Lot 002.

BAKER SHIRLEY  
BAKER JOHN  
(TIFFANY MORALES)  
Case # **3106**

*Approved – 5 years for rental*

Request permission to continue to place a Manufactured Home, Class B on a 1.84-acre tract of land located at 4750 Brinkley Road, approximately 1300 feet northwest of Highway 158. Property is zoned AG. Tax Block 5222, Tax Lot 001E.

KATHY TRIVETTE  
TERRY TRIVETTE  
(HELEN HODGES)  
Case # **3108**

*Approved – 5 years for rental*

Request permission to continue to place a Manufactured Home, Class C on a 3.78-acre tract of land located at 2965 Horton Road, approximately 1200 feet south of Tesh Road. Tax Block 5129, Tax Lot 604B.

## C. OTHER SPECIAL USE PERMIT RENEWALS

ERNEST HORTON  
SHIRLEY HORTON  
Case # **3076**

*Approved – 3 years(same conditions)*

Request permission to continue a Home Occupation for a Construction Contractor. Property is located at 4655 Briggs Road, approximately 900 feet east of Tobaccoville Road. Property is zoned RS20. Tax Block 4744, Tax Lots 4G, 201, 202A, 203, 3V and 27B.

LAKEVIEW FARM PROPERTIES LLC  
(DH GRIFFIN)  
Case # **3080**

*Approved – 3 years (same conditions)*

Request permission to continue to separate, process and sales materials in a Land Clearing and Inert Debris Landfill (LCID) on a 1.99-acre tract of land located at 8107 Squire Marshall Road, approximately 200 feet south of Walnut Cove Road. Property is zoned RS-40. Tax Block 5169, Tax Lot 116.

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)  
**No Applications**

E. OTHER SPECIAL USE PERMITS (NEW)  
**No Applications**

F. VARIANCES

JOSEPH MARSHALL  
Case # **3094**

*Approved*

*Hardship – practical difficulties from natural conditions beyond the control of the property owner*

Request permission for a variance of side yard requirements on a .46 acre tract of land as per plot plan on file. Property is located at 2786 Edwin Drive, Kernersville, approximately 125 feet south of Durango Drive. Property is zoned RS-30. Tax Block 5386 Lot 018.

G. APPEALS  
**No Applications**

6. UNFINISHED BUSINESS