

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

THURSDAY, AUGUST 7, 2008

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)

LINDA C HAYNES
(BETTY SAPP)
Case # **2821**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a 3-acre tract of land with an existing dwelling located at 4790 Bell West Drive, secondary dwelling address is 4792 Bell West Drive), approximately 1500 feet north of Linville Road. Property is zoned RS9. Tax Block 5341, Tax Lot 120A.

DAWN A SMITH
Case # **2823**

Approved – 5 years

Request permission to continue to place a
Manufactured Home, Class A on a 0.63-acre tract of
land located at 1108 Ziglar Road, approximately 1600
feet east of Tommy's Lake Road. Property is zoned
RS-9. Tax Block 4970, Tax Lot 101L.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

KENNY W MARTIN
RAMONA L MARTIN
(JOHN SEMONES)
Case # **2816**

Approved – 5 years

*Condition that manufactured home is occupied
Within sixty (60) days*

Request permission to continue to place a
Manufactured Home, Class C on a .46-acre tract of
land located at 5521 Bethania Road, approximately
1800 feet north of Loesch's Lane. Property is zoned
RS20. Tax Block 4747, Tax Lot 003M.

C. OTHER SPECIAL USE PERMIT RENEWALS
No Applications

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

E. OTHER SPECIAL USE PERMITS (NEW)

C & C TOWNHOMES LLC
(UMESH JAIN)
Case # **2476**

*Continued to September 4, 2008
(In order for same members to hear case
that were present in November 2007)*

Request permission to establish a Group Care Facility
A on a .92 acre tract of land as per plot plan on
file. Property is located at 4645 Sunny Drive, at
the northeast corner of Sunny Drive and Avera
Avenue. Property is zoned RM-18. Tax Block
2280, Tax Lots 007H, 008H and 009M.

ARDMORE BAPTIST CHURCH INC.

Case # **2825**

*Approved per plot plan on file,
per staff recommendation
(Condition that any seating over 1156
will be removed)*

Request permission for a 50% reduction of on-site parking spaces using both off-site and on-street parking to meet the Unified Development Ordinance parking requirements on a 3.7-acre tract of land located at 501 Miller Street. Property is zoned IP. Tax Block 1090, Tax Lot 105.

GERALD R WHEELER

Case # **2827**

*Approved – per plot plan on file, per staff
recommendation*

Request permission to obtain a Special Use Permit on a 28.07-acre tract of land for horses being sheltered, housed or enclosed by a fence closer than 50 feet to an adjoining property line. Property is located at 5075 Ashlyn Drive (at dead end), approximately 500 feet east of Poplar Grove Road. Property is zoned RS-20. Tax Block 4620, Tax Lots 13A, 13B, 16C, 16G, 16J, 16L and 17B.

2000 REYNOLDA PARTNERS, LLC

Case # **2829**

*Continued to September 4, 2008
Sign was not properly posted*

Request permission to expand open land for a nonconforming use (restaurant). Property is located at 2000 Reynolda Road, at the northwest corner of Reynolda Road and Marguerite Drive. Property is zoned RS-12. Tax Block 3404, Tax Lot 75.

F. VARIANCES

VERNELL H BROWN

ROBERT BROWN

Case # **2822**

*Approved – per staff revised plot plan on file,
per staff recommendation*

Request permission for a variance of Type II Bufferyard requirements on a 0.23-acre tract of land as per plot plan on file. Property is located at 1150 E. Sprague Street, on the south side of Sprague Street at the intersection of Peachtree Street. Property is zoned PB-S. Tax Block 0750, Tax Lot 009B.

WESLEY K MORGAN, TRUSTEE
BARBARA A MORGAN, TRUSTEE
Case # 2826

Approved – Type I Bufferyard to be planted on the SE side of the property; one Leyland Cyprus per ten feet going from the existing end of the row of Leyland Cyprus to the the back corner of the property line; also, elimination of any bufferyard requirement on the SW property line,per staff revised plot plan on file.

Request permission for a variance of Type II Bufferyard requirements on a .45-acre tract of land as per plot plan on file. Property is located at 2546 Reynolda Road approximately 270 feet south of Silas Creek Parkway. Variance request is on the south and west sides of the site due to existing asphalt. Property is zoned LO-S. Tax Block 1140, Tax Lot 002E.

LEXWIN BAPTIST CHURCH
Case # 2828

Approved – per plot plan on file, per staff recommendation

Request permission for a variance of front yard setback requirements on a .58-acre tract of land per plot plan on file. Property is located at 100 Wainwright Street, on the south side of Wainwright Street at the intersection with Lexwin Avenue. Property is zoned RS9. Tax Blcok 2368, Tax Lot 123.

G. APPEALS
No Applications

7. UNFINISHED BUSINESS