

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

THURSDAY, OCTOBER 1, 2009

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)

JANICE COLLINS
(DAVID COLLINS)
Case # 3203

Approved – 3 years for a blood relative only

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class C) on a 1.29-acre tract of land with an existing dwelling located at 5630 Murray Road (secondary dwelling address is 5628 Murray Road), approximately 400 feet northwest of Harpwell Drive. Property is zoned RS9. Tax Block 4969, Tax Lot 007A.

CHARLES BISHOP
(ROGER MCLEAN)
Case # 3204

Approved – 5 years for a caretaker's use

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) for a servant employed on the premises on a 12.11-acre tract of land with an existing dwelling located at 650 Stewart Road, approximately 1/2 mile west of Quail Haven Road. Secondary dwelling address is 654 Stewart Road. Property is zoned RS-9. Tax Block 2586, Tax Lot 101.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

No Applications

C. OTHER SPECIAL USE PERMIT RENEWALS

No Applications

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

No Applications

E. OTHER SPECIAL USE PERMITS (NEW)

PHYLLIS CHURCH
(BLUE FOX LACE & HOME FASHION)
Case # 3207

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

Request Special Use Permit for expansion of non-conforming use (open land) on a .77-acre tract of land located at 6105 University Parkway, on the corner of University Parkway and Coral Drive. Property is zoned RS9. Tax Block 2048, Tax Lot 101.

F. VARIANCES

LORAIN CERNAK
(CHARLES HICKS)
Case # 3187

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

Request permission for a variance of off street parking requirements on a .07-acre tract of land as per plot plan on file. Property is located at 864 West Fourth Street, on the south side of West Fourth Street and 150 feet west of Burke Street. Property is zoned PB/HO. Tax Block 0106, Tax Lot 001D.

HARRY HEWETT
PATRICIA HEWETT
Case # 3202

*Continued to November 5, 2009
Sign not posted*

Request variance of Type III Bufferyard Requirements on a .29-acre tract of land located at 4980 Old Walkertown Road, on the corner of Davis Road and Old Walkertown Road. Property is zoned HB. Tax Block 2218, Tax Lot 003.

G. APPEALS

DELORES S JOHNSON
Case # **3201**

Dismissed due to lack of violations on file

Appeal of Housing Inspector decision in regards to File #2009061091. Property is located at 1212 Kent Place Lane (townhome), approximately 250 feet northwest of Arbor Road. Property is zoned RM8-S. Tax Block 6123, Tax Lot 004.

7. UNFINISHED BUSINESS