

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

THURSDAY, APRIL 2, 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)

J&A PROPERTY INVESTMENTS LLC
(JOVAN GILMORE)

Case # **2988**

Approved – 2 years for blood relative only

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B), on a .5-acre tract of land with an existing dwelling located at 918 Cranford Street (secondary dwelling address is 1200 Hart Street), at the southeast corner of Cranford Street and Hart Street. Property is zoned RS9. Tax Block 1816, Tax Lot 113F.

LAVON NEWBERRY
(BILLY WHITT)
Case # **3001**

Approved – 3 years with existing conditions

Request permission to continue to place a Manufactured Home, Class C on a 1.38-acre tract of land with an existing dwelling located at 261 Stanleyville Manor Avenue (secondary dwelling address is 263 Stanleyville Manor Avenue), approximately 300 feet east of Ridgeview Street. Property is zoned RS9. Tax Block 4946, Tax Lot 014B.

RUSSELL ANDERSON
(VIRGINIA PARSON)
Case # **3015**

Approved – 3 years with existing conditions

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 1.02 acre tract of land with an existing dwelling located at 235 Penner Street, (Secondary dwelling address is 239 Penner Street) approximately 450 feet west of Sunview Road. Property is zoned RS-9. Tax Block 5013 Tax Lots 2 and 3.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

JUAN ROSALES
Case # **3006**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class A on a 1.66 acre tract of land located at 170 Overdale Road, approximately 1300 feet east of S. Main Street. Property is zoned RS-9. Tax Block 2707, Lot 028.

C. OTHER SPECIAL USE PERMIT RENEWALS
No Applications

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

E. OTHER SPECIAL USE PERMITS (NEW)

MISTY WOOTEN
(TRACEY CARTER)
Case # **2972**

Approved – 5 years for rental use

Request permission to continue to place a Manufactured Home, Class A on a 2.13-acre tract of land located at 2420 Willard Road, approximately 400 feet south of Oregon Street. Property is zoned RS9. Tax Block 1721, Tax Lot 011.

PATRICIA TIMMINS
JAN SHERMAN
(ROBERT TIMMINS)
Case # **3009**

*Approved - per plot plan on file,
Per staff recommendation*

Request permission to occupy an Accessory Dwelling on a 1.87 acre tract of land with an existing dwelling located at 1330 Tohari Road (Secondary dwelling address is 1326 Tohari Road) approximately 1000 feet southwest of Ziglar Road. Property is zoned RS-9. Tax Block 4969 Lot 302A.

RICHARD MCNEER
ELIZABETH MCNEER
Case # **3012**

*Approved - per plot plan on file,
Per staff recommendation*

Request permission to obtain a Special Use Permit on a .67-acre tract of land for chickens being sheltered, housed or enclosed by a fence closer than 150 feet to an adjoining property line. Property is located at 102 Brandon Place, approximately 250 feet southwest of Sherwood Forest Road. Property is zoned RS12. Tax Block 3912, Tax Lot 088N.

F. VARIANCES

SUZANNE CASE
MATTHEW CASE
(JOHN SALISBURY)
Case # **3013**

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

Request permission for a variance of side yard requirements on a .26-acre tract of land as per plot plan on file. Property is located at 2374 Elizabeth Avenue, approximately 150 feet southwest of Magnolia Street. Property is zoned RS9. Tax Block 1084, Tax Lot 047.

G. APPEALS
No Applications

7. UNFINISHED BUSINESS