

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

THURSDAY, JUNE 4, 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)

RONALD PLEMMONS
(CRYSTAL PLEMMONS)
Case # **3075**

Request permission to continue to place a
Manufactured Home, Class A, on a .45 acre tract of
land located at 445 Rickard Road, approximately 1900
feet east of Reidsville Road. Property is zoned
RS-20. Tax Block 3257 Lot 004T.

Continued to July 2, 2009
No one present

BRENDA SPICER
(WILLIE SMITH)
Case # **3077**

Approved – 4 years

Request permission to continue to place a Manufactured Home, Class A, on a .36 acre tract of land located at 1121 Cook Street, approximately 200 feet east of Pine View Drive. Property is zoned RS-9. Tax Block 3003 Lot 054W.

BRENDA SPICER
(MONICA SCOTT)
Case # **3078**

Approved – 4 years

Request permission to continue to place a Manufactured Home, Class A, on a .21 acre tract of land located at 5301 Pine View Drive, at the corner of Pine View Drive and Cook Street. Property is zoned RS-9. Tax Block 3003 Lot 054V.

CAROLYN SPACH
ROGER SPACH
(RAYMOND SPACH)
Case # **3083**

*Approved – 5 years from 2011 expiration
(With condition skirting and steps are repaired
within sixty (60) days)*

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a .17-acre tract of land with an existing dwelling located at 2500 Dacian Street (secondary dwelling address is 2504 Dacian Street), at the corner of Dacian Street and Goldfloss Street. Property is zoned RS9. Tax Block 0766, Tax Lot 011.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

MARIA ORAMAS
JOSE PEREZ
Case # **3063**

Approved – 5 years with existing conditions

Request permission to continue to place a Manufactured Home, Class A on a .46 acre tract of land located at 3528 Ridgewood Court (private drive), approximately 1200 feet east of Ridgewood Road. Property is zoned RS-20. Tax Block 2749 Lot 022

(TENITA RUSH)
Case # **3070**

Continued to July 2, 2009
Sign not posted

Request permission to continue to place a Manufactured Home, Class A on a .32-acre tract of land located at 4860 Merrimac Street, approximately 700 feet north of Old Walkertown Road. Property is zoned RS9. Tax Block 1993, Tax Lots 007B and 008B.

C. OTHER SPECIAL USE PERMIT RENEWALS
No Applications

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

E. OTHER SPECIAL USE PERMITS (NEW)

BABAR HUSSAIN
JUNAID AHMED
(DANE LAMPLEY)
Case # **3087**

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

Request permission to construct and occupy a secondary dwelling on a 6.82-acre tract of land with an existing dwelling located at 413 Barnes Road, approximately 550 feet southwest of Mae-Len Drive. Property is zoned RS9. Tax Block 2716, Tax Lot 001Z.

F. VARIANCES

JOSE GARCIA
Case # **3059**

Continued to July 2, 2009
So that staff can meet with applicant

Request permission for a variance of side yard requirements on a .32 acre tract of land as per plot plan on file. Property is located at 4311 High Point Road, approximately 550 feet east of Union Cross Road. Property is zoned AG. Tax Block 5625, Tax Lots 015,016,017.

JOSE TOLEDO

Case # **3079**

*Denied due to no hardship ,
Failure to comply with requirements and
Inaccurate plot plan*

Request permission for a variance of side yard and rear yard requirements on a .28-acre tract of land as per plot plan on file. Property is located at 442 Wayside Drive, at the southeast corner of the intersection of Wayside Drive and Bedford Park Court. Property is zoned RS9. Tax Block 2233, Tax Lot 128.

G. APPEALS
No Applications

7. UNFINISHED BUSINESS