

# AGENDA

## WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

THURSDAY, JULY 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)

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

*Approved – 3 years for rental*

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.

TONY HODGES  
(ELIZABETH HODGES)  
Case # **3120**

*Continued to August 6, 2009*  
*No one present*

Request permission to continue to place a Manufactured Home, Class C on a .57-acre tract of land with an existing Manufactured Home, Class A located at 5049 Beckerdite-Stewart Road, approximately 1450 feet north of Jones Road. Property is zoned RS9. Tax Block 2747, Tax Lot 016B.

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

SEC HOUSING & URBAN DEV  
(TENITA RUSH)  
Case # **3070**

*Approved – 3 years for rental*

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)

ANGEL GOMEZ  
MILDRED GOMEZ  
Case # **3092**

*Denied – 5 to 1 vote*  
*Not in harmony with surrounding area,*  
*applicant failed to show that use will not*  
*materially endanger public health and safety*

Request permission to obtain a Special Use Permit on a 1.98-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 111 East Davidson Drive, approximately 325 feet east of South Main Street. Property is zoned RS9. Tax Block 2376, Tax Lots 25,28,29,30 and 31.

THOMAS BROCK  
KELLY BROCK  
Case # **3095**

*Approved for servant or blood relative only*

Request permission to construct a secondary dwelling on a 2.70-acre tract of land located at 3750 Coral Garden Lane, approximately 440 feet east of Sunnydell Drive. Property is zoned RS-9. Tax Block 6371, Tax Lot 184.

F. VARIANCES

JOSE GARCIA  
Case # **3059**

*Denied 4 to 1*  
*No grounds for hardship*

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.

R J REYNOLDS

RJR PACKAGING LLC  
Case # **3125**

*Approved per staff recommendation*  
*and conditions*

Request variance of Type IV Bufferyard Requirements on a 1.98-acre tract of land as per plot plan on file. Property is located at 27 W. Thirtieth Street, on the north side of Thirtieth Street, 350 feet west of Greenway Avenue. Property is zoned LI. Tax Block 3408, Tax Lot 005E.

G. APPEALS  
**No Applications**

7. UNFINISHED BUSINESS