

# AGENDA

## WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

Thursday, February 5, 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)

BRENDA SPICER  
(NECIA MORRIS)  
Case # **2948**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class A on a .49-acre tract of land located at 4535 Renigar Street, approximately 500 feet north of Old Walkertown Road. Property is zoned RS9. Tax Block 2240, Tax Lot 58.

HUBERT LASH  
(SHAVON MCLAIN)  
Case # **2949**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class A on a .51-acre tract of land located at 2860 Bailey Street (private drive), approximately 200 feet east of Ottawa Street. Property is zoned RS9, Tax Block 3490, Tax Lot 020C.

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

RICHARD EPPERSON  
Case # **2954**

*Approved – 3 years for rental*

Request permission to continue to place a Manufactured Home, Class B on a .77 acre tract of land located at 1101 Ada Avenue, approximately 1000 feet west of Old Rural Hall Road and approximately 900 feet east of Tise Avenue. Property is zoned RS-9. Tax Block 2228 lot 70B.

**C. OTHER SPECIAL USE PERMIT RENEWALS**

JORGE PEREA

MARIA PEREA  
(ANA ORTEGA)

Case # **2952**

*Approved – 5 years  
(With the removal of the yearly notification requirement)*

Request permission to continue to occupy a secondary dwelling on a .58 acre tract of land with an existing dwelling located at 5238 Cox Blvd. (Secondary dwelling address is 5234 Cox Blvd.) approximately 700 feet west of Old Rural Hall Rd. Property is zoned : RS-9. Block 2214 Lots 26, 27 and 28A. PIN# 6838-50-5179.

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

E. OTHER SPECIAL USE PERMITS (NEW)

FORSYTH COUNTY  
AIR PORT COMMISSION  
(LARRY SCANTLIN)  
Case # **2965**

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

Request permission to construct new airport hangers on a 578-acre tract of land located at 1200 Fairchild Drive. Construction will take place on the southwest portion of the site near Aviation Drive and Fairchild Road. Property is zoned GI. Tax Block 3191, Tax Lots 001J and 104.

F. VARIANCES  
**No Applications**

G. APPEALS

2000 REYNOLDA PARTNERS LLC  
FRANKIE ROWLANDS RESTAURANT

(DAVID IRVIN)  
Case # **2953**

*Dismissed due to it not being filed in  
Accordance with the Zoning Board of  
Adjustment Rules & Procedures.  
(Article VI., section B)*

Appealing the Zoning Officers determination the structure containing the Non-Conforming Restaurant has not been demolished or destroyed and that the Non-Conforming Restaurant use has not been discontinued.

7. UNFINISHED BUSINESS