

AGENDA

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

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

THURSDAY, AUGUST 7, 2008

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)

LINDA C HAYNES
(BETTY SAPP)
Case # **2821**

Request permission to continue to place a
Manufactured Home, Class B on a 3-acre tract of land
with an existing dwelling located at 4790 Bell West
Drive, secondary dwelling address is 4792 Bell West
Drive), approximately 1500 feet north of Linville
Road. Property is zoned RS9. Tax Block 5341, Tax
Lot 120A.

DAWN A SMITH
Case # **2823**

Request permission to continue to place a
Manufactured Home, Class A on a 0.63-acre tract of
land located at 1108 Ziglar Road, approximately 1600
feet east of Tommy's Lake Road. Property is zoned
RS-9. Tax Block 4970, Tax Lot 101L.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

KENNY W MARTIN

RAMONA L MARTIN
(JOHN SEMONES)
Case # **2816**

Request permission to continue to place a
Manufactured Home, Class C on a .46-acre tract of
land located at 5521 Bethania Road, approximately
1800 feet north of Loesch's Lane. Property is zoned
RS20. Tax Block 4747, Tax Lot 003M.

C. OTHER SPECIAL USE PERMIT RENEWALS
No Applications

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

E. OTHER SPECIAL USE PERMITS (NEW)

C & C TOWNHOMES LLC
(UMESH JAIN)
Case # **2476**

Request permission to establish a Group Care Facility
A on a .92 acre tract of land as per plot plan on
file. Property is located at 4645 Sunny Drive, at
the northeast corner of Sunny Drive and Avera
Avenue. Property is zoned RM-18. Tax Block
2280, Tax Lots 007H, 008H and 009M.

ARDMORE BAPTIST CHURCH INC.

Case # **2825**

Request permission for a 50% reduction of on-site parking spaces using both off-site and on-street parking to meet the Unified Development Ordinance parking requirements on a 3.7-acre tract of land located at 501 Miller Street. Property is zoned IP. Tax Block 1090, Tax Lot 105.

GERALD R WHEELER

Case # **2827**

Request permission to obtain a Special Use Permit on a 28.07-acre tract of land for horses being sheltered, housed or enclosed by a fence closer than 50 feet to an adjoining property line. Property is located at 5075 Ashlyn Drive (at dead end), approximately 500 feet east of Poplar Grove Road. Property is zoned RS-20. Tax Block 4620, Tax Lots 13A, 13B, 16C, 16G, 16J, 16L and 17B.

2000 REYNOLDA PARTNERS, LLC

Case # **2829**

Request permission to expand open land for a nonconforming use (restaurant). Property is located at 2000 Reynolda Road, at the northwest corner of Reynolda Road and Marguerite Drive. Property is zoned RS-12. Tax Block 3404, Tax Lot 75.

F. VARIANCES

VERNELL H BROWN

ROBERT BROWN

Case # **2822**

Request permission for a variance of Type II Bufferyard requirements on a 0.23-acre tract of land as per plot plan on file. Property is located at 1150 E. Sprague Street, on the south side of Sprague Street at the intersection of Peachtree Street. Property is zoned PB-S. Tax Block 0750, Tax Lot 009B.

WESLEY K MORGAN, TRUSTEE
BARBARA A MORGAN, TRUSTEE
Case # **2826**

Request permission for a variance of Type II
Bufferyard requirements on a .45-acre tract of land as
per plot plan on file. Property is located at 2546
Reynolda Road approximately 270 feet south of Silas
Creek Parkway. Variance request is on the south and
west sides of the site due to existing asphalt.
Property is zoned LO-S. Tax Block 1140, Tax Lot
002E.

LEXWIN BAPTIST CHURCH
Case # **2828**

Request permission for a variance of front yard
setback requirements on a .58-acre tract of land per
plot plan on file. Property is located at 100
Wainwright Street, on the south side of Wainwright
Street at the intersection with Lexwin Avenue.
Property is zoned RS9. Tax Blcok 2368, Tax Lot 123.

G. APPEALS
No Applications

7. UNFINISHED BUSINESS