AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, December 7, 2017

NOTE: ALL cases on the Zoning Board of Adjustment agenda are quasi-judicial in nature; as a result, NO communications should take place between yourself and the Zoning Board of Adjustments members prior to the public hearing.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL OF MEMBERS
3. OPENING REMARKS
4. APPROVAL OF MINUTES
5. WITHDRAWAL OR CONTINUANCE REQUESTS

A. MANUFACTURED HOME RENEWALS (CONSENT)

SMITH, BILLY J. (HARDWICK, FRANCIS)
Case # Z1701043
Request permission to continue to place a Manufactured Home, Class B on a .60-acre tract of land located at 5039 Stilletto Road, approximately 1 mile north of Jones Road. Property is zoned RS9. Tax Block 2447, Tax Lot 014.

- Application - Case #Z1701043
- Picture of Sign Posting(s) - Case #Z1701043
- Picture of Manufactured Home - Case #Z1701043

SMITH, BILLY J. (TERRAL, ZACK)
Case # Z1701044
Request permission to continue to place a Manufactured Home, Class C on a .52-acre tract of land located at 5038 Stilletto Road, approximately 400 feet west of Beckerdite Stewart Road. Property is zoned RS9. Tax Block 2747, Tax Lot 008.

- Application - Case #Z1701044
- Picture of Sign Posting(s) - Case #Z1701044
- Picture of Manufactured Home - Case #Z1701044
SMITH, BILLY J.  
(FORREST, TRENT)  
Case # Z1701045  
Request permission to continue to place a Manufactured Home, Class B on a .52-acre tract of land located at 5036 Stilletto Road, approximately 300 feet west of Beckerdite Stewart Road. Property is zoned RS9. Tax Block 2747, Tax Lot 007.  
- Application - Case #Z1701045  
- Picture of Sign Posting(s) - Case #Z1701045  
- Picture of Manufactured Home - Case #Z1701045

PENA, RENE M.  
(PENA, RENE M.)  
Case # Z1701104  
Request permission to continue to place a Manufactured Home, Class A on a .54-acre tract of land located at 4871 Burnett Drive, approximately 600 feet north of Athens Drive. Property is zoned RS9. Tax Block 3620, Tax Lot 009.  
- Application - Case #Z1701104  
- Picture of Sign Posting(s) - Case #Z1701104  
- Picture of Manufactured Home - Case #Z1701104

SPICER, BRENDA S.  
(JONES, MONICA)  
Case # Z1701127  
Request permission to continue to place a Manufactured Home, Class A on a .39-acre tract of land located at 4133 Ogburn Avenue, approximately 350 feet north of McCreary Street. Property is zoned RS7. Tax Block 1505, Tax Lots 003B, 003C, and 004C.  
- Application - Case #Z1701127  
- Picture of Sign Posting(s) - Case #Z1701127  
- Picture of Manufactured Home - Case #Z1701127

6. UNFINISHED BUSINESS

7. NEW BUSINESS
Case # Z1701043

CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL) APPLICATION

Prop Addr: 5039 STILLETTO ROAD
WINSTON-SALEM, NC 27107

Owner: SMITH, BILLY J.
Address: 5040 BECKERDITE STEWART ROAD
WINSTON-SALEM, NC 27107
Phone: 336-816-0969

Applicant: HARDWICK, FRANCIS
Address: 5039 STILLETTO ROAD
WINSTON-SALEM, NC 27107
Phone: (336)816-0969 x

Details:
MANUFACTURED HOME RENEWAL-CONSENT
CLASS B

The above owner or applicant is requesting that this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 12/7/2017, at 2:00 P.M., in the Bryce A. Stuart Municipal Building Public Meeting Room, Suite 530, Fifth Floor of City Hall South, 100 E. First Street, Winston-Salem, NC.

As part of your application, and included in your filing fee of $50.00, the Inspections Division furnishes you with a sign(s) which must be posted in a conspicuous place on the premises prior to the date of the hearing. The sign(s) must be attached to sufficient support and be clearly visible from a public street. If the property is located on the corner of two public streets or has frontage on more than one public street, a sign needs to be placed on each public street. If the property is on a private street or access easement, a second sign or lead in sign will need to be placed at the public street.

SIGN POSTING DATE IS 11/26/2017 BY 9:00 A.M. THE SIGN MUST BE LEFT UP UNTIL AFTER THE PUBLIC HEARING. Failure to comply with these posting instructions will result in delay of the application and postponement of the hearing and decision to a later scheduled public hearing.

Description of Work:
Request permission to continue to place a Manufactured Home, Class B on a .60-acre tract of land located at 5039 Stilletto Road, approximately 1 mile north of Jones Road. Property is zoned RS9. Tax Block 2447, Tax Lot 014.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

I hereby certify that all of the information contained in this application for a Special Use Permit Renewal is correct. If executed by an individual for a corporate entity, I certify that I am duly authorized to sign on behalf of the corporate entity.

_________________________________________
Applicant Signature

11/13/2017
Date

www.cityofws.org

FEE 50.00
REQUEST FOR: SPECIAL USE PERMIT RENEWAL FOR MANUFACTURED HOME PUBLIC HEARING CASE #
Dec 07, 2017 Z1701043
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
The above owner or applicant is requesting that this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 12/7/2017, at 2:00 P.M., in the Bryce A. Stuart Municipal Building Public Meeting Room, Suite 530, Fifth Floor of City Hall South, 100 E. First Street, Winston-Salem, NC.

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Description of Work:
Request permission to continue to place a Manufactured Home, Class C on a .52-acre tract of land located at 5038 Stiletto Road, approximately 400 feet west of Beckerdite Stewart Road. Property is zoned RS9. Tax Block 2747, Tax Lot 008.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

I hereby certify that all of the information contained in this application for a Special Use Permit Renewal is correct. If executed by an individual for a corporate entity, I certify that I am duly authorized to sign on behalf of the corporate entity.
City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT RENEWAL FOR MANUFACTURED HOME PUBLIC HEARING CASE #
Dec 07, 2017 21701044

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
The above owner or applicant is requesting that this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 12/7/2017, at 2:00 P.M., in the Bryce A. Stuart Municipal Building Public Meeting Room, Suite 530, Fifth Floor of City Hall South, 100 E. First Street, Winston-Salem, NC.

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Description of Work:
Request permission to continue to place a Manufactured Home, Class B on a .52-acre tract of land located at 5036 Stillette Road, approximately 300 feet west of Beckerdite Stewart Road. Property is zoned RS9, Tax Block 2747, Tax Lot 007.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

I hereby certify that all of the information contained in this application for a Special Use Permit Renewal is correct. If executed by an individual for a corporate entity, I certify that I am duly authorized to sign on behalf of the corporate entity.

Applicant Signature Date

11/13/2017

FEE 50.00
City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT RENEWAL FOR MANUFACTURED HOME PUBLIC HEARING CASE # Dec 07, 2017 Z 1701045

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
The above owner or applicant is requesting that this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 12/7/2017, at 2:00 P.M., in the Bryce A. Stuart Municipal Building Public Meeting Room, Suite 530, Fifth Floor of City Hall South, 100 E. First Street, Winston-Salem, NC.

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Description of Work:
Request permission to continue to place a Manufactured Home, Class A on a .54-acre tract of land located at 4871 Burnett Drive, approximately 600 feet north of Athens Drive. Property is zoned RS9. Tax Block 3620, Tax Lot 009.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

I hereby certify that all of the information contained in this application for a Special Use Permit Renewal is correct. If executed by an individual for a corporate entity, I certify that I am duly authorized to sign on behalf of the corporate entity.

________________________________________  ____________________________
Applicant Signature                                      Date

I FEE 50.00
City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT RENEWAL FOR MANUFACTURE HOME PUBLIC HEARING CASE #
Dec 07, 2017 21701104

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Case # Z1701127
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL) APPLICATION

Prop Addr: 4133 OGBURN AVENUE
WINSTON-SALEM, NC 27105

Owner: SPICER, BRENDA S.
Address: 1675 LITTLE CREEK CIRCLE
WINSTON-SALEM, NC 27103

Applicant: JONES, MONICA
Address: 4133 OGBURN AVENUE
WINSTON SALEM, NC 27105

Phone: 336-523-9127

Details:
MANUFACTURED HOME RENEWAL-CONSENT
CLASS A

The above owner or applicant is requesting that this renewal application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 12/7/2017, at 2:00 P.M., in the Bryce A. Stuart Municipal Building Public Meeting Room, Suite 530, Fifth Floor of City Hall South, 100 E. First Street, Winston-Salem, NC.

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Description of Work:
Request permission to continue to place a Manufactured Home, Class A on a .39-acre tract of land located at 4133 Ogburn Avenue, approximately 350 feet north of McCreary Street. Property is zoned RS7. Tax Block 1505, Tax Lots 003B, 003C, and 004C.

I understand that this application may be approved by the Board of Adjustment but all Federal, State and Local laws must be complied with prior to receiving an actual permit. I further understand that should my site plan change as a result of my Health Department Septic Approval, I will be required to resubmit a revised site plan for approval by either the Zoning Board of Adjustment or staff, dependent upon the level of change(s).

I hereby certify that all of the information contained in this application for a Special Use Permit Renewal is correct. If executed by an individual for a corporate entity, I certify that I am duly authorized to sign on behalf of the corporate entity.

________________________________________  ____________________________
Applicant Signature  Date

FEE 50.00

www.cityofws.org
City of Winston-Salem
ZONING BOARD OF ADJUSTMENT
For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT RENEWAL FOR MANUFACTURED HOME PUBLIC HEARING CASE #

DEC. 07 2017 21701120

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING