AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, May 3, 2018

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)

THOMAS, VICKY GAIL
THOMAS, MARK ANTHONY
(THOMAS, VICKY GAIL)
Case # Z1800430

Request permission to continue to place a Manufactured Home, Class A on a .49-acre tract of land located at 4725 Northwest Drive, approximately 250 feet north of White Rock Road. Property is zoned RS9. Tax Block 3016, Tax Lot 102.

- Application - Case #Z1800430
- Picture of Sign Posting(s) - Case #Z1800430
- Picture of Manufactured Home - Case #Z1800430

MOORE, RICKY
MOORE, TERRINA
(MOORE, TERRINA)
Case # Z1800483

Request permission to continue to place a Manufactured Home, Class A, on a 0.66-acre tract of land located at 2300 Willard Road, located at the intersection of Oregon Street. Property is zoned RS9. Tax Block 1719, Tax Lot 208.

- Application - Case #Z1800483
- Picture of Sign Posting(s) - Case #Z1800483
- Picture of Manufactured Home - Case #Z1800483
BEAUCHAMP, JEREMY WAYNE  
(BEAUCHAMP, JEREMY WAYNE)  
Case # Z1800493  
Vacant  
Request permission to continue to place a Manufactured Home, Class C on a 1.23-acre tract of land located at 210 Beauchamp Road, approximately 1000 feet northwest of Meadowlark Drive. Property is zoned RS9. Tax Block 4429, Tax Lot 042B.  
● Application - Case #Z1800493  
● Picture of Sign Posting(s) - Case #Z1800493  
● Picture of Manufactured Home - Case #Z1800493

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

C. OTHER SPECIAL USE PERMITS (NEW)

FRALEY, NORMAN E.  
(FRALEY, NORMAN E.)  
Case # Z1800496  
Request permission to establish the zoning use Urban Agriculture on a .19-acre tract of land located at 133 W. Acadia Avenue, approximately 321.3 feet southwest of Broad Street. Property is zoned RS9. Tax Block 0677, Tax Lot 201.  
● Application - Case #Z1800496  
● Picture of Sign Posting(s) - Case #Z1800496  
● Site Plan - Case #Z1800496  
Staff Report – Case #Z1800496

D. VARIANCES

FEDORA, WILLIAM JOHN  
FEDORA, ARABELLE  
(HARDING, RICHARD)  
Case # Z1800508  
Request variance of right side yard setback, rear yard setback, and height requirements of an accessory structure (garage) on a .37-acre tract of land located at 923 Arbor Road, approximately 265.3 feet southwest of Robinhood Road. Property is zoned RS12. Tax Block 1311F, Tax Lot 019A.  
● Application - Case #Z1800508  
● Picture of Sign Posting(s) - Case #Z1800508  
● Picture of Accessory Structure - Case #Z1800508  
● Site Plan - Case #Z1800508  
Staff Report – Case #Z1800508

www.cityofws.org
E. APPEALS

GREGORY, WILLIAM
GREGORY, SHIRLEY
(WARDLOW, LAKElia)
Case #   Z1700675
Appeal of Zoning Officer's decision of an Electronic Sweepstakes Operation. Property is a .5-acre lot located at 432 Haled Street, located on the corner of Glendale Street and Haled Street. Property is zoned GB-L. Tax Block 0724, Tax Lot 102 and 103A.

● Application - Case #Z1700675
● Picture of Sign Posting(s) - Case #Z1700675
● Site Plan - Case #Z1700675

YOO, SUN O (HELEN)
YOO, HOAN MOO
(SHARPE, CHOUTEAU)
Case #   Z1700680
Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 1.7-acre lot located at 6120 University Parkway, located on the south west corner of Sun View Road and University Parkway. Property is zoned LB. Tax Block 2048, Tax Lot 103.

● Application - Case #Z1700680
● Picture of Sign Posting(s) - Case #Z1700680
● Site Plan - Case #Z1700680

6. UNFINISHED BUSINESS

7. NEW BUSINESS
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 5/3/2018, 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 4/20/2018 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 A on a .49-acre tract of land located at 4725 Northwest Drive, approximately 250 feet north of White Rock Road. Property is zoned RS9. Tax Block 3016, Tax Lot 102.

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: Renewal of Manufactured Home

MAY 3, PUBLIC HEARING Case #

April 5, 2018 Z18000430

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Case # Z1800483
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL) APPLICATION

Prop Addr: 2300 WILLARD ROAD
WINSTON-SALEM, NC 27107

Owner: MOORE, RICKY
Address: 2300 WILLARD ROAD
WINSTON-SALEM, NC 27107

Applicant: MOORE, TERRINA
Address: 2300 WILLARD ROAD
WINSTON-SALEM, NC 27107

Phone: (336)251-8831 x

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 5/3/2018, 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 4/22/2018 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 A, on a 0.66-acre tract of land located at 2300 Willard Road, directly across from Oregon Street. Property is zoned RS9. Tax Block 1719, Tax Lot 208.

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 4/9/2018

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 #
May 3, 2018 1800 483

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 5/3/2018, 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.

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Description of Work:
Request permission to continue to place a Manufactured Home, Class C on a 1.23-acre tract of land located at 210 Beauchamp Road, approximately 1000 feet northwest of Meadowlark Drive. Property is zoned RS9. Tax Block 4429, Tax Lot 042B.

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
REQUEST FOR: SPECIAL USE PERMIT

- Renewal for Manufactured Home

PUBLIC HEARING CASE #

May 3, 2018

Z1800493

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
The above owner or applicant is requesting that this application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 5/3/2018, 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.

The above owner or applicant is requesting that this application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 5/3/2018, 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 $100.00, 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 4/22/2018 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 establish Urban Agriculture on a .19-acre tract of land located at 133 W. Acadia Avenue, approximately 321.3 feet southwest of Broad Street. Property is zoned RS9. Tax Block 0677, Tax Lot 016.

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 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
Request Permission to Establish Urban Agriculture

PUBLIC HEARING CASE #
May 3, 2018 Z1800496

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
CASE #: Z1800496 PERMIT REQUEST: Special Use Permit to establish the use Urban Agriculture

STAFF: Jeff Hunter LOCATION: 133 W. Acadia Ave. (0.19 acres)

PETITIONER(S): Norman Fraley

BACKGROUND:

In 2015, the City Council adopted UDO-257 which created the use Urban Agriculture. The following definition was added to the UDO:

“URATION AGRICULTURE (W). The growing, processing, and distribution of food and other agricultural products through plant cultivation. It may include plant cultivation and the growing of non-food crops such as herbs and ornamentals. This use may include accessory structures and buildings used for agriculture-related storage or field packing. Urban Agriculture as defined here does not include the accessory cultivation of plants on residential lots solely for the use and/or consumption of the occupants of said lots, or on-site accessory sales as authorized in Section B 2-6.5(B) of the UDO.”

The text amendment also set forth the zoning districts in which Urban Agriculture would be permitted:

| Agricultural Uses | YR | AG | RS 40 | RS 30 | RS 20 | RS 1 5 | RS 0 8 | RQ S | R M S | R M 1 2 | RM 1 8 | RM 0 | M H | N O | L O | C P O | M | G | G B | C B | M R S - S | W A | E | I | C | C I | I P | P | C | C L S | M U S | C O N D S |
|-------------------|----|----|-------|-------|-------|--------|--------|------|------|--------|--------|-----|-----|----|----|-----|----|---|----|---|---|-----|----|---|---|---|---|----|----|
| Urban Agriculture (W) (Lo) | Z | A | A | A | A | A | A | A | A | A | A | A | A | Z | Z | Z | Z | Z | Z | Z | Z | Z |

Z = Permit from Zoning Officer  
A = Special Use Permit from BOA

In addition to the standards mentioned above, UDO-257 also established a minimum five (5) foot setback from adjoining parcels or street rights-of-way.

The proposed site plan should show proposed cultivation areas at a distance of five (5) feet from the adjoining parcels. There is also a proposed 21’ X 20’ shelter toward the rear of the site. The text amendment also allowed the minimum parking requirements for an Urban Agriculture use to be
determined by the BOA on a case-by-case basis. The parking requirement is 1 space per 20,000 square feet of lot area for sites in nonresidential districts. Since this lot is in a residential district, parking is not required, however, in this case, parking could be provided in the driveway of the former single family dwelling that was once located at this site.

REQUIRED FINDINGS:

To issue a Special Use Permit, the Board must find the following in the affirmative:

a) The use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;

b) The use meets all required conditions and specifications;

c) The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity; and

d) The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with Legacy.

ANALYSIS:

With respect to the four (4) required findings of fact, staff has the following comments:

The use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved; Staff comments: It is the opinion of staff that the requested Urban Agriculture use will not endanger the public health or safety.

The use meets all required conditions and specifications; Staff comments: The UDO requires that “land being used for agricultural cultivation” be setback a minimum of five (5) feet from adjoining parcels or rights-of-way. The proposed site can easily meet this requirement for both the area used for cultivation as well as the proposed shelter.

The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity; Staff comments: Staff is not qualified to make certifiable assessments with regard to property values.

The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with Legacy. Staff comments: Legacy recommends encouraging healthy food production in urban as well as rural areas. It also calls for removing barriers to using urban land and buildings for various forms of urban agriculture production. Staff believes the proposed use will be in harmony with the surrounding area.
RECOMMENDATION: Approval, per plan on file

In approving an application for the issuance of a special use permit, the Board of Adjustment may impose additional reasonable and appropriate conditions and safeguards to protect the public health and safety, and the value of neighboring properties, and the health and safety of neighboring residents. [Chapter B, Article 6-1.4(A)(3)]
The above owner or applicant is requesting that this application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 5/3/2018, 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 $200.00, 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 4/22/2018 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.

Remember that Variances can be approved only when there is practical difficulty or unnecessary hardship in meeting zoning requirements, with the difficulties resulting from subdividing land before the law was adopted, or from an act of a public agency, or from some cause beyond the control of the owner.

Description of Work:

Request variance of right side and rear yard setback requirements and for the height of building on a .37 acre tract of land located at 923 Arbor Road, approximately 265.3 feet southwest of Robinhood Road. Property is zoned RS12. Tax Block 1311F, Tax Lot 019A.

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 Variance 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
ZONING BOARD OF ADJUSTMENT

For Information Call: 727-2101

REQUEST FOR: SPECIAL USE PERMIT

Request Variance of right side and rear 1 yard setbacks and for height of building

PUBLIC HEARING CASE # Z1800508

May 3, 2018

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
PERMIT REQUEST: Requesting a variance of right side yard setback, rear yard setback & height requirements of an accessory structure.

LOCATION: 923 Arbor Rd. (0.37 Acres)

BACKGROUND:

The Unified Developments Ordinances (UDO) allows property owners to obtain zoning/building permits for accessory structures provided that certain requirements in the UDO are adhered to such as meeting setback requirements, height, and overall square footage of the structure. If a proposed accessory structure is 75 feet or more from the front lot line and 17 feet or less in height, then the structure can be located as close as three feet to the side and/or rear lot lines. A structure which exceeds 17 feet in height, must comply with all the zoning regulations applicable to the principal structure. Also, accessory structures may not exceed 5% of the actual size of the zoning lot or the minimum permitted lot size of the zoning district.

In this case, the proposed structure is 20 feet in height and is setback 3 feet from the right lot line and 11 feet from the rear lot line. Due to the proposed height of the building, the UDO requires that the structure meet the same setback requirements as the principal structure unless the overall height is reduced to 17 feet or less.

FINDINGS/ANALYSIS:

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

a) **Unnecessary hardship would result from the strict application of the UDO.**
   
   *The applicant has not constructed the accessory building but rather sought a permit for such, therefore, no hardship exists.*

b) **The hardship results from conditions that are peculiar to the property, such as location, size or topography.** *There is no hardship associated with location, size or topography of the property.*

c) **The hardship did not result from actions taken by the applicant or the property owner.**
   
   *There is no hardship, but rather the proposed dimensions of the building exceed what the ordinance allows for placement of the structure within 3 feet of either side or rear setbacks.*
d) The requested variance is consistent with the spirit, purpose and intent of the UDO, such that public safety is secured, and substantial justice is achieved. This case does not present a valid hardship in complying with current zoning regulations.

RECOMMENDATION: Denial, per plan on file

In approving an application for the issuance of a variance, the Board of Adjustment may impose additional appropriate conditions reasonably related to the variance. [Chapter B, Article 6-1.4(B)(6)]
Case # Z1700675
CITY ZONING BOARD OF ADJUSTMENT
APPEAL
APPLICATION

Prop Addr: 432 HALED STREET
WINSTON-SALEM, NC 27127
Owner: GREGORY, WILLIAM
Address: 432 HALED STREET
WINSTON-SALEM, NC 27127
Phone: 336-918-5511

Applicant: WARDLOW, LAKELIA
Address: 432 HALED STREET
WINSTON-SALEM, NC 27127
Phone: 336-918-5511

Details:
Zoning Officer Decision/Interpretation
Description:

The above owner or applicant is requesting that this application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 5/3/2018, 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 $200.00, 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 (no sign(s) is(are) required for appeals of the Housing Administrator). 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 7/23/2017 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.

In applying for an appeal of the Zoning Officer or the decision of the Historic Properties Commission you must present a written statement of your appeal detailing your appeal request. Any other evidence that you would like for the Zoning Board of Adjustment to consider must also be presented when the application is made to allow the Board sufficient time to review that information prior to the scheduled hearing date.

Description of Work:
Appeal of Zoning Officer’s decision of an Electronic Sweepstakes Operation. Property is a .5-acre lot located at 432 Haled Street, located on the corner of Glendale Street and Haled Street. Property is zoned GB-L. Tax Block 0724, Tax Lot 102 and 103A.

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 an Appeal 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.

_____________________________  4/29/2018
Applicant Signature        Date

FEE 200.00
CITY ZONING BOARD OF ADJUSTMENT

APPEAL

APPLICATION

Case # Z1700680

100 East First Street
Winston-Salem, NC 27101
(336) 727-2628

Prop Addr: 6120 UNIVERSITY PARKWAY
Winston-Salem, NC 27105

Owner: YOO, SUN O (HELEN)
Address: 3608 LAKESHORE DRIVE
HIGH POINT, NC 27265-0000
Phone: (336)905-0786 x

Applicant: SHARPE, CHOUTEAU
Address: 2825 NEW WALKERTOWN ROAD
Winston-Salem, NC 27105
Phone: 336-423-7986

Details:
Zoning Officer Decision/Interpretation

Description:
Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations.

The above owner or applicant is requesting that this application be presented to, and heard by the Winston-Salem Zoning Board of Adjustment at a meeting to be held on 5/3/2018, 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 $200.00, 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 (no sign(s) is(are) required for appeals of the Housing Administrator). 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 8/27/2017 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.

In applying for an appeal of the Zoning Officer or the decision of the Historic Properties Commission you must present a written statement of your appeal detailing your appeal request. Any other evidence that you would like for the Zoning Board of Adjustment to consider must also be presented when the application is made to allow the Board sufficient time to review that information prior to the scheduled hearing date.

Description of Work:

Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 1.7-acre lot located at 6120 University Parkway, located on the southwest corner of Sun View Road and University Parkway. Property is zoned LB, Tax Block 2048, Tax Lot 103.

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 an Appeal 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

4/29/2018

Date

FEE 200.00