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

PETTY, BEVERLY
(PETTY, BEVERLY)
Case # Z1800538
Request permission to continue to place a Manufactured Home, Class A on a 0.55 acre tract of land located at 1917 Bethania Rural Hall Road, approximately 125 feet north of Westerly Drive. Property is zoned RS20. Tax Block 4978, Tax Lot 038.

- Application - Case #Z1800538
- Picture of Sign Posting(s) - Case #Z1800538
- Picture of Manufactured Home - Case #Z1800538

RENNER, DEBRA LYNN
SIMARD, NANCY ELIZABETH
(SIMARD, NANCY ELIZABETH)
Case # Z1800585
Request permission to continue to place a Manufactured Home, Class A on a .78-acre tract of land located at 340 Stanleyville Manor Avenue, approximately 1500 feet west of University Parkway. Property is zoned RS9. Tax Block 4946, Tax Lots 045 and 046.

- Application - Case #Z1800585
- Picture of Sign Posting(s) - Case #Z1800585
- Picture of Manufactured Home - Case #Z1800585
B. MANUFACTURED HOME RENEWALS (NONCONSENT)

BEAUCHAMP, JEREMY WAYNE
(BEAUCHAMP, JEREMY WAYNE)
Case # Z1800493
Request permission to continue to place a Manufactured Home, Class C on a 4.36-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, 202 and 203.

- Application - Case #Z1800493
- Picture of Sign Posting(s) - Case #Z1800493
- Picture of Manufactured Home - Case #Z1800493

C. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

RODRIGUEZ, KELLI
(RODRIGUEZ, KELLI)
Case # Z1800600
Request permission to place a Manufactured Home, Class A on a .46-acre tract of land located at 4486 Haven Crest Road, approximately 759.8 feet northwest of Becks Church Road. Property is zoned RS9. Tax Block 3643, Tax Lot 017.

- Application - Case #Z1800600
- Picture of Sign Posting(s) - Case #Z1800600
- Picture of Site - Case #Z1800600
- Site Plan – Case #Z1800600
- Staff Report – Case #Z1800600

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 Site - Case #Z1800508
- Site Plan - Case #Z1800508
- Staff Report – Case #Z1800508
E. APPEALS

OLIVER, J. RAYMOND
(SHARPE, CHOUTEAU)
Case # Z1700681
Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 2.41-acre lot located at 2825 New Walkertown Road, located on the north east corner of New Walkertown Road and Waterworks Road Unit H. Property is zoned HB-L. Tax Block 3193, Tax Lot 011G, and 012.

- Application - Case #Z1700681

OAK SUMMIT ASSOCIATES, LLC
(SHARPE, CHOUTEAU)
Case # Z1700682
Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 0.2-acre located at 4222 N. Liberty Street, located 230' from the intersection of Newport Street, Old Rural Hall Road, and N. Liberty Street. Property is zoned PB. Tax Block 1280, Lot 019B and 020D.

- Application - Case #Z1700682

KILBY COMMERCIAL REAL ESTATE LLC
(CIGLIANO, LARRY)
Case # Z1700688
Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 2.43-acre tract located at 2202 W. Clemmonsville Road, located on the corner of Ebert Road and W. Clemmonsville Road. Property is zoned LB. Tax Block 3888, Lot 024A, 025A, and 025B.

- Application - Case #Z1700688

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 6/7/2018, 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 5/24/2018 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 0.55 acre tract of land located at 1917 Bethania Rural Hall Road, approximately 125 feet north of Westerly Drive. Property is zoned RS20. Tax Block 4978, Tax Lot 038.

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.
REQUEST FOR: Special Use Permit Renewal for Manufactured Home

PUBLIC HEARING Case # Z18000538

June 7, 2018

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 6/7/2018, 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 5/24/2018 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 .78-acre tract of land located at 340 Stanleyville Manor Avenue, approximately 1500 feet west of University Parkway. Property is zoned RS9. Tax Block 4046, Tax Lots 045 and 046.

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
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 # Z18000585
June 7, 2018

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Case # Z1800493

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

Prop Addr: 210 BEAUCHAMP ROAD
WINSTON-SALEM, NC 27106

Owner: BEAUCHAMP, JEREMY WAYNE
Address: 496 DULIN ROAD
MOCKSVILLE, NC 27028
Phone: 336-407-6158

Applicant: BEAUCHAMP, JEREMY WAYNE
Address: 496 DULIN ROAD
MOCKSVILLE, NC 27028
Phone: 336-407-6158

Details:
MANUFACTURED HOME RENEWAL-NONCONSENT
CLASS C
Change in Application: Vacant

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 6/7/2018, 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

I hereby certify that the above information 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 60.00
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 # P1800493
June 7, 2018

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

Prop Addr: 4486 HAVEN CREST ROAD
Winston-Salem, NC 27106

Owner: RODRIGUEZ, KELLI
Address: 1372 FORSYTH LINE ROAD
RURAL HALL, NC 27045
Phone: 336-618-3692

Applicant: RODRIGUEZ, KELLI
Address: 1372 FORSYTH LINE ROAD
RURAL HALL, NC 27045
Phone: 336-618-3692

Details:
MANUFACTURED HOME
CLASS A
Occupant:

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 6/7/2018, 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.

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Description of Work:
Request permission to place a Manufactured Home, Class A on a .46-acre tract of land located at 4486 Haven Crest Road, approximately 759.8 feet northwest of Becks Church Road. Property is zoned RS9. Tax Block 3643, Tax Lot 017.

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.

__________________________________________  5/21/2018
Applicant Signature  Date

www.cityofws.org
REQUEST FOR: SPECIAL USE PERMIT

Request Permission to place a Manufactured Home

PUBLIC HEARING CASE # 21800600

June 7, 2018

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Lot 15

Home Crest Rd

1 inch = 30 ft
CITY OF WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT STAFF REPORT
June 7, 2018

CASE #: Z1800600

PERMIT REQUEST: Permission for a new Manufactured Home Class A

STAFF: Elizabeth Colyer

PETITIONER(S): Kelli Rodriguez

LOCATION: 4486 Haven Crest Road (0.46 acres)

BACKGROUND:

The Unified Development Ordinance (UDO) allows a “Class A Manufactured Home” to be placed on parcels zoned RS9, provided that a Special Use Permit is issued by the Board of Adjustment and the Class A “Class A Manufactured Home” complies with all of the applicable use conditions and provisions of the UDO. The site plan proposes one “Class A Manufactured Home” on a 0.46 acre parcel.

Chapter B, Article II, Section 2-1.2(H) provides for the setback requirements of RS9 zoning districts. Additionally, Chapter B, Article II, Section 2-5.46 lists use conditions that must be met for the placement of a “Class a Manufactured Home”.

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: The proposed “Class A Manufactured Home” is shown on the site plan in conformance with all setbacks on a parcel that is zoned RS9, meeting all setbacks in excess of what is required.
It is the opinion of staff that the proposed “Class A Manufactured Home” will not materially endanger the public health or safety where currently located.

The use meets all required conditions and specifications. Staff comments: The site plan indicates that the proposed “Class A Manufactured Home” is a twenty-eight (28) by sixty (60) foot structure. It is proposed to be located sixty (60) feet from the front property line, twenty-four and one half (24.5) feet from the left side, fifteen and one half (15.5) feet from the right side, and one-hundred and twelve (112) feet from the rear property line. The proposed setbacks exceed the minimum UDO requirements. All use conditions for a “Class A Manufactured Home” are also met. The proposed use meets all required conditions and specifications.

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 various types of housing for affordability. However, this proposed structure will not meet the setbacks of seventy-five (75) feet that the existing residential structures meet and, as proposed, would not be in harmony with the existing neighborhood.

RECOMMENDATION: Denial.

In approving or denying 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.
City of Winston-Salem

ZONING BOARD OF ADJUSTMENT

For Information Call: 727-2101

REQUEST FOR: Variance - side and rear setbacks and height of an accessory structure

PUBLIC HEARING Case # Z1800508

June 7, 2018

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
CASE #: Z1800508

PERMIT REQUEST: Requesting a variance of right side yard setback, rear yard setback & height requirements of an accessory structure.

STAFF: Jeff Hunter

PETITIONER(S): William John Fedora

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)]
CITY ZONING BOARD OF ADJUSTMENT

APPLICATION

Case # Z1700681

Prop Address: 2825 NEW WALKERTOWN ROAD UNIT H
WINSTON-SALEM, NC 27105

Owner: OLIVER, J. RAYMOND
Address: 3961 POMEROY DRIVE
WINSTON-SALEM, NC 27105

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 11/2/2017, 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 $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 schedule hearing date.

Description of Work:

Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 2.41-acre lot located at 2825 New Walkertown Road, located on the north east corner of New Walkertown Road and Waterworks Road Unit H. Property is zoned HB-L. Tax Block 3193, Tax Lot 011G.

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.

_________________________________________  10/22/2017
Applicant Signature                  Date

FEE 200.00

www.cityofws.org
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 11/2/2017, 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 $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 8/28/2017 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 schedule hearing date.

Description of Work:

Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 0.2-acre located at 4222 N. Liberty Street, located 230’ from the intersection of Newport Street, Old Rural Hall Road, and N. Liberty Street. Property is zoned PB. Tax Block 1280, Lot 019B.

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 Date

10/22/2017

FEE 200.00
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 10/5/2017, 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 $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 schedule hearing date.

Description of Work:
Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Property is a 2.43-acre tract located at 2202 W. Clemmonsville Road, located on the corner of Ebert Road and W. Clemmonsville Road. Property is zoned LB. Tax Block 3888, Lot 025B.

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 Date 10/22/2017