AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, April 5, 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)

HODGES, TONY S.
(HODGES, JOHNNY)
Case # Z1700865
Request permission to continue to place a secondary dwelling (Manufactured Home, Class A) on a .58-acre tract of land with an existing Manufactured Home, Class C, located at 5049 Beckerdite-Stewart Road (secondary dwelling address is 5051 Beckerdite-Stewart Road), approximately 1400 feet north of Jones Road. Property is zoned RS9. Tax Block 2747, Tax Lot 016B.

- Application - Case #Z1700865
- Picture of Sign Posting(s) - Case #Z1700865
- Picture of Manufactured Home - Case #Z1700865

BROWN, THOMAS J.
BROWN, MYRTLE LULA
(LANE, STEVEN)
Case # Z1800316
Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a .86-acre tract of land with an existing dwelling located at 200 Patton Avenue (secondary dwelling address is 4109 MacArthur Street), on the southeast corner of Patton Avenue and MacArthur Street. Property is zoned RS9. Tax Block 2368, Tax Lots 258, 259, 260, 261, 262 and 263.

- Application - Case #Z1800316
- Picture of Sign Posting(s) - Case #Z1800316
- Picture of Manufactured Home - Case #Z1800316
PARADIS, DAVID GLEN  
PARADIS, APRIL GAYE  
(FULP, RUBY)  
Case # Z1800322  
Request permission to continue to place a secondary dwelling  
(Manufactured Home, Class B) on a 1.17-acre tract of land located  
at 5020 Monte Vista Street (secondary dwelling address is 5018  
Monte Vista Street) approximately 1000 feet north of School Street.  
Property is zoned RS9. Tax Block 3016, Tax Lot 009B.  
● Application - Case #Z1800322  
● Picture of Sign Posting(s) - Case #Z1800322  
● Picture of Manufactured Home - Case #Z1800322

STYRON, CHRISTA E.  
(STYRON, EARNEST)  
Case # Z1800345  
Request permission to continue to place a secondary dwelling  
on a .81-acre tract of land with an existing dwelling located at 4241  
Old Lexington Road (secondary dwelling address is 4243 Old  
Lexington Road), approximately 150 feet north of Friendship  
Ledford Road. Property is zoned RS20. Tax Block 2718, Tax Lot 029.  
● Application - Case #Z1800345  
● Picture of Sign Posting(s) - Case #Z1800345  
● Picture of Manufactured Home - Case #Z1800345

HALL, BILL  
PROFFITT, MITTIE L.  
(PETTITT, JEAN)  
Case # Z1800380  
Request permission to continue to place a secondary dwelling  
(Manufactured Home, Class C) on a 1.41-acre tract of land with an  
existing dwelling located at 3208 Swaim Road (secondary dwelling  
address is 3206), approximately 1/2 mile north of Union Cross Road.  
Property is zoned MH-S. Tax Block 5621B, Tax Lot 017.  
● Application - Case #Z1800380  
● Picture of Sign Posting(s) - Case #Z1800380  
● Picture of Manufactured Home - Case #Z1800380
Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a .35-acre tract of land with an existing dwelling located at 2727 E. Sprague Street (secondary dwelling address is 2731 E. Sprague Street), approximately 200 feet west of Cole Road. Property is zoned RS9. Tax Block 2641, Tax Lots 033 and 034.

- Application - Case #Z1800393
- Picture of Sign Posting(s) - Case #Z1800393
- Picture of Manufactured Home - Case #Z1800393

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 2.97-acre tract of land with an existing dwelling located at 1735 Latonia Road (secondary dwelling address is 1725 Latonia Road), approximately 1000 feet east of Old Salisbury Road. Property is zoned RS9. Tax Block 3869, Tax Lots 012R and 013R.

- Application - Case #Z1800398
- Picture of Sign Posting(s) - Case #Z1800398
- Picture of Manufactured Home - Case #Z1800398

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a .66-acre tract of land with an existing dwelling located at 2360 Darwick Road (secondary dwelling address is 2358 Darwick Road), approximately 340 feet northwest of the intersection of Darwick Road and Shetland Drive. Property is zoned RS9. Tax Block 3879, Tax Lot 009.

- Application - Case #Z1800400
- Picture of Sign Posting(s) - Case #Z1800400
- Picture of Manufactured Home - Case #Z1800400
Request permission to continue to place a Manufactured Home, Class C on a .49-acre tract of land located at 4504 Vanhorn Street, approximately 700 feet south of Doris Street. Property is zoned RS9. Tax Block 1550, Tax Lot 044A.

- Application - Case #Z1800401
- Picture of Sign Posting(s) - Case #Z1800401
- Picture of Manufactured Home - Case #Z1800401

Request permission to continue to place a Manufactured Home, Class B, on a .95 acre tract of land located at 2650 Wagon Trail, approximately 350 feet southwest of Yadkinville Road. Property is zoned RS20. Tax Block 4611, Tax Lot 113.

- Application - Case #Z1800402
- Picture of Sign Posting(s) - Case #Z1800402
- Picture of Manufactured Home - Case #Z1800402

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 4/5/2018, 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 3/25/2018 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 secondary dwelling (Manufactured Home, Class A) on a .58-acre tract of land with an existing Manufactured Home, Class C, located at 5049 Beckerdite-Stewart Road (secondary dwelling address is 5051 Beckerdite-Stewart Road), approximately 1400 feet north of Jones Road. Property is zoned RS9. Tax Block 2747, Tax Lot 016B.

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

2/16/2018

2/16/2018

FEE 50.00
REQUEST FOR: SPECIAL USE PERMIT
Renewal for Secondary Dwelling
PUBLIC HEARING CASE #: Z1700865
April 5, 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 4/5/2018, 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.

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Description of Work:

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a .86-acre tract of land with an existing dwelling located at 200 Patton Avenue (secondary dwelling address is 4109 MacArthur Street), on the southeast corner of Patton Avenue and MacArthur Street. Property is zoned RS9. Tax Block 2368, Tax Lots 258, 259, 260, 261, 262 and 263.

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.

2/19/2018

Applicant Signature Date

FEE 50.00
REQUEST FOR: SPECIAL USE PERMIT

Renewal for Secondary Dwelling

PUBLIC HEARING CASE # Z1800316

April 5, 2018

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
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Description of Work:
Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 1.17-acre tract of land located at 5020 Monte Vista Street (secondary dwelling address is 5018 Monte Vista Street) approximately 1000 feet north of School Street. Property is zoned RS9. Tax Block 3016, Tax Lot 009B.

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: 2/20/2018

FEE 50.00
REQUEST FOR: SPECIAL USE PERMIT
Renewal for Secondary Dwelling
PUBLIC HEARING CASE # Z1800322
April 5, 2018
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 4/5/2018, 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 secondary dwelling on a .81 acre tract of land with an existing dwelling located at 4241 Old Lexington Road (secondary dwelling address is 4243 Old Lexington Road), approximately 150 feet north of Friendship Ledford Road. Property is zoned RS20. Tax Block 2718, Tax Lot 029.

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

REQUEST FOR: SPECIAL USE PERMIT
Renewal for SECONDARY DWELLING

PUBLIC HEARING CASE #
APRIL 5, 2018 Z1800345

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Case # Z1800380
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)
APPLICATION

Prop Addr: 3208 SWAIM ROAD
WINSTON-SALEM, NC 27107

Owner: HALL, BILL
Address: 3208 SWAIM ROAD
WINSTON-SALEM, NC 27107
Phone: (336)671-8806 x

Applicant: PETTITT, JEAN
Address: 3208 SWAIM ROAD
WINSTON-SALEM, NC 27107
Phone: 336-784-4935

Details:
ACCESSORY DWELLING-CONSENT
MH Class C
Accessory Building Occupant:
Principal Building Occupant: Relationship:

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 4/5/2018, 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.

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SIGN POSTING DATE IS 3/26/2018 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 secondary dwelling (Manufactured Home, Class C) on a 1.41-acre tract of land with an existing dwelling located at 3208 Swaim Road, (secondary dwelling address is 3206), approximately 1/2 mile north of Union Cross Road. Property is zoned MH-S. Tax Block 5621B, 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 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
3/5/2018

FEE 50.00
REQUEST FOR: SPECIAL USE PERMIT
Renewal for Secondary Dwelling
PUBLIC HEARING CASE # 1800380
April 5, 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 4/5/2018, 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.

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SIGN POSTING DATE IS 3/23/2018 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 secondary dwelling (Manufactured Home, Class B) on a .35-acre tract of land with an existing dwelling located at 2727 E. Sprague Street (secondary dwelling address is 2731 E. Sprague Street), approximately 200 feet west of Cole Road.

Property is zoned RS9. Tax Block 2641, Tax Lots 033 and 034.

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: Renewal of Secondary Dwelling
PUBLIC HEARING Case #
April 5, 2018 Z1800393
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Case # Z1800398

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

Prop Addr: 1735 LATONIA ROAD
WINSTON-SALEM, NC 27127

Owner: BARROWMAN, DAVID C.
Address: 1735 LATONIA ROAD
WINSTON-SALEM, NC 27127
Phone: (336)462-4681 x

Applicant: BARROWMAN, MARTY
Address: 1725 LATONIA ROAD
WINSTON-SALEM, NC 27127
Phone:

Details:

ACCESSORY DWELLING-CONSENT
MH Class B
Accessory Building Occupant: MARTY BARROWMAN
Principal Building Occupant: DAVID & PATRICIA Relationship: SON

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 4/5/2018, 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.

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Description of Work:

Request permission to continue to place a secondary dwelling, Manufactured Home, Class B on a 2.97-acre tract of land with an existing dwelling located at 1735 Latonia Road (secondary dwelling address is 1725 Latonia Road), approximately 1000 feet east of Old Salisbury Road. Property is zoned RS9. Tax Block 3869, Tax Lots 012R and 013R.

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.

________________________________________  3/12/2018
Applicant Signature  Date

FEE 50.00
REQUEST FOR: SPECIAL USE PERMIT
Renewal for Secondary Dwelling
PUBLIC HEARING CASE # Z1800398
April 5, 2018
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Case # Z1800400

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

Prop Addr: 2360 DARWICK ROAD
WINSTON-SALEM, NC 27127
Owner: SIDDEN, LOUISE D. Address: 2360 DARWICK ROAD WINSTON-SALEM, NC 27127 Phone: 336-408-8851
Applicant: RAY, SUANNE Address: 2360 DARWICK ROAD WINSTON-SALEM, NC 27127 Phone: 336-727-2628

Details:

ACCESSORY DWELLING-NONCONSENT
MH Class B
Accessory Building Occupant: VACANT
Principal Building Occupant: SUANNE RAY Relationship:
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 4/5/2018, 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.

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Description of Work:
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____________________________________  ________________________
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

APRIL 5, 2018

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

CASE #Z18000400
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL) APPLICATION

Case # Z1800401

Prop Addr: 4504 VANHORN STREET
WINSTON-SALEM, NC, 27105

Owner: LAWSON, PATRICIA H.
Address: 4511 VANHORN STREET
WINSTON-SALEM, NC 27105

Applicant: THOMAS, ROBERT
Address: 4504 VANHORN STREET
WINSTON SALEM, NC 27105

Details:
MANUFACTURED HOME RENEWAL-CONSENT
CLASS C

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 4/5/2018, 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.

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__________________________  ____________________________
Applicant Signature                 Date

FEE 50.00
REQUEST FOR: SPECIAL USE PERMIT RENEWAL FOR MANUFACTURED HOME PUBLIC HEARING APRIL 05, 2018 CASE# Z/1800401
Case # Z1800402
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL) APPLICATION

Prop Addr: 2650 WAGON TRAIL
PFAFFTOWN, NC 27040

Owner: MARTIN, HAL R.
Address: 5331 YADKINVILLE ROAD
PFAFFTOWN, NC 27040
Phone: (336)456-2285 x

Applicant: GENTLE, DEBBIE
Address: 2650 WAGON TRAIL
WINSTON-SALEM, NC 27040
Phone: 336-407-0596

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 4/5/2018, 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 3/23/2018 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 B), on a .95 acre tract of land located at 2650 Wagon Trail, approximately 350 feet southwest of Yadkinville Road. Property is zoned RS20. Tax Block 4611, Tax Lot 113.

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

3/15/2018

FEE 50.00
REQUEST FOR: Renewal of Manufactured Home Public Hearing Case #
April 5, 2018 Z1800402
2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING