AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, March 1, 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)

EAST, CYNTHIA JANE
(EAST, BRADLEY)
Case # Z1800006
Request permission to continue to place a (secondary dwelling, Class B) on a .87-acre tract of land with an existing dwelling located at 2211 Winsted Street (secondary dwelling address is 2215), approximately 800 feet west of Ebert Street. Property is zoned RS9. Tax Block 3849, Tax Lot 005A.

● Application - Case #Z1800006
● Picture of Sign Posting(s) - Case #Z1800006
● Picture of Manufactured Home - Case #Z1800006

BEAUCHAMP, WALTER M.
(TUTTLE, TAMMY)
Case # Z1800108
Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 4.86-acre tract of land with an existing dwelling located at 5250 Shallowford Road (secondary dwelling address is 5260) approximately 1000 feet south of Sharon Church Road. Property is zoned RS9. Tax Block 4429, Tax Lots 002N and 001F.

● Application - Case #Z1800108
● Picture of Sign Posting(s) - Case #Z1800108
● Picture of Manufactured Home - Case #Z1800108
BROWN, JOHN DOUGLAS
(BROWN, JOHN DOUGLAS)
Case #  Z1800269
Request permission to continue to place a Manufactured Home, Class B on a 1.46-acre tract of land located at 5045 Stilletto Road, approximately 800 feet west of Beckerdite-Stewart Road. Property is zoned RS9. Tax Block 2747, Tax Lot 011.

- Application - Case #Z1800269
- Picture of Sign Posting(s) - Case #Z1800269
- Picture of Manufactured Home - Case #Z1800269

HAYNES, LINDA C.
(HAYNES, LINDA C.)
Case #  Z1800271
Request permission to continue to place a Manufactured Home, Class A on a 3-acre tract of land located at 4790 Bell West Drive, approximately 1300 feet north of Linville Road. Property is zoned RS9. Tax Block 5341, Tax Lot 120A.

- Application - Case #Z1800271
- Picture of Sign Posting(s) - Case #Z1800271
- Picture of Manufactured Home - Case #Z1800271

6. UNFINISHED BUSINESS
7. NEW BUSINESS
Case # Z1800006
CITY ZONING BOARD OF ADJUSTMENT
SPECIAL USE PERMIT (RENEWAL)
APPLICATION

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

Prop Addr: 2211 WINSTED STREET
WINSTON-SALEM, NC 27127

Owner: EAST, CYNTHIA JANE
Address: 2211 WINSTED STREET
WINSTON-SALEM, NC 27127
Phone: 336-245-8610

Applicant: EAST, BRADLEY
Address: 2215 WINSTED STREET
WINSTON-SALEM, NC 27127
Phone: 336-245-8610

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 3/1/2018, 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 1/21/2018 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 .87-acre tract of land with an existing dwelling located at 2211 Winsted Street (secondary dwelling address is 2215), approximately 800 feet west of Ebert Street. Property is zoned RS9. Tax Block 3849, Tax Lot 005A.

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

3/1/2018

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

MARCH 1, 2018 CASE #218000006

2:00 PM - FIFTH FLOOR - BRYCE A. STUART MUNICIPAL BUILDING
Case # Z1800108

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

Prop Addr: 5250 SHALLOWFORD ROAD
LEWISVILLE, NC, 27023

Owner: BEAUCHAMP, WALTER M.
Address: 5250 SHALLOWFORD ROAD
LEWISVILLE, NC, 27023-8231
Phone: (336)945-5552 x

Applicant: TUTTLE, TAMMY
Address: 5250 SHALLOWFORD ROAD
LEWISVILLE, NC, 27023
Phone: (336)408-3740 x

The above owner or applicant is requesting that this renewal application be presented to, and heard by the Forsyth County Zoning Board of Adjustment at a meeting to be held on 3/1/2018, 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 2/18/2018 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 4.86-acre tract of land with an existing dwelling located at 5260 Shallowford Road, approximately 1000 feet south of Sharon Church Road. Property is zoned RS9. Tax Block 4429, Tax Lots 002N and 001F.

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).

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__________________________  1/24/2018
Applicant Signature  Date

FEE 50.00

www.cityofws.org
ZONING BOARD OF ADJUSTMENT

REQUEST FOR: SPECIAL USE PERMIT
Renewal for Secondary Dwelling

PUBLIC HEARING CASE #
March 1, 2018

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

For Information Call: 727-2101
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 3/1/2018, 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 Manufactured Home, Class B on a 1.46-acre tract of land located at 5045 Stilletto Road, approximately 800 feet west of Beckerdite-Stewart Road. Property is zoned RS9. Tax Block 2747, Tax Lot 011.

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).

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________________________________________________________________________
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 3/1/2018, 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
________________________________________________________________________
Applicant Signature Date

www.cityofws.org
REQUEST FOR: SPECIAL USE PERMIT
Renewal for Manufactured Home
PUBLIC HEARING CASE # 21800269
March 1, 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 Manufactured Home, Class A on a 3-acre tract of land located at 4790 Bell West Drive, approximately 1300 feet north of Linville Road. Property is zoned RS9. Tax Block 5341, Tax Lot 120A.

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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 # Z1800271
March 1, 2018

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