

AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, September 6, 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
6. HEARING & DETERMINATION OF CASES

A. MANUFACTURED HOME RENEWALS (CONSENT)

QUALITY HOMES OF THE TRIAD LLC
(MOTLEY, DWAYNE)

Case # **Z1800836**

Request permission to continue to place a secondary dwelling (Manufactured Home, Class A) on a 1.12- acre tract of land with an existing dwelling located at 2820 Willard Road (secondary dwelling address is 2824 Willard Road), approximately 800 feet north of Union Cross Road. Property is zoned AG. Tax Block 2648. Tax Lot 021B.

Continued to October 4, 2018

- Application - Case #Z1800836
- Picture of Sign Posting(s) - Case #Z1800836
- Picture of secondary dwelling - Case #Z1800836
- Site Plan - Case #Z1800836
- Other Supporting Documentation - Case #Z1800836

HENDRIX, NOAH N.
(MATCHETT, MURRAY)
Case # **Z1800852**

Approved – 10 years

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 1.54-acre tract of land with an existing dwelling located at 4216 Rayfield Drive (secondary dwelling address is 4218 Rayfield Drive), approximately 425 feet east of Mae-Len Drive. Property is zoned RS9. Tax Block 2716, Tax Lot 001U.

- Application - Case #Z1800852
- Picture of Sign Posting(s) - Case #Z1800852
- Picture of secondary dwelling - Case #Z1800852
- Site Plan - Case #Z1800852
- Other Supporting Documentation - Case #Z1800852

B. VARIANCES

CLUB HAVEN INVESTMENT CO. LLC
(TJ'S DELI)
Case # **Z1800875**

Approved – per plot plan on file
Per staff recommendation

Requesting a variance of the required 40' setback from a residential zoning district for a 7.23-acre tract of land located at 5009 Country Club Road, approximately 387.5 feet west of N. Peace Haven Road. Property is zoned HB. Tax Block 4016, Lot 321.

- Application - Case #Z1800875
- Picture of Sign Posting(s) - Case #Z1800875
- Picture(s) of site - Case #Z1800875
- Site Plan - Case #Z1800875

WE BUY HOUSES OF THE TRIAD, LLC
(ROGERS, JARED)
Case # **Z1800786**

Approved – per plot plan on file
Per staff recommendation

Requesting a variance of floodplain requirements on a historical structure located at 927 S. Broad Street, located between W. Walnut Street and W. Salem Avenue. Property is zoned PB-L. Tax Block 0582, Tax Lot 121.

- Application - Case #Z1800786
- Picture of Sign Posting(s) - Case #Z1800786
- Picture of Site - Case #Z1800786
- Site Plan - Case #Z1800786
- Other Supporting Documentation - Case #Z1800786

7. UNFINISHED BUSINESS

8. NEW BUSINESS