

**AGENDA**  
**WINSTON-SALEM ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING**  
**Thursday, January 3, 2019**

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)**

PERRYMAN, RICKY LEE  
PERRYMAN, JULIET LOUISE  
(PERRYMAN, RICKY LEE)  
Case # **Z1801227**

***Approved – 10 years***

Requesting permission to continue to place a Manufactured Home, Class A on a .51-acre tract of land with an existing (unoccupied) Manufactured Home, Class D located at 110 Rink Road, approximately 650 feet west of South Main Street. Property is zoned RS9. Tax Block 2710, Tax Lot 007K.

- Application - Case #Z1801227
- Picture of Sign Posting(s) - Case #Z1801227
- Picture of Manufactured Home - Case #Z1801227
- Site Plan - Case #Z1801227
- Other Supporting Documentation - Case #Z1801227

LIVENGOOD, CHAD DALTON  
(LIVENGOOD, CHAD DALTON)  
Case # **Z1801245**

***Approved – 10 years***

Requesting permission to continue to place a Manufactured Home, Class A on a 2.11-acre tract of land located at the dead end of Pacific Drive, located at 910 Pacific Drive approximately 3000 feet northwest of the intersection of Pacific Drive and Pine View Drive. Property is zoned RS9. Tax Block 2999, Tax Lot 017F.

- Application - Case #Z1801245
- Picture of Sign Posting(s) - Case #Z1801245
- Picture of Manufactured Home - Case #Z1801245
- Site Plan - Case #Z1801245
- Other Supporting Documentation - Case #Z1801245

B. OTHER SPECIAL USE PERMITS (NEW)

GROOVER, AMY  
(GROOVER, AMY)  
Case # Z1801250

**Approved – per plot plan on file**

Requesting permission to place fencing and/or shelter for horses on a 5.63-acre tract of land located at 4905 Germanton Road, approximately 953 feet northwest of the intersection of Germanton and Garner Road. Property is zoned at RS9. Tax block 3435, Tax Lot 122B.

- Application - Case #Z1801250
- Picture of Sign Posting(s) - Case #Z1801250
- Picture of Manufactured Home - Case #Z1801250
- Site Plan - Case #Z1801250
- Other Supporting Documentation - Case #Z1801250

C. VARIANCES

STROWD, ROY E.  
STROWD, LINDSAY C.  
(SIPE, BRETT)  
Case # Z1801220

**Approved – per plot plan on file**

Requesting a 3.3' variance of the required side street setback for a proposed screened porch addition, on a 0.49-acre tract of land located at 435 N. Avalon Road, approximately 33 feet south of the intersection of N. Avalon Road and Fieldale Avenue. Property is zoned RS12. Tax Block 1561, Tax Lots: 001, 002, and 003A.

- Application - Case #Z1801220
- Picture of Sign Posting(s) - Case #Z1801220
- Picture of Manufactured Home - Case #Z1801220
- Site Plan - Case #Z1801220
- Other Supporting Documentation - Case #Z1801220

D. APPEALS

NC MIDLAND RR  
(INDIGO RIVER HOLDINGS, LLC)  
Case # Z1801230

**Continued – Special Meeting, 1/28/2019**

Appeal of the Zoning Officer's decision. Property is a 3.68-acre tract of land located at 1021 N. Cherry Street, approximately 283 feet southeast of the intersection of W. Northwest Boulevard and N. Cherry Street. Property is zoned GI and LI. Tax Block 6046, Tax Lot 105.

- Application - Case #Z1801230
- Picture of Sign Posting(s) - Case #Z1801230
- Picture of Manufactured Home - Case #Z1801230
- Site Plan - Case #Z1801230
- Other Supporting Documentation - Case #Z1801230

JM UNIVERSITY , LLC  
(INDIGO RIVER HOLDINGS, LLC)

Case # **Z1801231**

***Continued – Special Meeting, 1/28/2019***

Appeal of the Zoning Officer's decision. Property is 0.31-acre tract of land located at 3000 University Parkway located on the northwest side of the intersection of University Parkway and Bonhurst Drive. Property is zoned HB. Tax Block 3436, Tax Lot 113Y.

- Application - Case #Z1801231
- Picture of Sign Posting(s) - Case #Z1801231
- Picture of Manufactured Home - Case #Z1801231
- Site Plan - Case #Z1801231
- Other Supporting Documentation - Case #Z1801231

7. UNFINISHED BUSINESS

8. NEW BUSINESS