

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

MESSICK, CHARLES CURTIS
MESSICK, ANGELA MARIE
(MESSICK, CHARLES CURTIS)
Case # **Z1900012**

Requesting permission to continue to place a Manufactured Home, Class C on a .51-acre tract of land located at 100 Rink Road, approximately 1000 feet west of Highway 52 and approximately 400 feet north of Davidson County Line. Property is zoned RS9. Tax Block 2710, Tax Lot 005K.

- Application - Case #Z1900012
- Picture of Sign Posting(s) - Case #Z1900012
- Picture of Manufactured Home - Case #Z1900012
- Site Plan - Case #Z1900012
- Other Supporting Documentation - Case #Z1900012

SHORTT, JOHN H.
(SHORTT, TIMOTHY)
Case # **Z1900017**

Requesting permission to continue to place a Manufactured Home, Class A on an 1.76-acre tract of land located at 5052 Beckerdite-Stewart Road, at the southwest corner of Stilletto Road and Beckerdite-Stewart Road. Property is zoned RS9. Tax Block 2747, Tax Lot 016A.

- Application - Case #Z1900017
- Picture of Sign Posting(s) - Case #Z1900017
- Picture of Manufactured Home - Case #Z1900017
- Site Plan - Case #Z1900017
- Other Supporting Documentation - Case #Z1900017

CHILDRESS, TRAVIS J.
CHILDRESS, SHERRI L.
(CHILDRESS, SHERRI L.)
Case # **Z1900023**

Requesting permission to continue to place a Manufactured Home, Class A on a 1-acre tract of land located at 4388 Weldon Road, approximately 500 feet west of Piedmont Memorial Drive. Property is zoned RS20. Tax Block 5672, Tax Lots 019.

- Application - Case #Z1900023
- Picture of Sign Posting(s) - Case #Z1900023
- Picture of Manufactured Home - Case #Z1900023
- Site Plan - Case #Z1900023
- Other Supporting Documentation - Case #Z1900023

PATSY LASH CONRAD HEIRS
(SHABAZZ, ALI)
Case # **Z1900025**

Requesting permission to continue to place a secondary dwelling, (Manufactured Home, Class B) on a .63-acre tract of land with an existing unoccupied Manufactured Home, Class C and an unoccupied dwelling located at 1420 Bethania-Rural Hall Road (secondary dwelling address is 1416 Bethania-Rural Hall Road), approximately 200 feet west of Turfwood Drive. Property is zoned RS20. Tax Block 4975, Tax Lot 001.

- Application - Case #Z1900025
- Picture of Sign Posting(s) - Case #Z1900025
- Picture of Manufactured Home - Case #Z1900025
- Site Plan - Case #Z1900025
- Other Supporting Documentation - Case #Z1900025

TAPIA, JORGE PEREA
(TAPIA, JORGE PEREA)
Case # **Z1900031**

Requesting permission to continue to place a secondary dwelling on a .58-acre tract of land with an existing dwelling located at 5238 Cox Boulevard (secondary dwelling address is 5234 Cox Boulevard) approximately 700 feet west of Old Rural Hall Rd. Property is zoned: RS9. Tax Block 2214, Tax Lots 026, 027, and 028A.

- Application - Case #Z1900031
- Picture of Sign Posting(s) - Case #Z1900031
- Picture of Manufactured Home - Case #Z1900031
- Site Plan - Case #Z1900031
- Other Supporting Documentation - Case #Z1900031

PATSY LASH CONRAD HEIRS
(BYERS, KEVIN)
Case # **Z1900037**

Requesting permission to continue to place an (unoccupied) Manufactured Home, Class C on a .63-acre tract of land located at 1420 Bethania-Rural Hall Road, approximately 200 feet west of Turfwood Drive. Property is zoned RS20. Tax Block 4975, Tax Lot 001.

- Application - Case #Z1900037
- Picture of Sign Posting(s) - Case #Z1900037
- Picture of Manufactured Home - Case #Z1900037
- Site Plan - Case #Z1900037
- Other Supporting Documentation - Case #Z1900037

ENTRUST
(PATTERSON, BOBBY)
Case # **Z1900039**

Requesting permission to continue to place a Manufactured Home, Class A on a .51-acre tract of land located at 2860 Bailey Street (private drive), approximately 200 feet east of Ottawa Street. Property is zoned RS9. Tax Block 3490, Tax Lot 020C.

- Application - Case #Z1900039
- Picture of Sign Posting(s) - Case #Z1900039
- Picture of Manufactured Home - Case #Z1900039
- Site Plan - Case #Z1900039
- Other Supporting Documentation - Case #Z1900039

READ, BRADLEY DALE
(BOSTON, MICHAEL)
Case # **Z1900045**

Requesting permission to continue to place a Manufactured Home, Class A on a .47-acre tract of land located at 600 Meadowlark Drive, approximately 1100 feet north of Hundley Road. Property is zoned RS9. Tax Block 4620, Tax Lot 008G.

- Application - Case #Z1900045
- Picture of Sign Posting(s) - Case #Z1900045
- Picture of Manufactured Home - Case #Z1900045
- Site Plan - Case #Z1900045
- Other Supporting Documentation - Case #Z1900045

DIXON, RICKY LEE
(DIXON, RICKY LEE)
Case # **Z1900063**

Requesting permission to continue to place a Manufactured Home, Class A on a 2.02-acre tract located at 5930 Old Rural Hall Road (west side of a private drive), approximately 500 feet south of Highway 66. Property is zoned RS20. Tax Block 5146, Tax Lot 138.

- Application - Case #Z1900063
- Picture of Sign Posting(s) - Case #Z1900063
- Picture of Manufactured Home - Case #Z1900063
- Site Plan - Case #Z1900063
- Other Supporting Documentation - Case #Z1900063

B. VARIANCES

BV RETAIL INVESTMENTS LLC
(ROGERS, JARED)

Case #**Z1801272**

Requesting a variance of a portion of a Type II Bufferyard located along the western property line on a 0.77-acre tract of land located at 1100 Reynolda Road approximately 131 feet from intersection of Reynolda Road and Robinhood Road. Property is zoned PB-L. Tax Block 1729. Tax Lot 123B.

- Application - Case #Z1801272
- Picture of Sign Posting(s) - Case #Z1801272
- Picture of Manufactured Home - Case #Z1801272
- Site Plan - Case #Z1801272
- Other Supporting Documentation - Case #Z1801272

LOVELL, WILLIAM T.
(MILLER, DAVID)
Case # **Z1900030**

Requesting a 8.5' variance of the required 23.2' side street setback on a 0.51-acre tract of land located at 791 Austin Lane, southeast corner of the intersection of Austin Lane and Spring Garden Road. Property is zoned RS12. Tax block 2387, Tax 029.

- Application - Case #Z1900030
- Picture of Sign Posting(s) - Case #Z1900030
- Picture of Manufactured Home - Case #Z1900030
- Site Plan - Case #Z1900030
- Other Supporting Documentation - Case #Z1900030

7. UNFINISHED BUSINESS
8. NEW BUSINESS