

AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - City Hall in the Council Chamber, Room 230
Thursday, March 4, 2021

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. SPECIAL USE PERMIT RENEWALS (CONSENT)

PRESTON STRINGER PROPERTIES LLC
(STRINGER SR, PRESTON)

Case # **Z2100040**

Requesting permission to continue to place a Manufactured Home, Class A on a .34-acre tract of land located at 4140 Tise Avenue, approximately 125 feet south of Ontario Street. Property is zoned RS9. Tax Block 1505, Tax Lot 104.

- Application - Case #Z2100040
- Picture of Sign Posting(s) - Case #Z2100040
- Picture of Manufactured Home - Case #Z2100040

LIVENGOOD, RONALD D.

Case # **Z2100072**

Requesting permission to continue to place a Manufactured Home, Class A on a 51.38-acre tract of land located at 955 N. Pacific Drive, at dead end, approximately 2300 feet northwest of Pineview Drive. Property is zoned RS9. Tax Block 2999, Tax Lot 201.

- Application - Case #Z2100072
- Picture of Sign Posting(s) - Case #Z2100072
- Picture of Manufactured Home - Case #Z2100072

GOINS, JACK L.

Case # **Z2100074**

Requesting permission to continue to occupy an accessory dwelling (Manufactured Home, Class C) on a .97-acre tract of land with an existing dwelling located at 4703 Baux Mountain Road (accessory dwelling address is 4705 Baux Mountain Road), on the northeast corner of Jordan Drive and Baux Mountain Road. Property is zoned RS9. Tax Block 3027, Tax Lot 001.

- Application - Case #Z2100074
- Picture of Sign Posting(s) - Case #Z2100074
- Picture of Accessory Dwelling - Case #Z2100074

HAYES, EVELYN B.
Case # **Z2100076**

Requesting permission to continue to occupy an accessory dwelling (Manufactured Home, Class A) on a 4.11-acre tract of land with an existing dwelling located at 251 Stickney Road (accessory dwelling address is 249 Stickney Road), approximately 1900 feet northwest of Meadowview Drive. Property is zoned RS9. Tax Block 2657, Tax Lot 055G.

- Application - Case #Z2100076
- Picture of Sign Posting(s) - Case #Z2100076
- Picture of Accessory Dwelling - Case #Z2100076

SPAINHOUR, EDSEL L.
Case # **Z2100077**

Requesting permission to continue to occupy an accessory dwelling (Manufactured Home, Class C) on a .22-acre tract of land with an existing dwelling located at 223 Craft Drive (accessory dwelling address is 225 Craft Drive), approximately 530 feet northwest of Polo Road. Property is zoned RS9. Tax Block 1948, Tax Lot 025.

- Application - Case #Z2100077
- Picture of Sign Posting(s) - Case #Z2100077
- Picture of Accessory Dwelling - Case #Z2100077

FRED, WILLIAM J.
Case # **Z2100084**

Requesting permission to continue to place a Manufactured Home, Class A on a .43-acre tract of land located at 5025 Joyce Avenue, approximately 200 feet northwest of Oak Grove Circle. Property is zoned RS9. Tax Block 3490, Tax Lot 016A.

- Application - Case #Z2100084
- Picture of Sign Posting(s) - Case #Z2100084
- Picture of Manufactured Home - Case #Z2100084

ZAMORA, PEDRO A.
Case # **Z2100086**

Requesting permission to occupy an accessory dwelling (Manufactured Home, Class B) on a .46-acre tract of land with an existing dwelling located at 3705 New Walkertown Road (accessory dwelling Address is 3703 New Walkertown Road), approximately 200 feet east of Northampton Drive. Property is zoned RS9. Tax Block 3234 Lot 004B.

- Application - Case #Z2100086
- Picture of Sign Posting(s) - Case #Z2100086
- Picture of Accessory Dwelling - Case #Z2100086

B. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

JARAMILLO, CYNTHIA R.
(CLAYTON HOMES OF WINSTON-SALEM)
Case # **Z2100061**

Requesting permission to place a Manufactured Home, Class A on a .30-acre tract of land located at 7 Hilton Drive, at the northwest corner of Hilton Drive and S. Main Street. Property is zoned RS9. Tax Block 2056, Tax Lot 031.

- Application - Case #Z2100061
- Picture of Sign Posting(s) - Case #Z2100061
- Picture of Manufactured Home - Case #Z2100061
- Site Plan - Case #Z2100061

C. OTHER SPECIAL USE PERMITS (NEW)

HUMAYUN, NIZAM
 (ALEXIEFF, ILLYA)
 Case # **Z2100053**

Requesting permission for a one-time expansion of a legally non-conforming use (Convenience Store in LB-L), located at 3965 Old Greensboro Road, approximately 675 feet west of the intersection of Old Greensboro Road and Reidsville Road. Property is zoned LB-L. Tax Block 3220, Tax Lot 011A.

- Application - Case #Z2100053
- Picture of Sign Posting(s) - Case #Z2100053
- Picture of Site - Case #Z2100053
- Site Plan - Case #Z2100053

CITY OF WINSTON SALEM
 (WILLIAMSON, ALLISON)
 Case # **Z2100079**

Requesting permission to construct a 100-foot-tall Transmission Tower (monopole) on a 1182.87-acre tract of land located at 2878 W. Mountain Street, approximately 1950 feet west of Linville Road. Property is zoned IP. Tax Block 3260, Tax Lot 102E.

- Application - Case #Z2100079
- Picture of Sign Posting(s) - Case #Z2100079
- Picture of Site - Case #Z2100079
- Site Plan - Case #Z2100079

D. APPEALS

SORIANO, JEFFREY A.
 SORIANO, CHRISTINA TSOULES
 Case # **Z2000626**

Appeal of Historic Resource Commission's decision. Property is a 0.39-acre tract of land located at 923 West End Boulevard, located on the northwest side of the intersection of West End Boulevard and W. First Street. Property is zoned RSQ HO. Tax Block 0118, Tax Lot 184.

- Application - Case #Z2000626
- Picture of Sign Posting(s) - Case #Z2000626
- Picture of Site - Case #Z2000626

6. UNFINISHED BUSINESS

7. NEW BUSINESS