

AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - City Hall in the Council Chamber, Room 230
Thursday, August 5, 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 PERMITS FOR MANUFACTURED HOMES (NEW)

PUMAROL, MIRIAM
Case # **Z2100362**

Requesting permission to place a Manufactured Home, Class A on a .51-acre tract of land located at 165 Jones Road, approximately 1700 feet west of Beckerdite - Stewart Road. Property is zoned RS9. Tax Block 2712. Tax Lot 004B.

- Application - Case #Z2100362
- Picture of Sign Posting(s) - Case #Z2100362
- Picture of Manufactured Home - Case #Z2100362
- Site Plan - Case #Z2100362

PEREZ, GERARDO
Case # **Z2100370**

Requesting permission to place a Manufactured Home, Class A on a .51-acre tract of land located at 4122 Northampton Drive, approximately 350 feet north of Oak Ridge Drive. Property is zoned RS9. Tax Block 3224. Tax Lot 002.

- Application - Case #Z2100370
- Picture of Sign Posting(s) - Case #Z2100370
- Picture of Manufactured Home - Case #Z2100370
- Site Plan - Case #Z2100370

B. VARIANCES

GLENWOOD HOMES LLC

(ALLRED, JEFF)

Case # **Z2100442**

Requesting a variance of the required front yard setback, on a .46-acre tract of land located at 3132 Greene Cross Drive, approximately 1100 feet north Union Cross Road. Property is zoned RS20. Tax Block 2648A. Tax Lot 009.

- Application - Case #Z2100442
- Picture of Sign Posting(s) - Case #Z2100442
- Picture of Site - Case #Z2100442
- Site Plan - Case #Z2100442

LEVAN FAMILY LLC

(RURKOWSKI, CHRIS)

Case # **Z2100449**

Requesting a variance for a portion of required 40' setback adjacent to a residential zoning district for a .46-acre tract of land located at 5595 Shattalon Drive, at the intersection of Shattalon Drive and Bethania Station Road. Property is zoned LB. Tax Block 3458, Lot 057A.

- Application - Case #Z2100449
- Picture of Sign Posting(s) - Case #Z2100449
- Picture of Site - Case #Z2100449
- Site Plan - Case #Z2100449

FIRST CITIZENS BANK & TRUST CO

(KUZENSKI, JOHN)

Case # **Z2100451**

Requesting a variance for required street yard for a .92-acre tract of land located at 6005 University Parkway, at the intersection of University Parkway and East Hanes Mill Road. Property is zoned HB. Tax Block 2047, Lot 007C.

- Application - Case #Z2100451
- Picture of Sign Posting(s) - Case #Z2100451
- Picture of Site - Case #Z2100451
- Site Plan - Case #Z2100451

6. UNFINISHED BUSINESS

7. NEW BUSINESS