

AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, June 1, 2017

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)

MOONEY JILL G
(BEAMAN, MORGAN)
Case # **Z1700442**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a 4-acre tract of land located at 4801 Bell West Drive, on the northwest side of a private drive, approximately 650 feet east of Bell West Drive. Property is zoned RS9. Tax Block 5429, Tax Lot 105.

SPICER BRENDA S
(HYTH, NORMA)
Case # **Z1700450**

Continued to July 6, 2017
No One Present

Request permission to continue to place a Manufactured Home, Class A on a .24-acre tract of land located at 1120 Cook Street, approximately 200 feet east of Pineview Drive. Property is zoned RS9. Tax Block 2216, Tax Lot 003B and 004B.

BRENDA SPICER PROPERTIES LLC
(JOHNSON, JACKIE)
Case # **Z1700452**

Continued to July 6, 2017
No One Present

Request permission to continue to place a Manufactured Home, Class A, on a .21-acre tract of land located at 5301 Pineview Drive, at the corner of Pineview Drive and Cook Street. Property is zoned RS9. Tax Block 3003, Lot 054V.

SPICER BRENDA S
(SMITH, WILLIE)
Case # **Z1700453**

Continued to July 6, 2017
No One Present

Request permission to continue to place a Manufactured Home, Class A, on a .36-acre tract of land located at 1121 Cook Street, approximately 200 feet east of Pineview Drive. Property is zoned RS9. Tax Block 3003, Lot 054W.

WILSON, BRIAN
(WILSON BRIAN K)
Case # **Z1700460**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class B, on a .9-acre tract of land located at 137 Hines Drive approximately 800 feet south of High Point Road. Property is zoned RS9. Tax Block 2332, Tax Lots 101A.

SMITH RODNEY C
SMITH KRISTEN W
(GOINS, CAPRICE)
Case # **Z1700462**

Approved – 10 years

Request permission to continue to place a Manufactured Home, Class A on a .69-acre tract of land located at 1050 Ada Avenue, approximately 1000 feet west of Old Rural Hall Road. Property is zoned RS9. Tax Block 2228, Tax Lots 026 and 031.

PEGRAM GARY W
PEGRAM PATRICIA
(ALICE LANKFORD)
Case # **Z1700473**

Approved – 10 years

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 12.92-acre tract of land with an existing dwelling located at 4855 Northwest Drive (secondary dwelling address is 4845 Northwest Drive), approximately 800 feet north of White Rock Road. Property is zoned RS9. Tax Block 3016, Tax Lot 067B.

B. OTHER SPECIAL USE PERMITS (NEW)

(BOARD OF GLOBAL MNSTR)
Case # **Z1700437**

Approved – Per Plot Plan On File

Request permission to expand existing Child Day Care Center, constructing 6,600 square feet addition on a 4.8-acre tract of land, located at 520 N Cleveland Avenue, located at the northwest corner of N. Cleveland Avenue and E. Fifth Street. Property is zoned RM12. Tax Block 9998, Tax Lot 181.

JOHNELL T. HUNTER

Case # **Z1700467**

Approved – Per Plot Plan On File

Request permission to establish the zoning use of an Urban Agriculture on a .12-acre tract of land located at 1712 E. Twenty-Fifth Street, located 170' east of the intersection of E. Twenty-Fifth Street and Newark Street. Property is zoned RS7. Tax Block 1205, Tax Lot 004.

C. APPEALS

ALVARADO HOLDINGS LLC

(JAMES REID)

Case # **Z1700217**

Continued to July 6, 2017

Appeal of Zoning Officer's decision of Electronic Sweepstakes Operations. Site located at 656 Monmouth Street. Property is zoned HB and PB. Tax Block 0734, Lot 008, 009, 010, 011, 012, and 013.

7. UNFINISHED BUSINESS

8. NEW BUSINESS