

AGENDA
WINSTON-SALEM ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Thursday, June 2, 2022

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 (CONSENT)

ANDERSON, JOHN B.
ANDERSON, APRIL P.
Case # **Z2200284**

Requesting permission to continue to occupy an accessory dwelling (Manufactured Home Class B) on a 1.78-acre tract of land with an existing dwelling located at 5030 Beckerdite-Stewart Road (accessory dwelling address is 5020 Beckerdite - Stewart Road, approximately 1900 feet north of Jones Road. Property is zoned RS9. Tax Block 2714, Tax Lot 012H.

- Application - Case #Z2200284
- Picture of Sign Posting(s) - Case #Z2200284
- Picture of Manufactured Home - Case #Z2200284

B. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

MENJIVAR, MAYRA LIZETTE
(CLAYTON HOMES OF GREENSBORO)
Case # **Z2200303**

Requesting permission to place a Manufactured Home, Class A on a .53-acre tract of land located at 4851 Burnett Drive, approximately 550 feet north of Athens Drive. Property is zoned RS9. Tax Block 3620, Tax Lots 010A, 010B.

- Application - Case #Z2200303
- Picture of Sign Posting(s) - Case #Z2200303
- Picture of Manufactured Home - Case #Z2200303
- Site Plan - Case #Z2200303

C. OTHER SPECIAL USE PERMITS (NEW)

FLETCHER, MALLORY
 FLETCHER, RYAN
 Case # **Z2200158**

Requesting permission to place an oversized accessory structure on a .46-acre tract of land located at 4234 Compton Drive, approximately 680 feet west of Talton Drive. Property is zoned RS20. Tax Block 5668, Tax Lot 018.

- Application - Case #Z2200158
- Picture of Sign Posting(s) - Case #Z2200158
- Picture of Site - Case #Z2200158
- Site Plan - Case #Z2200158

D. VARIANCES

FLETCHER, MALLORY
 FLETCHER, RYAN
 Case # **Z2200159**

Requesting variance for a portion of the side yard setbacks on a .46-acre tract of land located at 4234 Compton Drive, approximately 680 feet west of Talton Drive. Property is zoned RS20. Tax Block 5668, Tax Lot 018.

- Application - Case #Z2200159
- Picture of Sign Posting(s) - Case #Z2200159
- Picture of Site - Case #Z2200159
- Site Plan - Case #Z2200159

BORN AGAIN FREE DELIVERANCE
 TABERNACLE CHURCH OF GOD
 (MOCK, TRAVIS H.)
 Case # **Z2200302**

Requesting a variance of the side yard setbacks on a .17-acre tract of land located at 801 Moravia Street, located at the intersection of Urban Street and Moravia Street. Property is zoned RS9. Tax Block 0815, Tax Lot 200.

- Application - Case #Z2200302
- Picture of Sign Posting(s) - Case #Z2200302
- Picture of Site - Case #Z2200302
- Site Plan - Case #Z2200302

E. APPEALS

AZAM PROPERTIES LLC
(PRAUSE, D. MARSH)
Case # **Z2100820**

Appeal of Staff determination. Property is a 0.33-acre tract of land located at 300 W. Clemmonsville Road, at the intersection of W. Clemmonsville Road and Konnoak Drive. Property is zoned RS9. Tax Block 1393, Tax Lot 006.

- Application - Case #Z2100820
- Picture of Sign Posting(s) - Case #Z2100820
- Picture of Site - Case #Z2100820
- Site Plan - Case #Z2100820

6. UNFINISHED BUSINESS

7. NEW BUSINESS