

AGENDA

FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT

2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING

WEDNESDAY, NOVEMBER 16, 2011

1. PRAYER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MINUTES
4. WITHDRAWAL OR CONTINUANCE REQUESTS
5. HEARING & DETERMINATION OF CASES
 - A. MANUFACTURED HOME RENEWALS (CONSENT)

WILLIAM RATLEDGE
AUDREY RATLEDGE
(MARY BOWEN)
Case # **3912**

*Approved – 5 years
(Rental)*

Request permission to continue to place a
Manufactured Home, Class B on a 1.03-acre tract of
land located at 4820 Vienna Dozier Road,
approximately 200 feet south of Seven Hills Road.
Property is zoned RS40. Tax Block 4750, Tax Lot
069Y.

RHODA KOEHN
TERRY KOEHN
(SYLVIA KNIGHT)
Case # **3916**

*Continued to December 21, 2011
(No one present)*

Request permission to continue to place a
Manufactured Home, Class C on a .04-acre tract of
land located at 8689 Chipboard Road, approximately
1200 feet west of Broad Street. Property is zoned
RS-20. Tax Block 4958, Tax Lot 44H.

SHIRLEY JOYCE
ROBERT JOYCE
(GREG LANG)
Case # **3918**

Approved – 5 years
(Rental)

Request permission to continue to place a
Manufactured Home, Class A on a 3.23-acre tract of
land located at 2659 Ben Joyce Road, approximately
700 feet north of Old Valley School Road. Property
is zoned RS40. Tax Block 5421, Tax Lot 026C.

CAROL JOHNSON
(STEVEN AND ANITA DANNER)
Case # **3919**

Approved – 5 years
(Rental)

Request permission to continue to place a
Manufactured Home, Class B on a 3.16-acre tract of
land located at 2445 Hilltop Drive, approximately 1
mile north of Fleetwood Circle. Property is zoned
RS9. Tax Block 4635, Tax Lot 301.

CLIFFORD MILLIKAN
Case # **3921**

Approved – 5 years

Request permission to continue to place a
Manufactured Home, Class B on a 1.18-acre tract of
land located at 4350 Pine Hall Road, approximately
100 feet northwest of Smith Acres Lane. Property is
zoned RS20. Tax Block 5165, Tax Lot 056B.

WARREN MORGAN
Case # **3927**

Approved – 5 years

Request permission to continue to place a
Manufactured Home, Class B on a .82-acre tract of
land located at 5150 Waller Road, approximately 800
feet northwest of Vienna-Dozier Road. Property is
zoned RS-40. Tax Block 4750, Tax Lot 51A.

ROGER LINVILLE
GLORIA LINVILLE
(DAVID LINVILLE)
Case # **3928**

Approved – 5 years
(Rental)

Request permission to continue to place a
Manufactured Home, Class A on a .85-acre tract of
land located at 3310 Piney Grove Road,
approximately 600 feet north of Benefit Church
Road. Property is zoned AG. Tax Block 5242, Tax
Lot 007V.

WILBUR WEAVER
LINDA WEAVER
(BILLY WEAVER)
Case # **3929**

Approved – 5 years
(Rental)

Request permission to continue to place a Manufactured Home, Class B on a 1.7-acre tract of land located at 2307 Bannertown Church Road, approximately 230 feet north of Rural Hall-Germanton Road. Property is zoned AG. Tax Block 4954, Tax Lot 203.

CATHERINE BLANKENSHIP
(CHRISTOPHER BLANKENSHIP)
Case # **3930**

Approved – 5 years
(Rental)

Request permission to continue to place a Manufactured Home, Class B on a 2.08-acre tract of land with an unoccupied dwelling located at 4780 Pfaff Lane (at the dead end), approximately 900 feet south of Yadkinville Rd. Property is zoned RS-9. Tax Block 4633, Tax Lot 86B.

BILLY BULLINS
CAROLYN BULLINS
(SHARON ELLIS)
Case # **3931**

Approved – 5 years
(Rental)

Request permission to continue to place a Manufactured Home, Class B on a .86-acre tract of land located at 7305 Dennis Road, approximately 2 miles north of the intersection of Dennis Road and Highway 311 North. Property is zoned AG. Tax Block 5125, Tax Lots 071A and 017C.

DEBORAH BOYD
(YER YANG)
Case # **3933**

Approved – 5 years
(Rental)

Request permission to continue to place a Manufactured Home, Class c on a 2.89-acre tract of land located at 4825 Parnell Ridge Road, approximately 1200 feet east of Williston Road. Property is zoned RS9. Tax Block 3237, Tax Lot 012F.

DANNY LOVE
TARA LOVE
Case # **3935**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a 3.42-acre tract of land located at 525 Tate Road, approximately 600 feet south of the Forsyth County/Stokes County Line. Property is zoned AG. Tax Block 4959, Tax Lot 016G.

KENNETH PATTON
CATHY PATTON
(MICHAEL LADD)
Case # **3937**

Approved – 5 years
(Rental)

Request permission to continue to place a Manufactured Home, Class A on a 1.68-acre tract of land located at 2040 Sabrina Lake Court, approximately 510 feet southeast of Sabrina Lake Road. Property is zoned RS9. Tax Block 3847, Tax Lot 113A.

TOMMY FRYE
Case # **3938**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a .70-acre tract of land located at 4745 High Point Road, approximately 200 feet south of Abbotts Church Road. Property is zoned AG. Tax Block 5617, Tax Lot 045.

TOMMY FRYE
(SHIRLEY REINERT)
Case # **3939**

Approved – 5 years
Rental

Request permission to continue to place a Manufactured Home, Class C on a .85-acre tract of land located at 4741 High Point Road, approximately 200 feet south of Abbotts Creek Church Road. Property is zoned AG. Tax Block 5617, Tax Lot 44.

RUBY CORDELL
Case # **3940**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a 1.99-acre tract of land located at 6222 Reidsville Road, approximately 800 feet east of Piney Grove Road. Property is zoned AG. Tax Block 5240, Tax Lot 021G.

RITA WELCH
Case # **3941**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a .56-acre tract of land located at 4044 Sawmill Road, approximately 1/2 mile north of Gumtree Road. Property is zoned RS20. Tax Block 2637A, Tax Lot 005.

JOHNNY RUMFELT
RUBY RUMFELT
(JOHNNIE RUMFELT)
Case # **3942**

*Continued to December 21, 2011
(Sign not posted)*

Request permission to continue to occupy a secondary dwelling, (Manufactured Home, Class B), on an 8.29-acre tract of land with an existing dwelling located at 4098 Bonne Venture Road (secondary dwelling address is 4096 Bonne Venture Road), approximately 2600 feet north of Old Hollow Road. Property is zoned RS40. Tax Block 5152, Tax Lots 014C and 059A.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

JUNE WARDEN
Case # **3923**

Approved – Permanent Permit

Request permission to continue to place a Manufactured Home, Class A on a .81-acre tract of land located at 4560 Crews Lane, approximately 1600 feet north of Old Hollow Road. Property is zoned RS30. Tax Block 5141, Tax Lot 004H.

THOMAS CARR
Case # **3924**

Approved – Permanent Permit

Request permission to continue to place a Manufactured Home, Class A on a 2.63-acre tract of land located at 5790 Baux Mountain Road, approximately 750 feet north of Old Hollow Road. Property is zoned RS30. Tax Block 5138, Tax Lot 008C.

DERRICK GORTMAN
(MISTY GIBBINS)
Case # **3932**

*Approved – 5 years
(Rental)*

Request permission to continue to place a Manufactured Home, Class b on a 1-acre tract of land located at 9009 Gortman Road, approximately 1700 feet west of Piney Grove Road. Property is zoned RS40. Tax Block 5417, Tax Lot 013E.

MONICA BARTLE
SHANNON BARTLE
Case # **3934**

Approved – Permanent Permit

Request permission to continue to place a Manufactured Home, Class A on a 1.05-acre tract of land located at 9450 Moore Road, approximately 400 feet north of Moore/RJR Drive. Property is zoned AG. Tax Block 4727, Tax lot 126F.

C. OTHER SPECIAL USE PERMIT RENEWALS
No Applications

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

RACHEL SHEFF

Case # **3925**

Approved – 5 years

Request permission to place a Manufactured Home, Class A on a 2.74-acre tract of land located at 5744 Boiling Springs Road, at the corner of Boiling Springs Road and Ridge Road. Property is zoned RS40. Tax Block 4740, Tax Lots 004 and 310.

E. OTHER SPECIAL USE PERMITS (NEW)

TIGER LILY INC
(MICHAEL CLARK)

Case # **3944**

Approved – 5 years
(Blood Relative Only)

Request permission to establish a secondary dwelling on a 3.0-acre tract of land located at 1410 Grindelwald Drive (private drive), approximately 900 feet southwest of Interlaken Drive and 1200 feet west of Kerner Road. Property is zoned RS-20-S. Tax Block 5419D, Tax Lot 013.

F. VARIANCES

MT PLEASANT METHODIST CHURCH

Case # **3922**

Withdrawn

Request Variance of Front Yard Setback Requirements on a 3.7-acre tract of land located at 8710 Meadowbrook Drive, approximately 700 feet northwest of Spainhour Mill Road. Property is zoned AG. Tax Block 4729, Tax Lot 015.

A. LOGAN
BETTIE LOGAN
(KELLI RUSH)

Case # **3936**

Approved – per Staff Recommendation
(Hardship arising from the act of a
Public Agency)

Request Variance of side yard setback requirements on a .67-acre tract of land located at 3438 White Pines Lane, approximately 450 feet southwest of Kecoughtan Road. Property is zoned RS30. Tax Block 4646, Tax Lot 029.

TIGER LILY INC
(MICHAEL CLARK)
Case # **3943**

*Approved – per Staff Recommendation
(Hardship arising from the act of a
Public Agency)*

Request Variance of side yard setback requirements on a 3.0-acre tract of land located at 1410 Grindelwald Drive (private drive), approximately 900 feet southwest of Interlaken Drive and 1200 feet west of Kerner Road. Property is zoned RS-20-S. Tax Block 5419D, Tax Lot 013.

G. APPEALS
No Applications

6. UNFINISHED BUSINESS