

## ZONING BOARD OF ADJUSTMENT

At the Zoning Board of Adjustment meeting on November 5th, the Burke House request for front and side yard setbacks (involving no change to the exterior) passed without fanfare but the requests for parking waivers for the Zevely House and Shobers ran into a lot more difficulty. The present liquor license was issued on the combined businesses and Shobers is now for sale. In order to obtain a license, more than 50% of sales must be for food and Shobers, considered alone, has 37% food and 63% liquor; the only way to change that ratio was to open Shobers for lunch when liquor sales are less than 3% of sales. All present parking spaces and waivers are based on Zevely being open for lunch and Shobers closed. After the discussion got bogged down, the cases were moved to the end of the schedule so that all other cases could be heard first. The result of all the discussion was a well crafted agreement, but that was possible only because all involved kept their cool and worked together in a climate of respect. The new agreement limits Zevely House seating capacity for lunch to the number of indoor seats (59) and waives 10 parking spaces based on the high volume of walk-in lunch traffic; Shobers seating capacity for lunch was limited to 78, with a waiver for 15 parking spaces.

## PLANNING BOARD ACTION

Action on the combination of lots amendment was postponed until the December meeting (see West End Board minutes, setting forth neighborhood's position on this issue), but the new landscaping ordinance, requiring landscaping for new parking lots, was approved unanimously by the Planning Board over the objections of the Winston-Salem Board of Realtors. The proposed ordinance will now go before the Winston-Salem Board of Aldermen. We are following this measure closely as it should help improve the appearance of all areas of the city.

## SALE OF WEST END PROPERTIES STYMIED

The several houses and apartment buildings owned in the West End by Jules Smythe and his wife, nearly all in the vicinity of First Street, Sunset Drive and West End Boulevard, were scheduled for foreclosure sales on November 12th, but the sales were abruptly cancelled when he filed for bankruptcy. (Under the law, filing for bankruptcy prevents one's creditors from proceeding with foreclosure.) According to papers on file at the Courthouse, the bank was out well over a million dollars on the deal (over two million dollars if you count other properties owned by the Smythes as well). From the exterior, it appears that many of these properties have undergone substantial renovation and it is hoped that the Bankruptcy Court can see its way to free up these properties in the not-too-distant future so they can be used.

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### MINUTES OF WEST END BOARD MEETING

The meeting was called to order at 8:00 p.m. at the home of Bill and Dottie Wise. The minutes of the October meeting were approved as they appeared in the newsletter.

I. West End Historic District--LeAnn Pegram graciously provided us with an additional opportunity to see the slide presentation, "What is a Historic District?" Other topics discussed were the plans to enlarge the Historic District commission by one or two members, and to have another public meeting before the end of the year, gathering input for the design review guidelines.

II. Zoning Board of Adjustment Cases--It was brought to the attention of the Board that there were two matters affecting the neighborhood before the Zoning Board of Adjustment on November 5th. The first was for a waiver of front and side yard setbacks for the Burke House; this case involved no change whatsoever in the exterior, and there were no concerns expressed. The second matter involved requests for waivers of parking spaces for the Zevely House and Shobers. After discussion, Bill Wise proposed that a letter be submitted in which it be proposed that employee spaces be re-located and the number of seats for customers be reduced in connection with the granting of any waiver of parking spaces. It was generally felt that this would help alleviate the parking crunch and a motion was made and passed in favor of such a letter. It was noted that this is a tough issue for the association to maintain a fair and consistent policy regarding sensitive parking issues. The meeting will be attended by Bill Wise, Chris Chapman and other interested members. (See separate article on next page for report on what happened).

III. Bus Routes--Letters are flying back and forth as to bus routes and speed. Don't hesitate to address your letter to Jim Ritchey, Transit Authority, Box 2738, Winston-Salem, NC 27102.

IV. Grace Court Spruce--Mr. Joe Jackson is assisting in locating an appropriate tree to be planted in Grace Court in memory of Barbara Smitherman. Ann Freeman reported that a stained glass piece had been previously presented to Barbara for all her work and inspiration.

V. Continued Burglary--(Plants, even!) Keep your eyes open for unusual activities in the neighborhood. Our homes continue to be attractive prospects. The association heartily endorsed a possible horse patrol.

VI. Proposed Changes in Zoning Ordinance--It was brought to the attention of the Board that there was a proposal to exempt business and industrial property from the regulations requiring that existing structures on lots being combined under one use or otherwise undergoing an intensified use meet all setback and other requirements or come before the Zoning Board of Adjustment for its review. These regulations were added to the zoning ordinance a number of years ago at the request of the West End Association and Bill Wise was asked to convey the Board's opposition to any amendment that would compromise the current protections for residential areas. This is coming before the Planning Board on November 12th (see separate article on next page).

VII. Summit Street Traffic--Residents of Summit and connecting streets asked the Board to endorse a letter to Martha Wood, outlining the traffic concerns. This was approved; the Board will undertake a total survey by appointing a larger committee to study the issue.

There being no further business the meeting adjourned at 10:30.

*Frank*

& associa

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**WEST END CHRISTMAS PARTY**

Start the Christmas season off right.... Come to the annual West End Christmas party! It will be from 6 p.m. to 8 p.m. on December 11th, a Friday night, at the home of Carole Wells and Bill Sugg, 1100 West Fourth Street.

Everyone is asked to bring a munchie to share with his or her neighbors. Diverse libations will be provided. Call Carole or Bill at 722-4932 if you would like more information or would like to help in any special way.

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**NEW MEMBERS**

If you have new neighbors or old ones who haven't yet joined the West End Association grab them by the hand and bring them to the Christmas party. This would be a good time to join because from December on the dues go toward 1988 membership.

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**YWCA YARD SALE**

The hardy bunch that conducted the yard sale to benefit the YWCA playground netted \$308.95 for its efforts. If you missed it there were many fine items for sale! We received a warm thank you from the child care director at the YWCA, and we can take credit for establishing this fund. Thank you, thank you to all involved, and especially to the following merchants who contributed also: the Tile Source, Styron Floor Coverings and Interiors, Bob Grubbs Carpet Designers and Electric Sales, Inc.

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**NEXT BOARD MEETING**


The December meeting of the Board of Directors of the West End Association is scheduled for December 1st at the home of Suzanne Reynolds and Hoppy Elliot at 516 West End Boulevard. This is the time of year to think about running for the West End Board (annual election of one-half of the Board members and all of the officers takes place in February). If you want to know more about the Board, here is an opportunity to come see it in action. All members and residents are welcome.



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Circulation: Lea Loftis and Sue Davis  
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