

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
April 11, 2000 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, April 11, 2000 at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mr. James M. Cole, Chairman.

ROLL CALL

Members Present: Mr. James M. Cole, Chairman
Mr. Fred H. St. John
Mr. Louis Shuman

Comprising a quorum of the Board

Members Absent: Mr. Robert P. Connett, Vice-Chairman
Mrs. Margaret Henderson

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning

Visitors: Ms. Freda Canter
Ms. Anne Meade, People, Incorporated

- (2) Approval of Minutes: Regular Meeting, March 14, 2000

On motion by Mr. Shuman, seconded by Mr. St. John, it was unanimously resolved to approve the minutes of the Regular Meeting held March 14, 2000.

- (3) **Case No. 362 – Shirley M. Singleton**, 335 Madison Street, Abingdon, Virginia 24210; application for a variance from the requirements of Article 6, Section 6-3-1, Area Regulations, Section 6-4-1, Setback Regulations, and Section 6-6-2, Rear Yard Regulations in the R-3 Residential District contained in the Zoning Ordinance. **Tax Map No. 14 (11) 22.**

This application is a request for a variance from Article 6, Section 6-3-1, Area Regulations, Section 6-4-1, Setback Regulations, and Section 6-6-2 Rear Yard Regulations in the R-3 Residential District contained in the Zoning Ordinance

Date of application is March 24, 2000, requesting a Regular Meeting scheduled for this date, April 11, 2000.

The referenced property is located at 335 Madison Street.

The explanation of request is that it has been determined the existing structure is in such an ill state of repair, rehabilitation is neither feasible or practical. Replacement of the entire structure is deemed the only remaining course for Ms. Singleton.

The ordinance limitation in Section 6-3-1, Area Regulations, in the R-3 Residential District requires a minimum of 8,500 sq. ft.; amount requested by applicant is 5,320 sq. ft.; a variance request of 3,280 sq. ft. or 37.4%. The ordinance limitation in Section 6-4-1, Setback Regulations, in the R-3 Residential District requires a minimum of 55 ft. from center; amount requested by applicant is 41 ft. from center; a variance request of 14 ft. or 25.5%. The ordinance limitation in Section 6-6-2 Rear Yard Regulations, in the R-3 Residential District requires a minimum of 35 ft.; amount requested by applicant is 23 ft.; a variance request of 12 ft. or 34.2%.

All adjoining and adjacent property owners were notified of this hearing.

After discussion, motion was made by Mr. Shuman that the request in Case No. 362 be granted, due to size of lot and quality of life of the property owners, and that a hardship exists. Mr. St. John seconded the motion, with unanimous approval.

VOTE:

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| Mr. Shuman | Aye |
| Mr. St. John | Aye |
| Mr. Cole | Aye |

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- (4) **Case No. 363 – Freda K. Canter**, 402 Jamison Street, Abingdon, Virginia 24210; application for a variance from the requirements of Article 6, Section 6-6-1, Side Yard Regulations, in the R-3 Residential District contained in the Zoning Ordinance. **Tax Map No. 19 (8) 3, 4, 20.**

This application is a request for a variance from Article 6, Section 6-6-1, Side Yard Regulations, in the R-3 Residential District contained in the Zoning Ordinance

Date of application is March 30, 2000, requesting a Regular Meeting scheduled for this date, April 11, 2000.

The referenced property is located at 402 Jamison Street.

The explanation of request is that a larger kitchen/dining area is needed, and the proposed addition needs to be offset 6 ft. to the west in order to avoid shared driveway on eastern side of house.

The ordinance limitation in Section 6-6-1, Side Yard Regulations, in the R-3 Residential District requires a minimum of 15 ft.; amount requested by applicant is 9 ft.; a variance request of 6 ft. or 40%.

All adjoining and adjacent property owners were notified of this hearing.

After discussion, motion was made by Mr. St. John that the request in Case No. 363 be granted, due to contour and shape of lot, shared driveway, and that a hardship exists. Mr. Shuman seconded the motion, with unanimous approval.

VOTE:

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| Mr. St. John | Aye |
| Mr. Shuman | Aye |
| Mr. Cole | Aye |

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There being no further business, motion was made by Mr. St. John that the meeting be adjourned. The motion was seconded by Mr. Shuman, with unanimous approval. The meeting was adjourned at 7:57 P.M.

James M. Cole, Chairman

Margaret Henderson, Secretary