

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
APRIL 12, 2005

The regular meeting of the Town of Abingdon Board of Zoning Appeals was held on Tuesday, April 12, 2005 at 7:30 PM in the Municipal Building downstairs meeting room.

Mr. Gerald Henninger, Chairman, called the meeting to order.

(1) ROLL CALL

Members Present: Mr. Gerald Henninger, Chairman
Mr. Fred H. St. John
Ms. Pauline B. Gotham
Mr. Richard A. Stevens
Mr. Sam Hurt

Comprising a quorum of the Board

Members Absent: None

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

Visitors: Ms. Madelaine G. Warren

(2) Approval of Minutes - Regular meeting held on March 9, 2004.

Mr. St. John made a motion, seconded by Ms. Gotham to approve the minutes of the Town of Abingdon Board of Zoning Appeals meeting held on March 9, 2004. The motion was unanimously approved.

(3) Case No. 377 **Anglican Catholic Church of the Good Shepherd, Madeline Warren, Vestry, Member/Representative**, 540 Colonial Road, Abingdon, Virginia 24210; application for a variance from the requirements of Article 21, Section 21-3-3,d, Signs, in the R-3 Zoning District as contained in the Zoning Ordinance. Signs to be located off premises at 804 West Main Street and 460 West Main Street. **Tax Map No. 18-(11)-8 and 9.**

This request is for a variance from Article 21, Section 21-3-3,d, the sign regulations that apply to the R-3 Residential District in which the church is located. That section states as follows:

21-3-3 R-2, R-3, and R-4 Residential districts.

d. Church bulletin board. Such signs shall not exceed six feet in height and twelve square feet in area, and shall be located on the premises. No more than one sign per use.

The date of this application is March 30, 2005 and the application was scheduled to be heard on this date April 12, 2005.

The church property is located at 540 Colonial Road and the approximate cost of the project was not available.

The application was duly advertised in accordance with the requirements of the Code of Virginia (1950, as amended), Section 15.2-2204 and all adjoining owners have been notified of the meeting.

Ms. Warren stated that the obscurity of the location of the Anglican Catholic Church of the Good Shepherd on Colonial Road was the essential nature of the problem here. The church has relatively little visibility even from Colonial Road since it is housed in a small structure there. The church had formed agreements with the owners of two properties on Main Street for the placement of a sign at each location. One location is the Inn-Towner Furniture sales property at 824 West Main Street (corner of W. Main Street and Old Reedy Creek Road). The other location is the Angel Care Ambulance Service at 460 West Main Street (corner of W. Main and Preston Streets). Ms. Gotham questioned as to whether there was a safety concern with both of these signs being located at corners where there were already a large number of signs in evidence. Ms Warren stated that the church would agree to place the signs so as not to be a hindrance to the sight distance at any intersection. Mr. Bradley explained that the Town would not allow the signs to be placed within the street right-of-way, and that personnel from the Public Works Department often helped to advise owners about the locations of signs so as not to interfere with sight distance at intersections.

Mr. Stevens stated that he could foresee no problem with the request as long as the placement of the signs did not impede the line of sight at the two intersections.

After some further discussion, Ms. Gotham made a motion that the variance requested by the Anglican Catholic Church of the Good Shepherd, Case No. 377 be granted, due to the development of properties which surround the church, with the understanding that the church will follow the directions of Town personnel in the placement of the two signs. The motion was seconded by Mr. Stevens and unanimously approved.

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There being no further business, the meeting was adjourned at 7:38 PM.

Gerald Henninger, Chairman

Richard A. Stevens, Secretary