

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
AUGUST 14, 2012 - 6:00 P.M.

The regular meeting of the Town of Abingdon Board of Zoning Appeals was held Tuesday, August 14, 2011, at 6:00 P.M. The meeting was held in the Municipal Building, Town Council Chambers.

Mr. W. Garrett Jackson, Chairperson, pro tem called the meeting to order and called the roll.

Roll Call:

Members Present: Mr. Paul Quetsch
Mr. Scott Wilson
Mr. Mathew T. Bundy

Comprising a quorum of the Board

Members Absent: Mr. Cameron Bell, Chairman
Mr. Andy Stockner

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director of Planning/Zoning
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Don Jones
Mrs. Elaine Jones
Ms. Francine Ivery
Others

(2) Approval of Minutes Regular Meeting, January 11, 2011

Mr. Wilson made a motion to approve the minutes for the regular meeting held Tuesday, January 11, 2011 as presented. Mr. Quetsch seconded the motion.

VOTE:
Mr. Wilson Aye
Mr. Quetsch Aye
Mr. Bundy Abstained

The motion passed.

(3) **Case No. 398 - Don and Elaine Jones, 6032 E. Fairfield Street, Mesa, AZ 85205-5960; application for a variance from the requirements of Article 6, Section 6-3, Area Regulations and Section 6-4 Setback Regulations in the R-3 Residential District as contained in the Zoning Ordinance. The property is located at 847 Wolf Creek Trail. Tax Map No. 104A (A) 22.**

The date of the application is May 1, 2012, requesting a regular meeting scheduled to be heard on this date, August 14, 2012.

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 were notified of the meeting.

Mr. Jackson stated that this is a request from Article 6, Section 6-3, Area Regulations and Article 6, Section 6-4 Setback Regulations as contained in the Zoning Ordinance, for property located at 847 Wolf Creek Trail.

The total allowance for such property in the R-3 Residential District is as follows:

Article 6, Section 6-3,

Area Regulations - total allowance for the R-3 Zone is 8,500 square feet for single family dwellings; only 7,032 square feet (.16 acre) is available to applicant; a variance request of 17 percent.

Article 6, Section 6-4

Setback Regulations - total allowance for the R-3 Zone is 20 feet (front/side) and 15 feet (rear); only 17.5 feet (side), 16 feet/20 feet (corners) is available to applicant; a variance request of 12.5 percent for (side) and 20 percent (corners).

After discussion, Wilson made a motion that the requested variances in Case No. 398 be approved, based on the following:

- exceptional narrowness at the time of the effective date of the Ordinance
- exceptional shallowness at the time of the effective date of the Ordinance
- exceptional size at the time of the effective date of the Ordinance
- exceptional topographic conditions
- an extraordinary situation or condition of the subject property

and without approval of the requested variances would cause an undue hardship to the applicant. Mr. Bundy seconded the motion.

VOTE:

Mr. Wilson Aye
Mr. Bundy Aye
Mr. Quetsch Aye

The motion passed.

(4) Reorganization of Board of Zoning Appeals - Chairman and Vice-Chairman

There was a reorganization of the Board of Zoning Appeals for the selection of a new Chairman and Vice-Chairman.

Selection of Chairman

The floor was opened for nomination for selection of Chairman to the Board of Zoning Appeals.

Mr. Bundy made a motion that Mr. Bell be nominated to serve as Chairman. Mr. Wilson seconded the motion. There being no further nominations, the floor was closed.

VOTE:

Mr. Bundy Aye
Mr. Wilson Aye
Mr. Quetsch Aye

The motion passed and Mr. Bell was selected to serve as Chairman to the Board of Zoning Appeals.

Selection of Vice-Chairman

The floor was opened for nomination for selection of Vice-Chairman to the Board of Zoning Appeals.

Mr. Wilson made a motion that Mr. Quetsch be nominated to serve as Vice-Chairman. Mr. Bundy seconded the motion. There being no further nominations, the floor was closed.

VOTE:

Mr. Wilson	Aye
Mr. Bundy	Aye
Mr. Quetsch	Abstained

The motion passed and Mr. Quetsch was selected to serve as Vice-Chairman to the Board of Zoning Appeals.

There being no further business, motion was made, duly seconded and unanimously approved to adjourn the meeting. The meeting was adjourned at 6:12 P.M.

W. Garrett Jackson, Chairperson, pro tem

W. Garrett Jackson, Secretary

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