

TOWN OF ABINGDON  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
December 12, 2006 - 6:00 P.M.

The Regular Meeting of the Town of Abingdon Board of Zoning Appeals was held Tuesday, December 12, 2006, at 6:00 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

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

Roll Call:

Members Present: Mr. Gerald Henninger, Chairman  
Mr. Fred H. St. John  
Ms. Pauline B. Gotham

Comprising a quorum of the Board

Members Absent: Mr. Sam Hurt  
Mrs. Deborah C. Icenhour

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning

Visitors: Mrs. Kathleen H. Quina  
Mr. Drew Quina  
Ms. Joan Wingler

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(2) Approval of Minutes: Regular Meeting, November, 14, 2006

Mrs. Gotham made a motion that the minutes of the regular meeting held November 14, 2006 be approved, with the following correction:

**Page 06-4 (Third paragraph, Item 3)**

**FROM:** The application was duly **advertise** 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.

**TO:** 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. St. John seconded the motion, with unanimous approval.

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(3) **Case No. 384 - Marshall and Kathleen H. Quina**, 19247 Landfall Court, Abingdon, Virginia 24210; application for a variance from the requirements of Article 6, R-1 Residential District, Section 4-4-1, Setback Regulations in the R-1 Residential District as contained in the Zoning Ordinance. Property is a vacant lot located at 151 Crestview Drive. **Tax Map No. 105B (1) 8.**

This request is for a variance from Article 4, R-1 Residential District, Section 4-4-1, Setback Regulations, for a vacant lot, located at 151 Crestview Drive.

The date of this application is November 22, 2006, and the application was scheduled to be heard on this date, December 12, 2006.

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.

The requirements of Article 4, R-1 Residential District, Section 4-4-1, Setback Regulations, allow a setback of 30 ft.; a variance of 5 ft. is requested by the applicant, in order to accommodate the house plan selected.

Mr. Henninger stated that this particular variance was requested and approved at the regular meeting, February 14, 2006. Since that meeting date, a different house plan has been selected therefore; the previous variance is now null and void.

Mr. Drew Quina explained that because of where the septic system is allowed, a variance is needed to accommodate the selected house plan.

Several house plans have been considered but due to the steep topographic conditions, many of the plans considered were not feasible to be located on the property and would not blend with other existing structures in the same area.

Ms. Joan Wingler, 155 Crestview Drive, adjoining property owner, was in attendance at this meeting and stated that she had concerns regarding the setback of the proposed structure in relationship to the lot.

After a discussion, Mr. St. John made a motion that the variance request of 5 ft. in Case No. 384 be granted, because without the variance would pose a hardship for the property owner. Mrs. Gotham seconded the motion, with unanimous approval.

VOTE:

Mr. St. John	Aye
Mrs. Gotham	Aye
Mr. Henninger	Aye

There being no further business, the meeting was adjourned.



W. Garrett Jackson, Secretary

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Gerald Henninger, Chairman