

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
December 14, 1999 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, December 14, 1999 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. Robert P. Connett, Vice-Chairman
Mr. Fred H. St. John
Mrs. Margaret Henderson

Comprising a quorum of the Board

Members Absent: Mr. Louis Shuman

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

Visitors: Ms. Karen Gillespie
Ms. Myron Brooks
Mr. Robbie Black
Pastor Roger Williams
Mr. Ricky Compton
Mr. Chris Ratcliffe
Pastor Allen Hathaway
Mr. Wayne Thomas
Mr. John Sakoloskey
Others

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(2) Approval of Minutes: Regular Meeting, July 13, 1999

On motion by Mr. St. John, seconded by Mr. Connett, it was unanimously resolved to approve the minutes of the Regular Meeting held July 13, 1999, with the following correction.

Page 99-10 FROM: Motion was made by Mr. Shuman to retain all current officers as follows:

James M. Cole, Chairman
Fred H. St. John, Vice-Chairman
Margaret Henderson, Secretary

TO: Motion was made by Mr. Shuman to retain all current officers as follows:

James M. Cole, Chairman
Robert P. Connett, Vice-Chairman
Margaret Henderson, Secretary

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- (3) **Case No. 356 – Abingdon First Assembly of God Church, 250 Phillips Street, Abingdon, Virginia 24210; application for a variance from the requirements of Article 21, Signs, Section 21-3-3, R-2, R-3, and R-4 Residential Districts in the R-2 Residential District contained in the Zoning Ordinance. Tax Map No. 18 (13) 11, 12.**

This application is a request for a variance from Article 21, Signs, Section 21-3-3, R-2, R-3, and R-4 Residential Districts, in the R-2 Residential District contained in the Zoning Ordinance. This request is for the purpose of allowing two (2) signs to be erected for identification of the church location.

Date of application is November 29, 1999, requesting a Regular Meeting scheduled for this date, December 14, 1999.

The referenced property is located at 250 Phillips Street.

The explanation of request is that the applicant/owner of property wishes to place two (2) signs on property; one (1) sign, to be a cross design, 44 sq. ft. x 8.44 sq. ft. in size (which is greater than the 12 sq. ft. allowed) and one (1) sign would be located off premises at corner of Patton Street and Main Street (a total of three (3) variances requested).

The ordinance limitation in Section 21-3-3, Signs, in the R-2 Residential District is as follows:

- 1. not more than 12 sq. ft. located on the premise; amount requested by applicant is 52.44 sq. ft.; a variance request of 337%
- 2. no more than one (1) sign per use; amount requested by applicant is total of two (2); a variance request of 100%
- 3. no more than one (1) sign per premise; amount requested by applicant is two (2); a variance request of 100%, with one (1) sign off premise or 100%

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

After discussion, motion was made by Mr. Connett that the request for a directional sign, to be located on Main Street be approved, not to exceed 10 sq. ft. and also, sign on property, not to exceed 12 sq. ft., in Case No. 356 be granted. Mr. St. John seconded the motion, with unanimous approval.

VOTE:

Mr. Connett Aye
Mr. St. John Aye
Mrs. Henderson Aye

- (4) **Case No. 357 – Trigg Street Church of God (Board of Trustees), 333 Trigg Street, Abingdon, Virginia 24210; application for a variance from the requirements of Article 11, Section 11-4-1, Setback Regulations, in the B-2 General Business District contained in the Zoning Ordinance. Tax Map No. 14 (1) 35A, 14 (14) 1.**

This application is a request for a variance from Article 11, Section 11-4-1, Setback Regulations, in the B-2 General Business District contained in the Zoning Ordinance.

Date of application is November 14, 1999, requesting a Regular Meeting scheduled for this date, December 14, 1999.

The referenced property is located at 333 Trigg Street.

The explanation of request is that the applicant/owner of property has recognized the need for building expansion and in order to complete the project a variance is required due to the following:

1. The area where property is located on Trigg Street has a paved width of approximately 25 ft. There are no curbs or sidewalks. If it is allowable to locate the proposed building according to the present plan, the structure will set back 27 ft. from the existing Town pavement. The area between the paved street and the building site is already paved and presently used for parking. The church paid for the paving in that area.
2. It does not appear that the area will become a prime business district. The existing area businesses are K-Vat Foods and Abingdon Glass on one side of the street, with Burke Printers and Ratcliff Auto Repair on the other side of the street. Other structures in the area are either private dwellings or apartments. All of the building sites are presently occupied. All businesses near Main Street are closer to the street than the proposed church structure would be.
3. There is concern that there does not appear to be any other manner in which development can be made on existing property, relocation would seem to be prohibitively expensive and not in the best interest of the church.
4. The church has spent several thousand dollars in preliminary work which will be lost if the proposed plan is denied.

The approximate cost of such proposed development is \$185,000.00.

The ordinance limitation in Section 11-4-1, Setback Regulations, is 25 ft. from right-of-way setback; amount requested by applicant is 10 ft. from right of way setback; a variance request of 15 ft. right of way setback or 60%.

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. 357 be denied. Mrs. Henderson seconded the motion, with unanimous approval.

VOTE:

Mr. St. John	Aye
Mr. Henderson	Aye
Mrs. Connett	Aye

There being no further business, motion was made and duly seconded, with unanimous approval, that the meeting be adjourned.

James M. Cole, Chairman

Margaret Henderson, Secretary