

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
February 9, 1999 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, February 9, 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. Fred H. St. John
Mr. Robert P. Connett

Comprising a quorum of the Board

Members Absent: Mrs. Margaret Henderson
Mr. Louis Shuman

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

Visitors: Mr. Steve Weston, 21st Century Cinema
Mr. Roy Davis, Frizzell Construction Company

(2) Approval of Minutes: Regular Meeting, January 12, 1999

On motion by Mr. Connett, seconded by Mr. St. John, it was unanimously resolved to approve the minutes of the Regular Meeting held January 12, 1999.

(3) **Case No. 352 – 21st Century Cinema (Steve Weston, Representative), P. O. Box 2226, 721 East Main Street, Abingdon, Virginia 24212; application for a variance from the requirements of Article 17, Section 17-6-6, Minimum Off-Street Parking, in the B-2 General Business Zoning District, of the Town of Abingdon Zoning Ordinance. Tax Map No. 17 (1) 1, 2.**

This application is a request for a variance from Article 17, Section 17-6-6, Minimum Off-Street Parking, in the B-2 General Business Zoning District, of the Town of Abingdon Zoning Ordinance.

Date of application is January 8, 1999, requesting a Regular Meeting scheduled for this date, February 9, 1999.

The referenced property is located at 721 East Main Street.

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

The ordinance limitation in Section 17-6-6, Minimum Off-Street Parking, (pertaining to church, high school, and college auditoriums, gymnasiums, and theatres, general auditoriums and stadiums and other similar places of public assembly) is one (1) parking space per every four (4) seats (ratio 1:4); amount requested by applicant is one (1) parking space per every six (6) seats (ratio 1:6); a variance request of one (1) parking space per every two seats (ratio 1:2).

Explanation of request for variance is that the Cinema presently has four (4) theatre auditoriums: three (3) with 170 seats each and one (1) with 171 seats. The Cinema proposes to add four (4) additional theatre auditoriums: two (2) with 142 seats each and two (2) with 116 seats each, bringing the total seat count to 1,197.

After discussion, motion was made by Mr. St. John that the request for a variance in Case No. 352 be approved on a ratio 1:6 basis, for a period of six (6) months, beginning at the opening of the new theatres estimated for July, 1999; at which time there will be construction of either new parking spaces as necessary under the ordinance, an application for a permanent variance, or closure of theatres, in order to comply with the ordinance. Mr. Connett seconded the motion, with unanimous approval.

VOTE:

Mr. St. John	Aye
Mr. Connett	Aye
Mr. Cole	Aye

There being no further business, motion was made by Mr. St. John that the meeting be adjourned. Mr. Connett seconded the motion, with unanimous approval. The meeting was adjourned at 8:19 P.M.

James M. Cole, Chairman

Margaret Henderson, Secretary