

TOWN OF ABINGDON  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
JANUARY 8, 2002 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, January 8, 2002 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. Richard A. Stevens  
Mr. Gerald Henninger

Comprising a quorum of the Board

Members Absent: Mrs. Margaret Henderson

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

Visitors: Mr. Brian Large  
Mr. John Hortenstine  
Mr. Jimmy Hess, Attorney

\* \* \* \* \*

(2) Approval of Minutes: Regular Meeting, December 11, 2001

Mr. Stevens made a motion that the minutes of the Regular Meeting, December 11, 2001 be approved. Mr. Henninger seconded the motion, with unanimous approval.

\* \* \* \* \*

(3) **Case Nos. 370 and 371 - L & L Developers, (Brian Large and John Hortenstine, Representatives)**, P. O. Box 124, Meadowview, Virginia 24361; application for a variance from Article 5, R-2 Residential District, Section 5-3-1 Area Regulations, in the R-2 Zoning District. Tax Map Nos. 84C1 (9) 6 and 84C1 (9) 7.

These applications were carried over from the previous meeting and applications were renewed at the request of the owners.

The date of each application is August 25, 2001. These applications were advertised and considered at the Regular Meeting, September 11, 2001, and, at that time tabled at the owner's request, to allow sufficient time to consider application for construction of single unit townhouses.

Both applications were advertised for the Regular Meeting, December 11, 2001. After discussion at this meeting, motion was made that the requested variances be tabled until the next regular meeting for further consideration by members of the Board.

Each parcel of property has dimensions of 100 ft. road frontage, 142.37 ft. west side, 100 ft. back side and 142.37 ft. east side. Each proposed structure is 62 ft. x 56 ft.

The referenced property is located at Buckingham Court.

The approximate cost of each proposed structure is \$200,000.00

The ordinance limitation in Article 5, Section 5-3-1 in the R-2 Residential District requires 10,500 sq. ft. for each proposed structure; amount requested by each applicant is 7,085 sq. ft.; a variance request of 32.5% for each structure.

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

After discussion, Mr. Connett made a motion that the variance requests in Case Nos. 370 and 371 be denied, due to lack of hardship on which to base approval. Mr. Henninger seconded the motion.

VOTE:

Mr. Connett	Aye
Mr. Henninger	Aye
Mr. Stevens	Aye
Mr. Cole	Aye

\* \* \* \* \*

There being no further business, Mr. Stevens made a motion that the meeting be adjourned. Mr. Connett seconded the motion, with unanimous approval. The meeting was adjourned at 8:54 P.M.

\_\_\_\_\_  
James M. Cole, Chairman

\_\_\_\_\_  
Margaret Henderson, Secretary