

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
July 13, 1999 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, July 13, 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
Mr. Louis Shuman

Comprising a quorum of the Board

Members Absent: None

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

Visitors: None

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(2) Approval of Minutes: Regular Meeting, June 8, 1999

On motion by Mr. St. John, seconded by Mrs. Henderson, it was unanimously resolved to approve the minutes of the Regular Meeting held June 8, 1999.

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(3) **Case No. 355 - John and Betty Carrico, 20161 Judith Street, Abingdon, Virginia 24211; application for a variance from the requirements of Article 5, Section 5-3-1, Area Regulations, in the R-2 Residential District and from the requirements of Article 17, Section 17-12, Corner Lots in the General Provisions contained in the Zoning Ordinance. Tax Map No. 17 (11) 31, 32.**

This application is a request for a variance from Article 5, Section 5-3-1 Area Regulations, in the R-2 Residential District and from the requirements of the Article 17, Section 17-12, Corner Lots in the General Provisions contained in the Zoning Ordinance.

Date of application is May 31, 1999, requesting a Regular Meeting scheduled for this date, July 13, 1999.

The referenced property is located at the corner of Gilliam Street and Fulkerson Street, facing Gilliam Street.

The explanation of request is that the applicant/owner of property wishes to re-divide subject lots in a manner so as to face on Fulkerson Street.

The subject lots were previously in compliance with the Zoning Ordinance, however, by the change in division line, the Town, under Article 4.5.1.3 of the Town's Subdivision Ordinance requires owner to donate additional right-of-way for both Gilliam Street and Fulkerson Street. The donation of right-of-way for these two streets necessitates a variance for the lot size.

The corner lot provision of Article 17-12 also necessitates a variance of six (6) feet, since the Town requires a donation of five (5) feet of lot width.

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

Lot 31 - Area (Lot Size) Regulations, Section 5-3-1 are as follows:

Area Regulations - R-2 requires 10,500 sq. ft.

Before Dedication - 10,657 sq. ft.

After Dedication - 10,227 sq. ft.

The change in the lots creates a difference of 273 sq. ft. or 2.6% from the minimum area requirements contained in the Zoning Ordinance.

Lot 32 - Area (Lot Size) Regulations, Section 5-3-1 are as follows:

Area Regulations - R-2 requires 10500 sq. ft.

Before Dedication - 10,695 sq. ft.

After Dedication - 9,638 sq. ft.

The change in the lots creates a difference of 862 sq. ft. or 8.2% from the minimum area requirements contained in the Zoning Ordinance.

Corner Lot Provisions, Side Yard Requirement, Section 17-12 - (Lot 32 Only)

Ordinance Requirement - 20 ft. from right-of-way

As requested by John Carrico - 14 ft. from right-of-way

Amount of variance requested 0%

The change in the lots creates a difference of 6 ft. from right-of-way or 30% from the minimum side yard requirements contained in the Zoning Ordinance.

After discussion, motion was made by Mr. Connett that the request in Case No. 355 be granted, due to the exceptional narrowness and shallowness of the property prior to and subsequent to compliance with requirements of the Town's Subdivision Ordinance. Mrs. Henderson seconded the motion, with unanimous approval.

VOTE:

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

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Re-organization of Members of Board of Zoning Appeals

A re-organization of the Board members was held. The floor was opened for nominations for Chairman, Vice-Chairman and Secretary.

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

Mr. St. John seconded the motion, with unanimous approval,

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There being no further business, motion was made by Mr. Shuman, seconded by Mr. St. John, with unanimous approval, that the meeting be adjourned. The meeting was adjourned at 8:02 P.M.

James M. Cole, Chairman

Margaret Henderson, Secretary