

TOWN OF ABINGDON  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
JULY 8, 2008 - 6:00 P.M.

The regular meeting of the Town of Abingdon Board of Zoning Appeals was held Tuesday, July 8, 2008, 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. Mr. Jackson called the roll and welcomed Mr. Andrew Stockner as a new member to the Board of Zoning Appeals.

Roll Call:

Members Present: Mr. Gerald Henninger, Chairman  
Ms. Marva Jo Wheeler  
Mr. Kenneth Shuman  
Mr. Cameron Bell  
Mr. Andrew Stockner

Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning  
Mr. Sean Taylor, Asst. Director of Planning/Zoning  
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Rick Humphreys

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- (2) Approval of Minutes Regular Meeting, June 10, 2008

Mr. Shuman made a motion that the minutes of the regular meeting, June 10, 2008, be approved. Ms. Wheeler seconded the motion, with unanimous approval.

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- (3) **Case No. 394 - David and Jill Dalton**, Charlotte, North Carolina; application for a variance from the requirements of Article 10, Section 10-4, Setback Regulations, in the B-1 Limited Business District as contained in the Zoning Ordinance. Property location is 124 Park Street. **Tax Map No. 13 (1) 120B.**

This is a request from Article 10, Section 10-4, Setback Regulations, for property located at 124 Park Street.

The date of application is June 23, 2008, and the application was scheduled to be heard on this date, July 8, 2008.

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. Humphreys explained that the purpose for the requested variance is that the property owners desire to create two (2) carriage houses on the property for tourist lodging. In doing so, it is intended to stagger the units for privacy and aesthetics, along the alley. The structures located on

Chinquapin Alley are built inside the required setbacks, mostly because the lots were created pre-zoning ordinance, making them non-conforming from the adoption of the ordinance.

There are no future plans in the Town's 2027 Comprehensive Plan or the 2020 Transportation plan for widening or other improvements to the alley.

The requirement of Article 10, Section 10-4, Setback Regulations, in the B-1 Limited Business District allows 35 ft.; applicant has 20 ft.; therefore the applicant is requesting a variance of 15 ft. or 57 percent.

Mr. Shuman questioned a variance that would allow the new structures to be closer than the existing house was already located.

After discussion, Mr. Bell made a motion that no action be taken at this time, pending the Dalton's returning to the Board, with a more definite plan as to what they want to accomplish that would result in an undue hardship that requires a variance from the current Zoning Ordinance. Mr. Shuman seconded the motion.

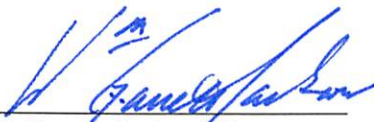
VOTE:

Mr. Bell	Aye
Mr. Shuman	Aye
Ms. Wheeler	Aye
Mr. Stockner	Aye
Mr. Henninger	Aye

The motion was approved.

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There being no further business, the meeting was adjourned.

  
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 W. Garrett Jackson, Secretary

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 Gerald Henninger, Chairman