

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
JUNE 12, 2001 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, June 12, 2001 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: Mr. Jimmy Stewart

(2) Approval of Minutes: Regular Meeting, December 12, 2000

Mr. Shuman made a motion that the minutes of the Regular Meeting held December 12, 2000 be approved. The motion was seconded by Mrs. Henderson, with unanimous approval

(3) **Case No. 368 - M&J Investments, LLC (Jimmy Stewart, Representative)**, 312 Cummings Street, Suite F, Abingdon, Virginia 24210; application for a variance from the requirements of Article 11, B-2 General Business District, Section 11-4-1, Setback Regulations, in the B-2 Zoning District, contained in the Zoning Ordinance. Tax Map No. 13 (1) 76 & 77.

This application was submitted as the result of a proposed new structure to be located at 933 East Main Street and, therefore, a request for a variance from Article 11, B-2 General Business District, Section 11-4-1 Setback Regulations, in the B-2 Zoning District, contained in the Zoning Ordinance.

Date of application is May 22, 2001, requesting a Regular Meeting scheduled for this date, June 12, 2001.

The referenced property is located at 933 East Main Street.

The approximate cost of the proposed development is \$450,000.00.

The explanation of this request is to allow a new structure of approximately 4,500 square foot lot coverage to align with other structures on the street.

The ordinance limitation in Article 11, Section 11-4-1 in the B-2 Zoning District requires a 25 ft. setback; amount requested by applicant is a 10 ft. setback; a variance request of 15 ft. or 40%.

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

Mr. Cole stated that his concern was that the existing houses located at 309 and 315 East Main are located approximately 18 ft. back from north edge of sidewalk, with other structures being located approximately 24 ft. from the sidewalk. Mr. Cole further stated that, in his opinion, it would look awkward to have this new proposed structure located closer to the street than the existing structures and it would be better to have all structures more evenly spaced from the sidewalk.

After discussion, Mr. Connett made a motion that the variance of 17 ft. in Case No. 368 be granted or in alignment with other existing structures, because without the variance would present a hardship to property owner, due to flood area. Mr. St. John seconded the motion, with unanimous approval.

VOTE:

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

Due to a new policy established by Town Council, Mr. St. John will be replaced as member of the Board of Zoning Appeals and representative of the Planning Commission. The Board wished him well. Mr. Rick Stevens will be the new member.

There being no further business, motion was made and duly seconded that the meeting be adjourned. The meeting was adjourned at 7:55 P.M.

James M. Cole, Chairman

Margaret Henderson, Secretary