

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
SPECIAL MEETING
JUNE 23, 1998 - 7:30 P.M.

A special meeting of the Board of Zoning Appeals was held Tuesday, June 23, 1998 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

Comprising a quorum of the Board

Members Absent: Mr. Louis Shuman

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

Visitors: Mr. & Mrs. Randolph R. Cole
Mr. Richard Musick
Mr. James E. Mitchell, Attorney
Mr. Jim Lucas

(2) Approval of Minutes: Regular Meeting, May 12, 1998

On motion by Mrs. Henderson, seconded by Mr. St. John, it was unanimously resolved to approve the minutes of the regular meeting held May 12, 1998, with the following correction:

Page 98-12	FROM:	VOTE:	
		Mr. St. John	Aye
		Mrs. Henderson	Aye
		Mrs. Connett	Aye
	TO:	VOTE:	
		Mr. St. John	Aye
		Mrs. Henderson	Aye
		Mr. Connett	Aye

- (3) **Case No. 345 – Randolph R. & Pamela T. Cole**, 350 Winterham Drive, Abingdon, Virginia 24210; application for a variance from the requirements of Article 4, Section 4-4-1, Setback Regulations, in the R-1 Zoning District, of the Town of Abingdon Zoning Ordinance. **Tax Map No. 105B (1) 21 thru 27.**

Mr. Cole, Chairman, had an interest in Case No. 345 and requested to be excused from participation and requested that Mr. Connett , Vice-Chairman, conduct the hearing of this case. Mr. Connett proceeded with the meeting.

This application is a request for a variance from Article 4, Section 4-4-1, Setback Regulations, in the R-1 Zoning District, of the Town of Abingdon Zoning Ordinance. Date of application is May 27, 1998.

The referenced property is located on the north side of Crestview Drive.

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

The ordinance limitation in Section 4-4-1, Setback Regulations, is 30 ft.; amount requested by applicant is 26.5 ft.; a variance request of 3.5 ft. or 11.67%.

The explanation of request for variance is that it is the desire of the property owner to construct new structure, and due to the severe slope of lot, requires locating house further back.

After discussion, motion was made by Mr. St. John that the request for a variance in Case No. 345 be approved, due to contour of terrain, as the basis for hardship for the property owner. The motion was seconded by Mrs. Henderson, with unanimous approval.

VOTE:

- Mr. St. John Aye
- Mrs. Henderson Aye
- Mr. Connett Aye
- Mr. James M. Cole Abstained from voting

At this point of the meeting, Mr. Cole resumed his duties as Chairman and the meeting continued.

- (4) **Case No. 346 – Atlantic Host L.L.C.**, Lexington, Kentucky; application for a variance from the requirements of Article 21, Section 21-2-2,b Freestanding Signs Regulations and from the requirements of Article 21, Section 21-3-6, Maximum Sign Area Regulations in the B-2 Zoning District, of the Town of Abingdon Zoning Ordinance. **Tax Map No. 105 (9) 2.**

This application is a request for a variance from Article 21, Section 21-2-2, b Freestanding Signs Regulations, and from the requirements of Article 21, Section 21-3-6, Maximum Sign Area Regulations in the B-2 Zoning District, of the Town of Abingdon Zoning Ordinance. Date of application is June 2, 1998, requesting a special meeting scheduled for this date, June 23, 1998.

The referenced property is located at 340 Commerce Drive (Hampton Inn, currently under construction).

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

The ordinance limitation in Section 21-2-2, b Freestanding Signs, is one (1) sign; amount requested by applicant is two (2) freestanding signs; a variance request of one (1) or 100%. The ordinance limitation in Section 21-3-6 Maximum Sign Area, is 200 sq. ft.; amount requested by applicant is 250.4 sq. ft.; a variance request of 50.4 sq. ft. or 25%.

The explanation of request for variance is that two (2) freestanding signs (one entrance sign and one interstate sign), and one (1) sign on marquee are required for appropriate public view; different arrangement of signs from the previous application discussed for this same project in Case No. 343 on April 14, 1998.

After discussion, motion was made by Mr. Connett that the request for a variance in Case No. 346 be approved, due to development of surrounding property and proximity of Interstate I-81, (with previous variance in Case No. 343 being rescinded). The motion was seconded by Mr. St. John, with unanimous approval.

VOTE:

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

There being no further business, the meeting was adjourned.

James M. Cole, Chairman

Margaret Henderson, Secretary