

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
June 8, 1999 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, June 8, 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. Fred H. St. John
 Mrs. Margaret Henderson

Comprising a quorum of the Board

Members Absent: Mr. Robert P. Connett
 Mr. Louis Shuman

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

Visitors: Ms. Arline S. Pope
 Ms. Elizabeth Pope
 Mr. Jesse Owens
 Mr. Billy E. Fullen

(2) **Approval of Minutes: Regular Meeting, February 9, 1999**

On motion by Mr. St. John, seconded by Mrs. Henderson, it was unanimously resolved to approve the minutes of the Regular Meeting held February 9, 1999.

(3) **Case No. 353 – Arline S. Pope, 300 Highland Street, Abingdon, Virginia 24210; application for a variance from the requirements of Article 6, Section 6-3-1a, Area Regulations, in the R-3 Residential District, of the Town of Abingdon Zoning Ordinance. Tax Map No. 13 (1) 148.**

This application is a request for a variance from Article 6, Section 6-3-1a Area Regulations, in the R-3 Residential District, of the Town of Abingdon Zoning Ordinance.

Date of application is May 3, 1999, requesting a Regular Meeting scheduled for this date, June 8, 1999.

The referenced property is located at 259 "A" Street. The Town notified Mrs. Pope that the structure on this property had been determined derelict and must be removed from the property. The structure has been removed.

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

The ordinance limitation in Section 6-3-1a, Area Regulations, is 8,500 square feet per single family dwelling; amount requested by applicant is 3,000 square feet; a variance request of 5,500 square feet or 65%.

Explanation of request for variance is that Mrs. Pope would like to rebuild a residential structure on the foundation of old building on existing lot.

The proposed use of this property is for two-story, single family residence.

The approximate cost of such proposed development unknown.

After discussion, motion was made by Mr. St. John that the request for a variance in Case No. 353 be denied, due to existing lot being too small. Mrs. Henderson seconded the motion, with unanimous approval.

VOTE:

Mr. St. John	Aye
Mrs. Henderson	Aye
Mr. Cole	Aye

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- (4) **Case No. 354 – Jesse Owens, 165 Longview Drive, Abingdon, Virginia 24210;** application for a variance from the requirements of Article 6, Section 6-4-1, Setback Regulations, in the R-3 Residential District, of the Town of Abingdon Zoning Ordinance and from the requirements of Article 17, Section 17-12, Corner Lots, in the General Provisions contained the Zoning Ordinance. **Tax Map No. 11 (1) 41.**

This application is a request for a variance from Article 6, Section 6-4-1 Setback Regulations, in the R-3 Residential District and from the requirements of Article 17, Section 17-12, Corner Lots, in the General Provisions contained the Zoning Ordinance.

Date of application is May 21, 1999, requesting a Regular Meeting scheduled for this date, June 8, 1999.

The referenced property is located at corner of 364 Taylor Street. The Town notified Mr. Owens that the structure on this property had been determined derelict and must be repaired or removed from property.

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

The ordinance limitation in Section 17-12, Corner Lots, is 20 feet from the right-of-way on side street; amount requested by applicant is 11 feet; a variance request of 9 feet or 45%.

Explanation of request for variance is that Mr. Owens would like to remodel existing structure with a new 25' x 25' addition at the rear of the structure in line with existing wall of the structure.

The proposed use of this property is for a single family residence.

The approximate cost of such proposed development is \$25,000.00.

After discussion, motion was made by Mr. St. John that the request for a variance of 9 feet in Case No. 354 be approved, due to existing structure being derelict, otherwise structure would be destroyed and present a hardship to property owner. Mrs. Henderson seconded the motion, with unanimous approval.

VOTE:

Mr. St. John	Aye
Mr. Henderson	Aye
Mr. Cole	Aye

There being no further business, motion was made by Mr. St. John, seconded by Mrs. Henderson, with unanimous approval, that the meeting be adjourned.. The meeting was adjourned at 8:14 P.M.

James M. Cole, Chairman

Margaret Henderson, Secretary