

TOWN OF ABINGDON  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
JUNE 9, 2015 - 6:00 P.M.

The regular meeting of the Town of Abingdon Board of Zoning Appeals was held Tuesday, June 9, 2015, at 6:00 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. Paul Quetsch, Chairman, called the meeting to order, Mr. Matthew Johnson called the roll.

Roll Call:

Members Present: Mr. Paul Quetsch, Chairman  
Mr. Mathew T. Bundy  
Dr. H. Ramsey White  
Mr. Richard Macbeth  
Mr. Scott Wilson (Expired term)  
  
Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. Matthew Johnson, Director of Planning  
Mrs. Deborah Icenhour, Town Attorney  
Mrs. Cecile Rosenbaum

Visitors: Mr. Donald Huffman  
Mrs. Susan Starnes  
Mr. James McCall  
Mrs. Irene McCall

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(2) Approval of Minutes: Regular meeting, October 14, 2014

A quorum to approve the minutes was not present. The approval of minutes was tabled.

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(3) **Case No. 402 - Donald Huffman, owner; 217 Pippin Street, Abingdon, VA 24210;** application for a variance from the requirements of Article 5, Section 5-3, Area Regulations, to allow a 53% variance from the area requirement in the R-2 Residential District, Article 5, Section 5-4, Setback Regulations, to allow a 27% variance from the setback requirement in the R-2 Residential District, and Article 5, Section 5-6, Yard Regulations, to allow a 56% variance from the yard requirements in the R-2 Residential District. **Premise affected by this request is located at 217 Pippin Street, Tax Map No. 018-1-3.**

The date of the application is April 28, 2015, to be heard on Tuesday, June 9, 2015. The application was duly advertised in accordance with the requirements of the Code of Virginia (1950, as amended, Section § 15.2-2204) and adjoining owners were notified of the meeting.

Mr. Johnson presented case 402 which requests several variances from the requirements. Currently, a one story dwelling is on the property, set back from the roadway about 2 feet. Mr. Huffman would like to demolish that structure and rebuild the lot at a future time. This property is in the R-2 Residential District and he cannot meet required items in the ordinance; therefore he is requesting multiple variances. The first is the area requirement. The ordinance requires 10,500 square feet however; his lot is only 5,523 square feet. The second request is a variance from the setback requirement. Required is a 55 foot setback; he is able to have a 25 foot setback (10 feet from the centerline and 15 from the right-of-way). Lastly, he is requesting a rear yard variance. He is required to have a 35 foot rear yard. With the above setback request, Mr. Huffman has 19.75 feet available to him for the rear yard.

Discussion ensued centering on how granting the variances will greatly improve the property situation. A motion was made by Dr. White to grant the requested variances based on hardship. Second was made by Mr. Bundy, and was unanimously approved. Variances granted.

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(4) Reorganization: Board of Zoning Appeals

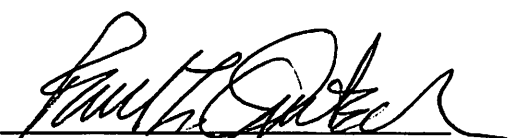
Dr. White made a motion to re-elect Mr. Quetsch to serve as Chairman and elect Mr. Bundy to serve as Vice-Chairman. Second by Mr. Wilson. All in favor. Motion carried.

\*Note: it was later realized that Mr. Wilson's term had expired June 1, 2015, therefore making the vote above invalid.

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There being no further business, the meeting adjourned at 6:25 p.m.

  
Matthew Johnson, Secretary

  
Paul Quetsch, Chairman