

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
March 14, 2000 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, March 14, 2000 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
Mr. Louis Shuman

Comprising a quorum of the Board

Members Absent: Mrs. Margaret Henderson

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

Visitors: Mr. Garry Smith
Mr. & Mrs. John Fern

(2) Approval of Minutes: Regular Meeting, February 8, 2000

On motion by Mr. Shuman, seconded by Mr. St. John, it was unanimously resolved to approve the minutes of the Regular Meeting held February 8, 2000.

(3) **Case No. 361 – Garry Smith Enterprises**, 819 Birdie Drive, Abingdon, Virginia 24211; application for a variance from the requirements of Article 6, Section 6-6-2, Rear Yard Regulations, and Article 17, Section 17-12, Corner Lots, Setback, Side Streets in the R-3 Residential District contained in the Zoning Ordinance. **Tax Map No. 104 (9) 3.**

This application is a request for a variance from Article 6, Section 6-6-2, Rear Yard Regulations, and Article 17, Section 17-12, Corner Lots, Setback, Side Streets in the R-3 Residential District contained in the Zoning Ordinance

Date of application is January 3, 2000, requesting a Regular Meeting scheduled for this date, March 1, 2000.

The referenced property is located at 672 Hallock Circle.

The explanation of request is that upon completion of the existing structure, a sales survey showed an encroachment on the southeast corner.

The ordinance limitation in Section 6-6-2, Rear Yard Regulations, in the R-3 Residential District requires a minimum of 35 ft.; amount requested by applicant is 20.2 ft.; a variance request of 14.8 ft. or 42.2% and the ordinance limitation in Section 17-12, Corner Lots, Setback, Side Streets, in the R-3 Residential District requires a minimum of 20 ft., amount requested by applicant is 15.3 ft., a variance request of 4.7 ft. or 23.5%.

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

After discussion, motion was made by Mr. Connett that the request in Case No. 361 be granted, due to the irregular shape and topography of the lot, if variances are denied would present a hardship to property owner. Mr. St. John seconded the motion, with unanimous approval.

VOTE:

Mr. Connett	Aye
Mr. St. John	Aye
Mr. Shuman	Aye

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There being no further business, motion was made by Mr. Shuman that the meeting be adjourned. The motion was seconded by Mr. St. John, with unanimous approval. The meeting was adjourned at 8:05 P.M.

James M. Cole, Chairman

Margaret Henderson, Secretary