

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
MARCH 9, 2004 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, March 9, 2004 at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Gerald Henninger, Chairman, called the meeting to order.

ROLL CALL

Members Present: Mr. Gerald Henninger, Chairman
Mr. Fred H. St. John
Mr. Jeoff Bodenhorst
Mrs. Pauline B. Gotham
Mr. Richard A. Stevens

Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. Garrett Jackson, Town Planner
Mr. Thomas C. Phillips, Councilman

Visitors: Mr. Al Scott

(2) Approval of Minutes: Regular Meeting, October 14, 2003

Mr. St. John made a motion that the minutes of the Regular Meeting, October 14, 2003 be approved. Mrs. Gotham seconded the motion, with unanimous approval.

(3) **Case No. 376 - Washington County Habitat for Humanity, Inc. (Wythe Hull, Representative)**, P. O. Box 203, Abingdon, Virginia 24212; application for a variance from the requirements of Article 6, Section 6-6, Yard Regulations, in the R-3 Residential District, contained in the Zoning Ordinance. Tax Map No. 13 (8) 51 and 51A.

This application is a request for a variance from Article 6, Section 6-6, Yard Regulations, in the R-3 Residential District contained in the Zoning Ordinance. This is for the purpose to construct a single-family dwelling, to be located at 254 Madison Street.

The date of the application is February 23, 2004, requesting a Regular Meeting scheduled for this date, March 9, 2004.

The referenced property is located at 254 Madison Street and the approximate cost of the proposed construction is \$46,500 (appraised value is \$80,000).

This application was advertised as required, and all adjoining and adjacent property owners were notified of the meeting.

The ordinance limitation in Article 6, Section 6-6, in the R-3 Residential District requires 10 Ft./15 Ft. on side yards (Total of 25 Ft.); amount requested by applicant is 10 Ft./10 Ft. on side yards (Total of 20 Ft.); a variance request of 5 Ft. or 20%.

After discussion, Mrs. Gotham made a motion that the variance requested by Habitat for Humanity, Inc. Case No. 376 be granted due to exceptional narrowness of the lot "lot of record". Mr. St. John seconded the motion, with unanimous approval.

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There being no further business, motion was made, seconded and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:40 P.M.

Gerald Henninger, Chairman

Richard A. Stevens, Secretary