

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
SEPTEMBER 11, 2001 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, September 11, 2001 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. Rick Stevens

Comprising a quorum of the Board

Members Absent: Mrs. Margaret Henderson

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

Visitors: Mr. Brian Large
Mr. John Hortenstine

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- (2) **Case Nos. 370 and 371 - L & L Developers, (Brian Large and John Hortenstine, Representatives)**, P. O. Box 124, Meadowview, Virginia 24361; application for a variance from Article 5, R-2 Residential District, Section 5-3-1 Area Regulations, in the R-2 Zoning District. Tax Map Nos. 84C1 (9) 6 and 84C1 (9) 7.

This application was submitted as the result of the proposal of two new structures; one to be located on Lot 6 and one to be located on Lot 7 at Buckingham Court near Court Street and, therefore, a request for a variance from Article 5, R-2 Residential District, Section 5-3-1 Area Regulations, in the R-2 Zoning District, contained in the Zoning Ordinance.

Date of each application is August 25, 2001, requesting a Regular Meeting scheduled for this date, September 11, 2001.

The referenced property is located at Buckingham Court.

The approximate cost of each proposed structure is \$200,000.00.

The explanation of this request is to allow the property to be divided into two lots with a single family dwelling on each.

Each parcel of property has dimensions of 100 ft. road frontage, 142.37 ft. west side, 100 ft. back side and 142.37 ft. east side. Each proposed structure is 62 ft. x 56 ft.

The ordinance limitation in Article 5, Section 5-3-1 in the R-2 Residential District requires one 10,500 sq. ft. for each proposed structure; amount requested by each applicant is 7,085 sq. ft.; a variance request of 32.5% for each structure.

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

After discussion, Mr. Connett made a motion that the variance requests in Case Nos. 370 and 371 be denied due to the properties being too small for such requests, with no hardship to property owners. At the owners request, a substitute motion was then offered by Mr. Connett that these requests be tabled, allowing applicants sufficient time to consider application for construction of single unit townhouses. Mr. Stevens seconded the substitute motion, with unanimous approval.

VOTE:

Mr. Connett	Aye
Mr. Stevens	Aye
Mr. Cole	Aye

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There being no further business, motion was made by Mr. Stevens that the meeting be adjourned. Mr. Connett seconded the motion, with unanimous approval. The meeting was adjourned at 8:06 P.M.

James M. Cole, Chairman

Margaret Henderson, Secretary