

Minutes
Northampton County
Board of Zoning Appeals
April 7, 2015

This was a regular meeting of the Northampton County Board of Zoning Appeals (BZA) held on Tuesday, April 7, 2015, in the Board Chambers located at 16404 Courthouse Road in Eastville, Va.

Members present were Susan Henderson, Doug Coburn, Bonnie Nottingham, Eugene Bannister, and Kevin Kellam.

Also in attendance were Kelley Lewis, Development Inspector and Nyoka Hall, Recording Secretary

The Chair called the meeting to order at 10:00 a.m., established a quorum, and then introduced Board members and staff to the public.

Public Hearings

The notice and staff recommendation were read into the record:

- A. Exception 2015-02: Andrew & Theresa Diggs have applied for an exception of 142 square feet and 89 linear feet of encroachment into the required 100 foot wide resource protection area buffer to construct deck additions and a set of steps. The property has frontage on Hungars Creek and is located at 12221 Trout Lane. The parcel is zoned ESD-RVR Existing Subdivision District – Rural Village Residential and described as Tax Map 38A2, double circle 1, parcel 231.

Recommendation:

It is the opinion of staff that the applicant's request for an exception of 142 square feet and 89 linear feet of encroachment into the required 100 foot wide resource protection area buffer to construct deck additions and a set of steps meets the criteria for an exception to be considered by the Board of Zoning Appeals. The subject parcel was recorded in plat book 8, page 20 (also indexed as plat book 8, page 21D) on August 13, 1974 and, as noted on the Northampton County tax card, the home was constructed in 1984, both taking place prior to adoption of the Bay Act regulations in 1989. If this project is completed, the total outdoor living spaces consisting of a deck and screened-in porch will be approximately 572 square feet. This total includes the requested 142 square feet. Staff considers this to be a reasonable size within the Vaucluse subdivision. If approved, the applicant will be required to mitigate for work performed in the buffer with one mitigation unit for every 400 hundred square feet of encroachment. One mitigation unit equals 1 canopy tree, 2 understory trees and 3 small shrubs.

The Chair opened the hearing to the public. The applicant, Andrew Diggs was present and briefly described the proposed project. He stated that he intended to remove the existing deck and replace it with a new deck and additional square feet making it symmetrical with the end of the house that includes a shed dormer style roof.

The Chair called for public comments, none were received and the public portion of the hearing was closed.

Action:

The Board discussed the application briefly. A motion was made by Mr. Coburn to approve the application as submitted to include the recommendations of staff. The motion was seconded by Mr. Kellam and carried with all in favor 5 to 0.

Statements from the Public: none.

Old Business: none.

New Business: Election of Officers

The Chair called for nominations. Mr. Coburn nominated Mrs. Sue Henderson to continue as the Chair. Mr. Bannister nominated Mr. Douglas Coburn to continue as Vice Chair. A motion to accept the nominations was made by Mr. Kellam and seconded by Ms. Nottingham. The motion carried with all in favor 5-0.

Zoning Administrator's Report: none

Consideration of Minutes

The minutes of the October 7, 2014 meeting were unanimously accepted as submitted upon motion by Ms. Nottingham and a second from Mr. Kellam.

Adjourn

There being no other business the meeting was adjourned at 10:15 a.m.

Chair

Secretary