

Minutes
Northampton County
Board of Zoning Appeals
September 1, 2015

This was a regular meeting of the Northampton County Board of Zoning Appeals (BZA) held on Tuesday, September 1, 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 Melissa Kellam, Zoning, Zoning Administrator, Kelley Lewis, Development Inspector and Nyoka Hall, Recording Secretary

Chairman Henderson 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:

Variance 2015-02: Appleseed Nurseries, Inc. has applied for a variance of 33 feet of encroachment into the required 100 foot front yard setback measured from the property line along U.S. Route 13. They are proposing to construct a 12 foot long by 20 foot wide office addition. The property is located at the intersection of Lankford Highway and Simpkins Drive at 18395 Lankford Highway, Eastville. The parcel is zoned H - Hamlet and described as Tax Map 68, double circle A, parcel 76.

Recommendation:

In regards to this variance request, no facts have been provided that would indicate the property was not acquired in good faith and proper public notice has been given. Information has been provided by the applicant that may show the terms of the ordinance due to the size and shape of the property may unreasonably restrict the utilization of the property.

(ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.

The Chair opened the hearing to the public. The applicant, Jeff Klinge was present and briefly described his project as presented in the application. With no further comments, the hearing was closed to the public.

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.

Zoning Administrator's Report: none

Consideration of Minutes

The minutes of the April 7, 2015 meeting were unanimously accepted (5-0) as submitted upon motion by Mr. Bannister and a second from Ms. Nottingham.

Adjourn

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

Chair

Secretary