

**MINUTES
BOARD OF ZONING APPEALS
TOWN OF SHENANDOAH**

SEPTEMBER 4, 2024

The Shenandoah Board of Zoning Appeals held a meeting and public hearing on Tuesday, September 4, 2024. The meeting was called to order at 7:00 p.m.

ATTENDANCE: Members present were: Jennifer Bowling, Brenda Haggett, Matt Queen, and Ian Rudolph.

Members absent were: Member, Jonathan Comer

Others attending were: Angela Schrimsher Town Clerk, Charlie Jenkins Town Manager

Citizens: Richard Pierce, Brittany Sutherland, Melissa Smith, Jennifer Morris, Diane Shifflett.

Media: WHSV Mair Famet Multimedia Journalist.

JANUARY 05, 2023 PUBLIC HEARING MEETING MINUTES

A *motion* was made by Member Rudolph, *seconded* by Member Queen, to approve the *Public Hearing Meeting Minutes* held on January 05, 2023, as presented.

Members vote was as follows:

YEA: Chair Haggett
Member Bowling
Member Queen
Member Rudolph

NAY: None.

Abstain: None.

Absent: Vice Chair Comer

VOTE: **Unanimous in favor of motion.**

Chair Haggett opened the public hearing at 7:00 p.m. She stated the purpose of the public hearing was regarding a variance request from Bluestone Designs LLC, who owns a parcel of property located at TBD North Fourth Street, Shenandoah VA 22849 identified by tax map number 102A4-1-2-13-2. The applicant is requesting a variance be granted on the above referenced property, from 30 feet from the street to 29 feet from the street. This property is zoned R2, and Section 50-67 of the Town of Shenandoah Zoning Ordinance has a setback requirement of 30 feet from the road. The applicant is requesting a variance from 30-foot setback requirement to a 29-foot setback to allow for construction of a single-family home. The density range is high.

Chair Haggett stated that the corner lot on the corner of North Fourth Street and Junior Avenue. Because it's a corner lot 30-foot setback on each side of the street. Can't put a dwelling in and meet 30-foot setbacks. One is made but the other side on Junior Avenue is a foot short. The house can't be turned in a different direction. It will not meet two of the setbacks.

Chair Haggett inquired if there was anyone present to speak *for* the variance request?

Felecia Abbate is speaking for the request of Variance. She mentioned the lot is buildable. And the front of the house will be facing North Fourth Street.

Chair Haggett inquired if there was anyone present to speak *against* the variance request?

There was no one present to speak against the variance request.

Chair Haggett mentioned the entrance door needs to be facing the street address on the property where the driveway is at 911 address on North Fourth Street. VDOT needs to approve the entrance.

Felecia Abbate mentioned VDOT approved the entrance and Felecia Abbate has documentation and meet with VDOT on site.

Chair Haggett closed the public hearing at 7:06 p.m. She inquired if any Board Members had any questions.

There being no questions, a *Motion* was made by Member Rudolph, *seconded* by Member Queen, to recommend approval of the variance request as submitted by the Blue Stone Designs to allow a 30-foot variance setback requirement to a 29-foot setback to allow for construction of a single-family home.

. Members vote was as follows:

YEA: Chair Haggett
Member Bowling
Member Queen
Member Rudolph

NAY: None.

Abstain: None

Absent: Vice Chair Comer

VOTE: Unanimous in favor of motion.

September 4, 2024

ADJOURNMENT: There being no further business, a *Motion* was made by Member Rudolph, *seconded* by Member Queen, to adjourn the meeting at 7:07 p.m.

Members vote was as follows:

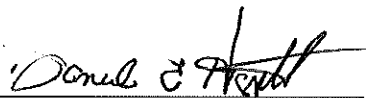
YEA: Chair Haggett
Member Bowling
Member Queen
Member Rudolph


NAY: None.

Abstain: None

Absent: Vice Chair Comer

VOTE: Unanimous in favor of motion.

Approved: 
Daniel E. Haggett, Chair

Attested: 
Angela Schrimsher, Town Clerk