

At a public hearing of the James City County Board of Zoning Appeals, held thereof in the Courthouse, in Williamsburg, Virginia, on the second day of June, nineteen hundred and sixty-nine, there were present: MR. GEORGE A. MARSTON, Chairman, MR. MAYO W. WALTRIP, Vice-Chairman, MR. GERALD H. MEPHAM, Secretary, MR. JOSEPH E. BROWN, and MR. WARFIELD ROBY, JR.

Mr. L. N. Sterling, of Sterling Development Corporation, presented his appeal for a variance stating the following facts:

1. Proposed house to be a model home.
2. Proposed location was designed in 1966 prior to Zoning in James City County.
3. Farmville Estates Subdivision recorded prior to enactment of Subdivision Ordinance which caused undersized lot.
4. Proposed house to sell for approximately \$16,200.
5. The proposed location is the most feasible due to the narrow width of the lot.

Mr. John W. Watkins, Zoning Administrator for James City County, stated Mr. Sterling could not be issued a permit to build without a variance for the following reasons:

1. Mr. Sterling's proposed front setback is 30'. Residential 2 requires 35'.
2. Mr. Sterling's proposed rear yard is 20'. Residential 2 zoning requires 35'.

The following interested citizens presented their views concerning the variance request.

Mrs. Kenneth Bick: "Nice house, but he did not have a building permit."

Mrs. Belle Everett: "The front is in the front and that is that."

Mr. M. W. Bryant: "The house is not in keeping with the area. Variances should be kept at a minimum."

Mr. Sterling reaffirmed his position and requested the variance be granted.

The Board informed Mr. Sterling they would reach their decision within thirty (30) days.

The Board adjourned the public hearing and went into Executive session.

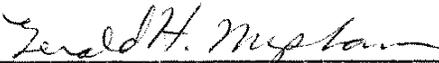
After a lengthy discussion, a roll call vote was taken to grant the variances to Mr. Sterling. The following vote is recorded:

Mr. Marston	-	Yea
Mr. Waltrip	-	Nay
Mr. Mephram	-	Nay
Mr. Brown	-	Yea
Mr. Roby	-	Yea

The following reasons were given for granting the variance:

1. The 30' front setback was not a serious violation as existing dwellings in area have a 30' setback.
2. The proposed location of the dwelling on the lot in question was best suited for both the dwelling and the lot.

There being no further business, the meeting was adjourned.



Gerald H. Mephram, Secretary



George A. Marston, Chairman