

At a regular meeting of the James City County Board of Zoning Appeals, held in the Courthouse, Williamsburg, Virginia, on the fourth day of August, nineteen hundred and seventy-one, there were present: MR. GEORGE A. MARSTON, Chairman, MR. MAYO W. WALTRIP, Vice-Chairman, MR. GERALD H. MEPHAM, Secretary, and MR. WARFIELD ROBY, JR.

RE: MINUTES

The minutes of the previous meeting on November 18, 1971, were read and approved.

RE: UNFINISHED BUSINESS

There was no unfinished business.

RE: PUBLIC HEARING - ROBERT T. RILEY APPEAL # 71-1

The Chairman opened the Public Hearing.

Mr. Larry R. McCardle of Murphy & McCardle Real Estate Agency represented Mr. Robert T. Riley. Mr. McCardle spoke favorably for approval of the appeal.

He stated that:

Mr. Riley would make necessary repairs to the building.

That the operation was the manufacture of scented soaps, candles and similar items.

That employment would consist of from five to ten persons.

That no waste or residue was involved.

That water used would be recycled.

That a four hundred foot well which needed a pump was on the site for water.

That the sanitary system in the adjoining building would be used.

That the lease would be for a period of forty months, and

That if the presently vacant building on the former site of the Wedgewood Theater could not be used as requested, a hardship to Mr. Riley would result.

The Chairman asked for the Zoning Administrator's statement.

The Zoning Administrator noted that the application form for an appeal to the Board of Zoning Appeals did not include an exception as an item of request, and although a variance was requested, an exception instead of a variance was the appropriate consideration.

In view of the proximity to industrially zoned districts, and the general nature of activities in an A-1 Zone, it was felt that repair and use of the building would not be contrary to the intent of an A-1 district, but would be to the best interest of all concerned, and not detrimental to the surrounding community. Favorable consideration was recommended.

There being no further comments the public hearing was closed.

On a motion by Mr. Waltrip, seconded by Mr. Mephram, and passed by a unanimous vote, the Board of Zoning Appeals of James City County, Virginia, hereby grants a special exception to the Use Regulations for A-1 District to permit manufacture of scented soap, candles and similar products for the period and under the conditions requested in the Appeal.

RE: ELECTION OF OFFICERS

Mr. Marston was the single nominee for Chairman, and was elected unanimously.

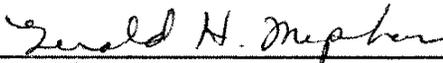
Mr. Waltrip was the single nominee for Vice-Chairman, and was elected unanimously.

Mr. Roby and Mr. Mephram were nominated for Secretary, with Mr. Mephram being elected by majority vote.

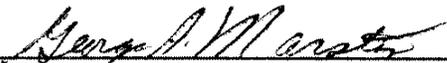
RE: SPECIAL ITEMS

The Chairman requested that, for future instances when an exception instead of a variance is the appropriate request for an appeal, that the Appeal Form so indicate. In addition, it was requested that the Planning Commission be apprised of the need to include "exceptions" in the Zoning Ordinance.

There being no further business, the meeting was adjourned at 8:50 P.M.



Gerald H. Mephram, Secretary



George A. Marston, Chairman