

At a regular meeting of the Board of Zoning Appeals of James City County held in the Courthouse, Williamsburg, Virginia, on the twenty-seventh day of March, nineteen hundred and seventy-four, there were present: MR. GEORGE A MARSTON, Chairman; MR. JOSEPH BROWN, Vice chairman; and MR. WARFIELD ROBY, JR.

RE: MINUTES

The minutes of the meeting of October 24, 1973, were approved as read.

RE: UNFINISHED BUSINESS

None

RE: HEARING OF CASES

RE: CASE #Z-5-74--JEARL COWLES

Mr. William R. Bland presented the variance request for Mr. Cowles. He explained that when the building permit was issued, the sketch for the permit showed 65 feet of frontage. A survey done recently proved only 45 feet of frontage. However, to the north of Mr. Cowles property lies a 25 foot strip of no-mans-land for which there is no recorded owner.

RE: NEW BUSINESS

RE: CONSIDERATION OF CASE #Z-5-74

Mr. Marston questioned whether this hardship was brought about by an improperly issued building permit or by the owner himself.

Mr. Bland replied that the owner did not fill out the building permit application, but that a member of the County staff filled it out with information given him by Mr. Cowles.

Mr. Cowles replied that he told the County staff member that he had 45 feet of frontage with an 8 foot easement to the side of the property.

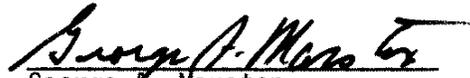
Upon motion by Mr. Brown, seconded by Mr. Roby and passed unanimously, a variance is hereby granted Jearl Cowles to allow his house to encroach upon the required side yard area.

RE: MISCELLANEOUS BUSINESS

Mr. Marston requested Miss Sturgeon to invite Mr. McCann, County Administrator, to the next meeting in order that he might be made aware of mistakes of this nature and could assure that they would be corrected in the future.

RE: ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

  
George A. Marston  
Chairman