

At a regular meeting of the Board of Zoning Appeals of James City County held in the Courthouse, Williamsburg, Virginia on the third day of April, nineteen hundred and seventy-four, there were present: MR. GEORGE MARSTON, Chairman; MR. GERALD MEPHAM and MR. WARFIELD ROBY, JR.

RE: MINUTES

The minutes of the meeting of March 27, 1974, were approved as read.

RE: UNFINISHED BUSINESS

None

RE: HEARING OF CASES

RE: CASE #ZA-6-74--D.S. WALTRIP

Mr. Neil Frank presented the case for Mr. Waltrip, explaining that there now exist 85 lots in the Green Springs Mobile Home Park and Mr. Waltrip is proposing an addition of 65 lots for a total of 150. The 85 lots are now on septic tanks.

Mr. Frank indicated he had spoken with Mr. Johnson of the Service Authority in November about the possibility of getting public sewerage for the park. Mr. Johnson told Mr. Frank that the property was outside the project area and that if they ever got approval to expand the area he would then consider the possibility. As it is now, the population is too sparse to justify a sewer line along Rt. 614.

Mr. Frank told the Board that he had asked Mr. Johnson if they could connect to the First Colony Interceptor if they ran a line to get to it. Mr. Johnson then told Mr. Frank that the trailer park would be using all of the diameter of the interceptor and no one else could hook up. Since the Service Authority hadn't anticipated extra connections, this would not be possible.

Mr. Frank indicated it would cost approximately \$97,000 for septic tanks for 65 lots.

Mr. Marston said he felt this would be a waste of \$100,000 that could be used to defray the cost of building the sewer line.

Mr. Frank replied that Mr. Johnson and Mr. Bazzle of the Health Department had discussed the matter and concluded that septic tanks would be better for this area at the present time.

Mr. Mephram said that he didn't think it was in the Board's jurisdiction to grant a variance in this case.

Mr. Frank asked what his next step would be if the Board did not act on this matter.

Mr. Marston replied that he should try and renegotiate with Mr. Johnson to see if they might be able to come up with something and when they needed an answer, to come before the Board and the Board would act upon the request.

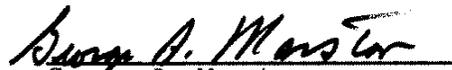
Mr. Mephram added that the legal step would be to take it to court and have the judge decide.

Mr. Marston asked Miss Sturgeon to check with the County Attorney regarding this appeal to see if it was, in his opinion, a legitimate case for the Board of Zoning Appeals.

Mr. Mephram moved that a decision be deferred on this matter until the next meeting in hopes that more information would be available. This was seconded by Mr. Roby and passed unanimously.

RE: ADJOURNMENT

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


George A. Marston
Chairman