

At a special meeting of the Board of Zoning Appeals held in the Courthouse, Williamsburg, Virginia on the twelfth day of June, nineteen hundred and seventy-four, there were present: MR. JOSEPH BROWN, Vice chairman; MRS. ELIZABETH VAIDEN, Secretary; MR. GERALD MEPHAM and MR. WARFIELD ROBY, JR.

RE: OLD BUSINESS

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

Mr. Joseph Phillips explained Mr. Waltrip's request restating that the Health Department has assured Mr. Waltrip that septic tanks can be adequately used in this area.

Mr. Phillips also told the Board that a 1.5 mile sewer line and the pumping station that would have to be built would cost approximately \$300,000 whereas the septic system would cost approximately \$30,000. Mr. Phillips also stated that Mr. Waltrip knows he will have to hook up to the public sewer line when it is available and is willing to risk taking the chance that it will not be available for some time.

Mr. Phillips explained that the front half of the property being developed as a mobile home park leaves the back half virtually useless. There are steep ravines on either side of the property that discourages adjacent property owners from buying the property.

Mr. Phillips also indicated that the development of the rear portion would not be detrimental to adjacent property as all additional development would be in the rear and thus be no more obvious than what currently exists.

Mr. Mepham moved to deny the requested variance because it is not a hardship on the property owner not shared by adjacent property owners proposing the same development and because denying the variance does not amount to confiscation. This was seconded by Mr. Roby.

Discussion on the motion followed with Mr. Phillips contending that the confiscation was occurring by disallowing the use, not by the government coming in and taking the land. He further explained that at the present time 58% of the land has been developed with approximately 25% being developed before the zoning amendment.

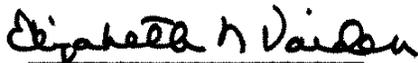
The question was called for resulting in the passage of the motion by a vote of two for the motion and one abstention. The acting chairman did not vote.

RE: ELECTION OF OFFICERS

Mr. Mepham moved that the same slate of officers be kept for another year. This was seconded by Mr. Brown and passed unanimously.

RE: ADJOURNMENT

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


Elizabeth N. Vaiden
Secretary


Joseph E. Brown
Vice Chairman