

AT A REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE COURTHOUSE, WILLIAMSBURG, VIRGINIA, ON THE EIGHTEENTH DAY OF OCTOBER, NINETEEN HUNDRED AND SEVENTY-EIGHT.

1. ROLL CALL

Mr. George A. Marston, Chairman
Mr. Gerald H. Mephram
Mr. Joseph E. Brown
Mr. Warfield Roby, Jr.
Ms. Elizabeth N. Vaiden

OTHERS:

Mr. Henry H. Stephens

2. MINUTES

Upon a motion by Mr. Roby, seconded by Mr. Brown, the minutes of June 28, 1978 were approved as presented.

3. CASE NO. ZA-4-78. CONSIDERATION OF AN APPLICATION
of Mr. D. W. Alphin for variances from Sections 20-85, 20-105, and 20-107 of the Zoning Ordinance to allow for the remodeling and expansion of the Jefferson Motel Restaurant.

Mr. Marston asked if anyone was present representing the applicant.

Mr. Magoon, the architect, and Mr. Alphin, the applicant, indicated their presences and said they would prefer to answer questions about the project after the staff report was presented.

Mr. Stephens presented the staff report. He said the addition was a small entry foyer which violated Sections 20-85, 20-105 and 20-107 of the Zoning Ordinance. He said these sections involved the expansion and remodeling of nonconforming uses and perimeter landscaped areas adjacent to buildings in the B-1 District. He said that the Technical Review Committee had recommended approval based on the following:

1. Given the existing development on the site, the proposed site layout is the best design.

2. The present restaurant is sound structurally and in its present state can continue to be used as a restaurant.
3. The proposed remodeling is mainly to improve the appearance of the building and the efficiency of its use. The entry foyer will improve the efficiency of the heating and cooling systems by providing double doors into the restaurant.
4. The conflict with the preimeter landscaped strip is minor and the design exceeded the minimum 10 foot strip requirement in other areas.
5. The nonconformance of the building was caused, at least in part, by the widening of Route 60.
6. The impact of the proposed remodeling will probably not substantially prolong the useful life of the nonconforming structure since it is already in reasonably good condition.
7. The plan will improve the parking situation for both the motel and the restaurant by creating a more structured parking lot layout.

Mr. Magoon stated that the remodeling and addition would involve moving the entrance from the front of the restaurant to the side and eliminating parking which is presently in front of the restaurant. He said that he felt this would be an improvement in terms of public safety.

Mr. Alphin said that with the present parking arrangement in front of the building, traffic is backing out into Route 60. He said this was very dangerous. He felt that moving the restaurant entrance to the side and eliminating the parking in front of the building by creating a landscaped area would resolve the present dangerous situation and greatly improve the appearance of the business.

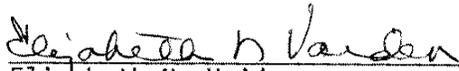
Mr. Roby and Mr. Mephram both expressed that they felt the proposed elimination of parking in front of the restaurant was a significant improvement of public safety.

Upon a motion by Mr. Mephram, seconded by Mr. Brown, Case No. ZA-4-78 was granted variances from Sections 20-85, 20-105 and 20-107 to add a small entry foyer and remodel the restaurant located on the site of the Jefferson Motel.

The extent of the variances are limited to those shown on the site plan approved on September 20, 1978 and submitted in support of the appeal application.

4. ADJOURNMENT

Upon a motion by Mr. Mephram, seconded by Mr. Roby, and October 18, 1978 meeting of the James City County Board of Zoning Appeals was adjourned.



Elizabeth N. Vaiden
Secretary

George A. Marston
Chairman