

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 NINETEENTH DAY OF MARCH, NINETEEN HUNDRED AND EIGHTY-ONE.

1. ROLL CALL

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

OTHERS:

Mr. William C. Porter, Jr.

2. MINUTES

Upon a motion by Mr. Marston, seconded by Mr. Brown, the minutes of the February 4, 1981 meeting were approved as presented.

3. CASE NO. ZA-1-81. CONSIDERATION OF AN APPLICATION OF Mr. George Norris, on behalf of Blue Ribbon Gardens Properties, Inc., for a variance from Section 20-22.1, Area Requirements; Section 20-22.2, Minimum Lot Widths; Section 20-22.4, Minimum Yard Requirements, and Section 20-22.6, Road Frontage Requirements, of the Zoning Ordinance. The variance request would eliminate conflicts between the Section III layout and the Zoning Ordinance. The Zoning Ordinance has been revised since the original approval of Section III, which was constructed but never used. The property is located on Route 60, east of Williamsburg, across from Carter's Grove Plantation.

Mr. Porter presented the staff report, which is appended hereto. Mr. Porter explained that the variances were being requested to make use of the existing layout of Section III of Blue Ribbon Gardens Mobile Home Park. Mr. Porter further explained that water, sewer, and mobile home pads were in place in Section III. If the variances were not granted, Section III of Blue Ribbon Gardens would have to be redesigned, resulting in a loss of existing and improved mobile home sites and major reworking of the roads, water, and sewer lines.

Mr. Porter stated the staff recommended approval of each of the variances, due to the hardship that would result by requiring the owner to reconstruct much of the existing infrastructure and entire layout

of Section III in order to bring it into conformance with the existing Mobile Home Ordinance.

At this point, Mr. Marston wanted to know if all the utilities were in Section III.

Mr. Porter stated that water and sewer lines were in Section III, but not electricity or telephone lines.

Mr. Mepham opened the public hearing for Case No. ZA-1-81.

Mr. David McCargo, representing the applicant, stated that he would be glad to answer any questions members of the Board might have. There being no questions from members of the Board, and no one else wishing to speak, Mr. Mepham closed the public hearing.

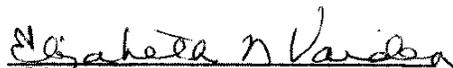
Upon a motion by Mr. Marston, seconded by Mr. Brown, the Board of Zoning Appeals voted unanimously to approve Case No. ZA-1-81 to allow:

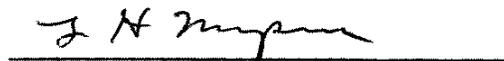
1. Minimum lot areas of 4,200 square feet,
2. Minimum lot widths of 42 feet,
3. Minimum setbacks of 15 feet from the park boundary,
4. Cul-de-sacs ending in parking lots,
5. Minimum street right-of-ways of 22 feet.

All of the above items are as shown on the approved site plan for Blue Ribbon Gardens.

4. ADJOURNMENT

There being no further business, the March 19, 1981 meeting of the Board of Zoning Appeals was adjourned at 7:37 P.M.


Elizabeth N. Vaiden
Secretary


Gerald H. Mepham
Chairman