

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 THIRTIETH DAY OF APRIL, NINETEEN HUNDRED AND EIGHTY-ONE.

1. ROLL CALL

Mr. Gerald H. Mepham, Chairman
Mr. George A. Marston
Ms. Elizabeth N. Vaiden
Mr. Warfield Roby

OTHERS:
Mr. William C. Porter, Jr.

2. MINUTES

Upon a motion by Mr. Marston, seconded by Mr. Roby, the minutes of the March 19, 1981 meeting were approved as presented.

3. CASE NO. ZA-2-81. CONSIDERATION OF AN APPLICATION OF MR. Andrew C. Glass for a variance from Section 20-55, Yard Regulations, of the Zoning Ordinance.

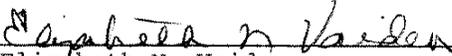
Mr. Porter presented the staff report, which is appended hereto, stating that Mr. Glass proposes to attach a porch 12 ft. in width to the southwestern side of his house thereby reducing that sideyard to a width of 7 feet and causing the combined total width of the two required sideyards to be reduced from 24 to 12 feet. The minimum sideyard permitted in the R-2 district is 10 feet, with a combined width of the two sideyards being 25 feet.

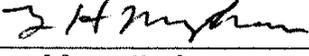
Mr. Porter stated that because the request would not result in a change in the character of the Chickahominy Haven community, and no negative comments have been received, the staff recommends that the sideyards be established as requested in Mr. Glass' application.

Upon a motion by Mr. Marston, seconded by Mr. Roby, Case No. Z-2-81 was approved.

4. ADJOURNMENT

There being no further business, the April 30, 1981 meeting of the Board of Zoning Appeals was adjourned.


Elizabeth N. Vaiden
Secretary


Gerald H. Mepham
Chairman

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1. ROLL CALL

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

OTHERS:

Mr. William C. Porter, Jr.

2. MINUTES

Upon a motion by Mr. Marston, seconded by Mr. Roby, the minutes of the March 19, 1981 meeting were approved as presented.

3. CASE NO. ZA-2-81. CONSIDERATION OF AN APPLICATION OF MR. Andrew C. Glass, for a variance from Section 20-55, Yard Regulations, of the James City County Zoning Ordinance, for lot 33 of Section I, Chickahominy Haven Subdivision.

Mr. Porter presented the staff report, which is appended hereto. Mr. Porter explained that Mr. Glass' home has a 5 foot side yard on the northeastern side of the house, and a 19 foot side yard on the southwestern side of the house. Mr. Glass proposes to attach a porch 12 feet in width to the southwestern side of his house, thereby reducing that side yard to a width of 7 feet. The two side yards would then have a combined total width of 12 feet. The minimum side yard permitted in the R-2 District is 10 feet, with a minimum combined width of two side yards of 25 feet.

Mr. Porter stated that Section 20-108 of the James City County Zoning Ordinance empowers the Board of Zoning Appeals to determine the setback, as well as side and rear yard requirements, for any lot of record prior to May 10, 1976, as a nonconforming area. Mr. Porter explained that the staff recommended approval of the requested variance, due to the fact the variance would not seriously change the character of the District, nor pose a substantial detriment to the neighboring properties.

Mr. Mephram opened the Public Hearing on Case No. ZA-2-81.

Mr. Andrew C. Glass, the applicant, stated that his lot width was 75 feet, and that the variance was necessary to allow him to construct a porch on the southeastern side of his home.

There being no one else wishing to speak, Mr. Marston closed the Public Hearing.

Mr. Marston asked if all adjacent property owners had been notified, and if Mr. Glass' request was similar to variances requested and granted in the past for other properties in Chickahominy Haven Subdivision.

Mr. Porter replied that all adjacent property owners had been notified of the variance, and that Mr. Glass' request was indeed similar to those approved in the past by the Board.

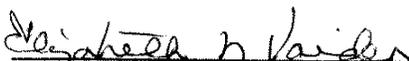
Mr. Roby asked if the staff had been contacted by anyone in reference to this case.

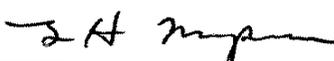
Mr. Porter replied that no one had made contact with the staff in this regard.

Upon a motion by Mr. Marston, seconded by Mr. Roby, the Board of Zoning Appeals voted to approve Case No. ZA-2-81 to establish a total minimum side yard width of 12 feet for lot 33, Section I of Chickahominy Haven Subdivision.

4. ADJOURNMENT

There being no further business, the April 30, 1981 meeting of the Board of Zoning Appeals of James City County was adjourned at 7:40 P.M.


Elizabeth N. Vaiden
Secretary


Gerald H. Mepham
Chairman