

AT A REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF JAMES CITY COUNTY, VIRGINIA, IN THE BOARDROOM, 101-C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA, ON THE TWENTY-SECOND DAY OF OCTOBER, NINETEEN HUNDRED AND EIGHTY-SEVEN.

1. ROLL CALL

Mr. Robert Ripley  
Ms. Nancy James  
Mr. Ronald Rosenberg  
Ms. Elizabeth Vaiden

Others Present

Ms. Carolyn Murphy, Code Compliance  
Mr. Larry Davis, Assistant County Attorney

2. MINUTES

The minutes of the August 27, 1987 meeting were approved as presented.

3. OLD BUSINESS

None

4. NEW BUSINESS

Ms. Murphy presented the staff report stating that Mr. William Mehaffey of Langley & McDonald, on behalf of Busch Gardens had requested variances from Section 20-12(b)(2) and 20-12(b)(3) for geometric and landscape requirements for the expansion of Hastings Parking lot at Busch Gardens.

Ms. Murphy further stated that staff recommended denial of these variances since no legal hardship has been shown which would prevent the owners of the property from placing it into beneficial use.

Mr. Rosenberg opened the public hearing.

Mr. Norman Mason, Langley and McDonald, representing the applicant, made a presentation concerning parking lot and the Grove Interchange. He also stated that greenspace was not a problem with the applicant.

Mr. Rosenberg asked if the islands would prohibit filling the parking lot.

Mr. Mason described how Busch was unique in parking that cutting across the parking lot diagonally was faster than requiring 90 degree turns at several locations.

A general discussion followed concerning the percentage of green space required.

Mr. Davis stated that Busch Gardens was not a typical parking lot and that the landscape requirements were intended to provide green area in large shopping center parking lots.

Mr. Ripley asked if the lot could be redesigned to eliminate one space on each island to reach the required landscaping.

Mr. Mason had no problem with reducing parking spaces to reach the required 5 % landscape requirements.

Upon a motion by Mr. Ripley, seconded by Mr. Rosenberg, the Board voted 4-0 to approve the following:

1. A variance from Section 20-12(b)(2) eliminating the requirement for landscaped islands.

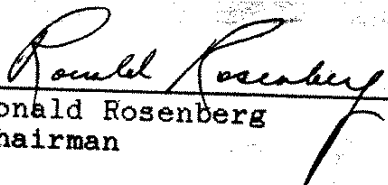
2. A variance from Section 20-12(b)(3) requirement for landscaped area within the parking lot conditioned upon adding additional green space that shown on the site plan entitled "Busch Entertainment Corporation - Busch Gardens - Parking Lot Expansion Phase I" dated 8/11/87, to achieve a total of 5% landscaped green space within the parking lot provided, however, the additional green space shall not eliminate more than fifty parking spaces as shown on said site plan

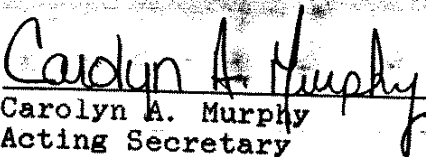
5. MATTERS OF SPECIAL PRIVILEGE

None

6. ADJOURNMENT

The October 22, 1987 Board of Zoning Appeals meeting was adjourned at 8:15 P.M.

  
Ronald Rosenberg  
Chairman

  
Carolyn A. Murphy  
Acting Secretary