

**BOARD OF ZONING APPEALS**

**MINUTES**

**MARCH 24, 1994**

**A. ROLL CALL:**

Mr. Feigley  
Mr. Ripley  
Mr. Giedd  
Ms. James

**ABSENT:**

Mr. Carr

**OTHERS PRESENT:**

Bernard M. Farmer, Jr. Zoning Administrator

**B. MINUTES**

None.

**C. OLD BUSINESS**

ZA-3-94; Ristorante Primo (Continuation)

Mr. Farmer presented the staff report stating that Barbara Scordo has applied for a ten foot variance to the side yard requirements to expand the kitchen area of the Ristorante Primo at 1325 Jamestown Road.

Mr. Feigley continued the public hearing.

Mr. Ed Blanks, architect for the proposed project spoke on behalf of the requested variance.

Ms. Barbara Scordo, owner of Ristorante Primo spoke on behalf of the request and stated that the purpose of the variance request was primarily for safety reasons. She further explained the planned arrangement of the interior area.

Mr. Feigley closed the public hearing.

After discussion among the board members Mr. Ripley motioned to grant the variance for the proposed addition.

Mr. Feigley seconded the motion.

The motion passed unanimously.

**D. NEW BUSINESS**

ZA-4-93; Lucinda L. Brown

Mr. Farmer presented the staff report stating that R. W. Crowder of American Family Homes, on behalf of Lucinda L. Brown, has applied for a 17.5 foot variance to the front setback requirements and a 10 foot variance to the rear setback requirement for Ms. Brown's property located in the Benjamin & Helen Clark Subdivision at 146 and 150 Forest Heights Road. The properties are in the R-2, General Residential, Zoning District.

Mr. Farmer stated that Mr. Crowder is proposing to build a modest single family dwelling 24 feet by 50 feet in size on the two parcels by combining them. It is the staff recommendation that the variance be granted as requested allowing a 25 foot front and rear setback from the property line providing that the common lot line is extinguished.

Mr. Feigley clarified the request with Mr. Farmer.

Mr. Feigley opened the public hearing.

Mr. Crowder with American Family Homes spoke on behalf of the applicant for the requested variance.

Ms. James clarified with Mr. Farmer if a new deed would be required to record the lot as one.

Mr. Feigley closed the public hearing.

Mr. Feigley moved that the rear setback be established at 15 feet and the front setback be established at 25 feet with the condition that the two adjacent lots be combined into a single parcel.

Ms. James seconded the motion.

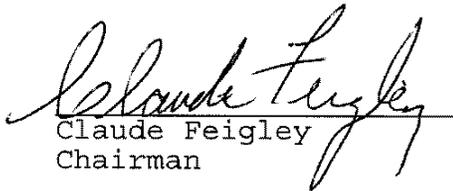
The motion passed unanimously.

**E. MATTERS OF SPECIAL PRIVILEGE**

Ms. James offered a letter of her resignation from the Board of Zoning Appeals.

**F. ADJOURNMENT**

The meeting was adjourned at (8:15) P.M.

  
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Claude Feigley  
Chairman

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Bernard M. Farmer, Jr.  
Secretary