

At a regular meeting of the Board of Zoning Appeals held thereof in the Courthouse, Williamsburg, Virginia, on the sixth day of February, nineteen hundred and seventy-four, there were present: MR. GEORGE MARSTON, Chairman, MRS. ELIZABETH VAIDEN, Secretary; MR. GERALD MEFHAM and MR. WARFIELD ROBY, JR.

RE: MINUTES

The minutes of the meeting of October 24, 1973, were read and approved.

RE: UNFINISHED BUSINESS

None

RE: HEARING OF CASES

RE: CASE #ZA-1-74--CARL ASHE

Mrs. Ashe spoke for this variance explaining that after having had a survey done of the property, the variance required amounted to 2½ feet rather than 5 feet as previously requested.

RE: CASE #ZA-2-74--LUCY ANN TAYLOR

Mrs. Taylor explained that she and her husband owned an acre and a quarter of land, however, it was too narrow for the house they proposed to build. A variance was requested for 1'8" to allow a forty foot house to be built on the lot which is 63'4" wide.

RE: CASE #ZA-3-74--BETTER BUY BUILDERS

Mr. J.R. Zepkin presented the plans for the proposed use of the building in Toano. He explained that with the current restrictions of the B-1 zone and the manner in which the property is situated, his client had very little

property to develop. It was also noted that when additional right-of-way had been secured for Route 60, this property had lost over one-half of the total area.

RE: CASE #ZA-4-74--BONANZA SIRLOIN PIT

Mr. Tom Wood explained that the sign for Bonanza measured 33.69 square feet and a variance would be needed for 1.69 square feet. Mr. Wood also explained that to cast a new mold for a 32 square foot sign would cost approximately \$5,000.

RE: NEW BUSINESS

RE: CONSIDERATION OF CASE #ZA-1-74

Upon motion by Mr. Mephram, seconded by Mrs. Vaiden and passed unanimously a variance is hereby granted Carl P. Ashe to allow construction of a dwelling into the required side yard of his property.

RE: CONSIDERATION OF CASE #ZA-2-74


Upon motion by Mr. Mephram, seconded by Mr. Roby and passed unanimously, a variance is hereby granted to Lucy Ann Taylor to allow construction of a dwelling into the required side yard of her property.

RE: CONSIDERATION OF CASE #ZA-3-74

Upon motion by Mr. Mephram, seconded by Mrs. Vaiden and passed unanimously a variance is granted for parking spaces, open space requirements and setback regulations provided the site is developed in accordance with an approved site plan.

RE: CONSIDERATION OF CASE #ZA-4-74

After general discussion and comments as to whether a precedent would be set which allowed oversize signs, Mr. Mephram moved that the variance be granted. This was seconded by Mrs. Vaiden and passed unanimously.

  
Elizabeth N. Vaiden  
Secretary

  
George A. Marston  
Chairman