

BOARD OF ZONING APPEALS

MINUTES

MARCH 26, 1992

A. ROLL CALL

Mr. Feigley
Mr. Ripley
Mr. Giedd

ABSENT:

Mr. Carr
Ms. James

Others Present:

Bernard M. Farmer, Jr. Zoning Administrator

B. MINUTES

The minutes of the February meeting were approved as presented.

C. OLD BUSINESS

None

D. NEW BUSINESS

ZA-2-92. Robert & Fannye Rorer

Mr. Farmer presented the staff report stating that Mr. & Mrs. Rorer desire to construct a 10 foot by 19 foot covered porch on their home at 901A Jackson Street in the James Terrace Subdivision in James City County. The property is in the R-2, General Residential, Zoning District and further identified as Parcel (2-52) on Tax Map (41-4). The property is a corner lot and the current ordinance requires that all structures be located a minimum of twenty-five (25) feet from any street right-of-way. Mr. Rorer desires to build within 21 feet of the right-of-way. Their house was constructed in 1955 and became nonconforming with the adoption of the zoning ordinance. Since no demonstrable legal hardship has been shown to exist in this case, it is the staff's recommendation that the variance be denied.

Mr. Feigley opened the public hearing.

Mr. Rorer addressed the Board stating that the dwelling is presently 15 feet from the road and the porch would be 21 feet from the road. He also, stated that he had spoken to all of his neighbors and that none of them objected to the addition of the porch.

Mr. Feigley asked if the proposed porch would come out as far as the existing porch.

Mr. Rorer answered no.

Mr. Feigley asked if the proposed porch would come close to the fence or the edge of the property.

Mr. Rorer answered no.

Mr. Farmer clarified with the help of the plat.

There being no further discussion Mr. Feigley closed the public hearing.

Mr. Feigley stated that if the applicant desires to construct a porch the proposed location is the most desirable location.

Mr. Giedd agreed with Mr. Feigley.

Mr. Giedd moved to grant a 4 foot variance from the setback requirements to construct the proposed 10 X 19 foot porch.

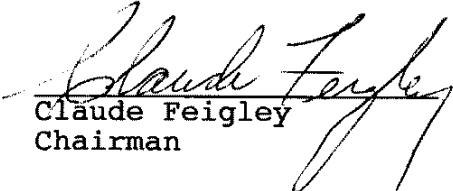
The vote for approval was unanimous.


E. MATTERS OF SPECIAL PRIVILEGE

Mr. Farmer provided a brief update regarding actions pertaining to case ZA-12-91, University Square.

F. ADJOURNMENT

The meeting was adjourned at 7:45 P.M.


Claude Feigley
Chairman


Bernard M. Farmer, Jr.
Secretary