

BOARD OF ZONING APPEALS

June 26, 2002

A. ROLL CALL

PRESENT:

Mr. Nice
Mr. Fraley
Ms. Wallace

ABSENT:

Mr. Fischer

OTHERS PRESENT:

Christy Parrish, Zoning Officer
Leah Nelson, Development Management Assistant

B. MINUTES

The minutes of the April 4, 2002 meeting were approved.

D. OLD BUSINESS

None

E. NEW BUSINESS

Mr. Fraley gave a brief explanation as to the purpose and function of the Board of Zoning Appeals. He stated since this Board is a five-member board, three votes are always required to grant a variance. He then asked Ms. Parrish to summarize the case.

ZA-03-02 244 Bush Springs Road

Ms. Parrish said staff felt this case was very straightforward and that a hardship did exist.

Mr. Nice said he wished to see the project go forward.

Mr. Fraley opened the public hearing.

Mr. Keith Denny of James City County Housing & Community Development came forward to speak. He said this project was on behalf of the property owner, Ms. Mary Lancaster, so that a 6 foot wide bathroom could be added on to her house. He said that he felt a hardship existed because the lot was so small. He said the lot was sized to accommodate a house measuring 24 feet by 24 feet and built to minimum setback requirements in 1955.

Mr. Fraley asked the Board if they had any questions for Mr. Denny. There being none, he asked if any other person wished to speak. There being none, he closed the public hearing.

Mr. Fraley asked Ms. Parrish to read staff's recommendation.

Ms. Parrish said that staff recommended a variance to Section 24-238, Yard Regulations, of the James City County Zoning Ordinance to establish the rear yard setback at 28 feet.

Mr. Nice made a motion to approve staff's recommendation, and Ms. Wallace seconded the motion.

Ms. Parrish called for a vote.


The motion was approved 3-0.

E. MATTERS OF SPECIAL PRIVILEGE.

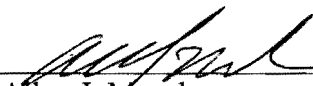
None

F. ADJOURNMENT

The meeting was adjourned at approximately 7:50 p.m.



Jack Fraley
Chairman



Allen J. Murphy
Secretary