

**BOARD OF ZONING APPEALS  
MINUTES**

The Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, August 12, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

**PRESENT:** Chairman Pifer, Vice Chairman Crawford, Ms. Marchant, Mr. Whitacre

**ABSENT:** Ms. Anderson, Mr. Lewis

**STAFF:** Aaron Grisdale, Erick Moore, Carolyn Barrett

**VISITORS:** Clyde Williams

**CONSENT AGENDA:**

Approval of Minutes of June 10, 2015:

Chairman Pifer called for corrections or additions to the minutes. Ms. Marchant made a motion to approve the minutes as submitted. Vice Chairman Crawford seconded the motion. Chairman Pifer called for a vote. Voice vote was taken and the motion passed 4-0.

**READING OF CORRESPONDENCE:**

None.

**PUBLIC HEARINGS:**

**BZA-15-381** Request of Gorianadis, LLC for a variance pertaining to a rear yard setback pursuant to Section 7-6-2 of the Winchester Zoning Ordinance for the property located at 300-302 North Kent Street (Map Number 174-01-G-1 - > <01), zoned Residential Business (RB1) district. The applicant is proposing to subdivide the subject parcel into three lots.

Mr. Grisdale reviewed the case and explained the details. Staff supports the request and has not received any letters or phone calls regarding the issue.

Vice Chairman Crawford asked if the plan will reduce the density that should be there. Mr. Grisdale said it would be like a two unit townhome or duplex.

**Chairman Pifer Opened the Public Hearing**

Mr. Williams of 307 North Kent Street spoke in favor of changing the house to a duplex. He believes it will solve a lot of problems with people moving in and out of the building frequently.

**Chairman Pifer Closed the Public Hearing**

Vice Chairman Crawford noted that nothing will change except the definition. With no other comments, Chairman Pifer called for a motion.

*Ms. Marchant moved that the Board of Zoning Appeals approve a variance to Gorianadis, LLC, pertaining to a rear yard setback pursuant to Section 7-6-2 of the Winchester Zoning Ordinance for the property located at 300-302 North Kent Street (Map Number 174-01-G-1), zoned Residential Business (RB1) district, with the following conditions:*

- 1. A complete application for the proposed subdivision must be submitted to the Subdivision Administrator within one year.*
- 2. The variance is limited to the subdivision as proposed on the survey by Marsh & Legge Surveyors, P.L.C dated June 30, 2015.*

*This variance is approved because:*

- a. The strict application of this Ordinance would produce a clearly demonstrable hardship.*
- b. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.*
- c. That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.*

*Vice Chairman Crawford seconded the motion. Chairman Pifer asked for a roll call vote.*

*Vice Chairman Crawford – yes*

*Ms. Marchant – yes*

*Mr. Whitacre – yes*

*Chairman Pifer – yes*

*Chairman Pifer stated the motion passed 4-0.*

**NEW BUSINESS:**

None.

**OLD BUSINESS:**

None.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:09pm.