# MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS

November 8, 2022

Immediately for	lowing the I	Planning (	Commission	Meeting
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Members Present	Members Absent	Others Present	
Jim Brooks, Chairman	John Napier	Kalie Harris, Planning and	
Jim Brooks, Chamman	John Haptor	Codes	
Mike Waller		James Jenkins, Planning and	
		Codes	
Leon Shields		Phil Bunch, Planning and	
		Codes	
Ryan Bright		Pedro Perez	

#### CALL TO ORDER

Mr. Brooks, called to order at 5:50 PM

## ROLL CALL AND SWEARING IN ALL WITNESSES

Kalie Harris conducted roll call and Mr. Brooks swore in all witnesses.

## APPROVAL OF MINUTES FROM OCTOBER 8, 2022 MEETING

Mr. Shields made a motion to approve the minutes seconded by Mr. Bright and unanimously approved.

# SPECIAL EXCEPTION TO PLACE GARAGE IN FRONT OF DWELLING. APPLICANT/PROPERTY OWNER, PEDRO PEREZ. LOCATED 163 LITTLE SHUBERT ROAD., TAX MAP 039 PARCEL 112.00., A-1, AGRICULTRAL-FORESTRY DISTRICT. APPROXIMAELY 1.50 ACRES. DISTRICT 4.

Property Owner, Mr. Perez stated he needs this variance because on one side of his house he has a power poll and on the other side is the well which is why is can't place the garage to the side of his home.

#### **ACTION**

Mr. Shields made a motion to approve the variance request seconded by Mr. Bright and

unanimously approved.

VARIANCE REQUEST FOR A 10' FRONTYARD SETBACK. APPLICANT/PROPERTY OWNER, JEFF NELSON. LOCATED 785 DUNRIDGE LANE., TAX MAP 021L, GROUP A, PARCEL 057.00. A-2, RURAL RESIDNTIAL DISTRICT. APPROXIAMTELY 1.70 ACRES.

Property owner, Mr. Nelson stated that the variance request is needed because his plan is to have a walk-out basement off the back of their home but due to the large slope of the property they wouldn't be able to do that without this variance. Mr. Waller stated that there is a hardship due to the slope of the land.

# **ACTION**

Mr. Waller made a motion to approve this request seconded by Mr. Shields and unanimously approved.

VARIANCE REUEST FOR A 17' REARYARD SETBACK. APPLICANT/PROPERTY OWNER, PHILLIP DOVER., LOCATED 101 MEADOW DRIVE., TAX MAP 016J, GROUP E, PARCEL 023.00. R-1, SUBURBAN RESIDENTIAL DISTRICT. DISTRICT 6. APPROXIAMELY 0.53 ACRES.

Property Owner, Mr. Dover stated they are wanting to build a deck off the back of their house that would be in 10' of the property line in the rear. Mr. Dover added that the back yard slopes about 3'. Mr. Dover clarified the existing deck will be removed. Mr. Jenkins stated that the 1 call he received about this variance they had no concern. Mr. Shields questioned if there was anything that separated him and his neighbors. Mr. Dover stated on their plans they have proposed a 6' privacy fence that will be vinyl. The fence will be on top of the deck. Mr. Waller question if the deck would cover the drain field. Mr. Dover replied that it would but there will be an access hatch that will allow us to have it pumped.

#### **ACTION**

Mr. Waller made amotion to approve the variance request seconded by Mr. Shields and unanimously approved.

SPECIAL EXCEPTION TO CONSTRUCT AN ACCESSORY BUILDING ON PROPERTY WITHOUT DWELLING. APPLICANT/PROPERTY OWNER, JEFFERY CHANNELL., LOCATED 1311 RAUSIN ROAD., TAX MAP 066, PARCEL 043.09. A-1, AGRICUTRAL-FORESTRY DISTRICT. DISTRICT 4. APPOXIAMELY 1.30 ACRES.

Property Owner, Mr. Channel stated the purpose of having this barn on the property with a dwelling is to be able to store equipment while they are in the processing of building their home.

#### **ACTION**

Mr. Shields made a motion to approve the request seconded by Mr. Waller and unanimously approved.

SPECIAL EXCEPTION TO OCCUPY EXISTING DWELLING UNTIL ABLE TO MOVE

INTO THE NEW DWELLING THAT IS BEING PLACED ON PROPERTY. APPLICANT, DAVID WORLEY, PROPERTY OWNER, MARGIE BRYANT. LOCATED 880 HIGHLAND AVE., TAX MAP 026G, GROUP B, PARCEL 011.00. R-1, SUBURBAN RESIDNETIAL DISTRICT. DISTRICT 2. APPROXIAMELY 0.73 ACRES.

Applicant, Mr. Worley stated the currently dwelling is not suitable to live in. There are tire size holes in the dwelling. Mr. Worley added all he needed was 45 days.

# **ACTION**

Mr. Bright made a motion to grant Mr. Worley 60 days for existing dwelling to be removed after new dwelling is placed on property. Seconded by Mr. Waller and unanimously approved.

ADDITIONAL PUBLIC COMMENTS None	
ANNOUNCEMENTS AND/OR COMMENTS None	FROM BOARD/COMMISSION
ADJOURNMENT Adjourned at 6:04 PM	
 Chairman	Date