



**BOARD OF ZONING APPEALS**

**MEETING MINUTES**

**WEDNESDAY, SEPTEMBER 4, 2024**

On Wednesday, September 4, 2024, the Board of Zoning Appeals held a public hearing in the Fifth Floor Conference Room, 900 East Broad Street, at 1:00 p.m.; display notice having been published in the Richmond Legacy Newspaper on August 21 and 28, 2024 and written notice having been sent to interested parties.

Members Present: Roger H. York, Jr., Acting Chairman  
Bryce L. Robertson  
Mary J. Hogue  
Susan Sadid  
Leigh V. Kelley

Staff Present: Roy W. Benbow, Secretary  
William C. Davidson, Zoning Administrator  
Brian P. Mercer, Planner  
Neil R. Gibson, Senior Assistant City Attorney

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The Acting Chairman called the meeting to order and read the Board of Zoning Appeals Introductory Statement, which explains the proceedings of the meeting. The applicant and those appearing in support of an application speak first, followed by those appearing in opposition.

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BZA 23-2024

APPLICANT: Brian and Kimberly Sullivan

PREMISES: 2316 WEST GRACE STREET  
(Tax Parcel Number W000-1048/041)

**SUBJECT:** A building permit to construct a detached garage (21' x 24') accessory to a single-family (detached) dwelling.

**DISAPPROVED** by the Zoning Administrator on June 10, 2024, based on Sections 30-300 & 30-416.6:1 of the zoning ordinance for the reason that: In an R-48 (Multi-Family Residential) District, the lot coverage requirement is not met. Maximum lot coverage shall not exceed fifty percent (50%) of the area of the lot. A lot coverage of 1,478 square feet (43%) currently exists; 1,982 square feet (57%) is proposed.

**APPLICATION** was filed with the Board on June 6, 2024, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

**APPEARANCES:**

For Applicant: Ben Goodman

Against Applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the applicants, Brian and Kimberly Sullivan, have requested a special exception to construct a detached garage accessory to a single-family detached dwelling for property located at 2316 W. Grace Street. Mr. Ben Goodman, representing the applicant, testified that the proposal is to construct a 21' x 24' garage with alley access. Mr. Griffin noted that a lot coverage of 1727 ft.<sup>2</sup> is permitted and that his clients are requesting a slight increase in the lot coverage to 1982 ft.<sup>2</sup>. Mr. Goodman stated that there are eight other dwellings in the immediate vicinity which are similarly situated in so far as garages with alley access. Mr. Goodman explained that the proposed garage will provide secure parking and allow his clients to age in place. It was noted that the applicant's request has the approval of the surrounding neighbors as well as the Commission of Architectural Review, the Fan District Association and the West Grace Street Association.

In response to a question from Mr. York, Mr. Goodman stated that the proposed garage is the minimum necessary to accomplish reasonable use of the property.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3(1) of the City Code, the intended purpose and use of the proposed accessory use is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the accessory use; the accessory use or similar construction serving the same purpose cannot reasonably be located elsewhere on

the lot in compliance with the zoning ordinance; and the accessory use will be in keeping with the architectural character of the dwelling and development within the neighborhood.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot coverage requirement be granted to Brian and Kimberly Sullivan for a building permit to construct a detached garage (21' x 24') accessory to a single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally affirmative: York, Hogue, Sadid, Robertson, Kelley  
negative: None

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BZA 24-2024

APPLICANT: C. Mercer Taylor

PREMISES: 8719 OLD SPRING ROAD  
(Tax Parcel Number C001-0253/020)

SUBJECT: A building permit to construct a one-story addition to a single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on July 22, 2024, based on Sections 30-300, 30-404.5(1) & 30-630.2(a)(2) of the zoning ordinance for the reason that: In an R-2 (Single-Family Residential) District, the front yard (setback) requirement is not met. As per the "1 in 4 Rule", a front yard varying in depth from 45.7± feet to 37.2± feet is required for the proposed addition; 34.8± feet is proposed.

APPLICATION was filed with the Board on July 17, 2024, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Charles Acquino

Against Applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the applicant, C Mercer Taylor, has requested a special exception to construct a one-story addition to a single-family detached dwelling for property located at 8719 Old Spring Road. Mr. Charles Acquino, representing the applicant, testified that the surrounding neighbors had been contacted including the South Hampton Civic Association and there are no objections to the proposed addition. Mr. Acquino noted that the proposed addition is permitted within the R-2 zoning district. The purpose of the proposed modifications is to provide functional space and create a wheelchair accessible dwelling which will permit the owner continued use of the dwelling. Mr. Acquino indicated that the additional spaces include a front porch, public entry and living room space on the north side of the house. Mr. Acquino noted that the proposed addition meets the normal setback requirement of 30 feet but is only as a result of the adjoining house which is set back significantly further that the 1:4 rule requires a setback varying in depth from 45.7 feet to 37.2 feet. The proposed addition will be 34.8 feet from the front property line. Mr. Acquino stated the eastern property line and required side yard setback does not permit any substantial construction on the east side of the existing house. Mr. Acquino noted that the proposed addition is compatible and complementary to the architectural style of the current dwelling and consistent with the development pattern within the existing neighborhood.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3(1) of the City Code, the intended purpose and use of the proposed addition is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the addition; the addition or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the addition will be in keeping with the architectural character of the dwelling and development within the neighborhood.

**RESOLUTION:** NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a that a request for a special exception from the front yard (setback) requirement be granted to C. Mercer Taylor for a building permit to construct a one-story addition to a single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board.

**ACTION OF THE BOARD:** (5-0)

Vote to Grant Conditionally  
 affirmative: York, Hogue, Sadid, Robertson, Kelley  
 negative: None

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BZA 25-2024

APPLICANT: 722 724 Jessamine St LLC

PREMISES: 1208 NORTH 36<sup>th</sup> STREET  
(Tax Parcel Number E000-1408/037)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on July 19, 2024, based on Sections 30-300 & 30-410.4 of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one lot having a lot area of 7,500 square feet and a lot width of sixty feet (60') currently exists. Lot areas of 3,750 square feet and lot widths of thirty (30') feet are proposed.

APPLICATION was filed with the Board on July 19, 2024, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

## APPEARANCES:

For Applicant: Alessandro Ragazzi

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, 722 724 Jessamine St LLC, has requested a special exception to construct a new single-family detached dwelling for property located at 1208 N. 36 Street. Mr. Alessandro Ragazzi, representing the applicant, testified that the subject property is located on the northern line of North 36<sup>th</sup> Street. The goal is to permit construction of a single-family detached dwelling for the property located at 1210 N. 36<sup>th</sup> Street. Mr. Ragazzi noted that the proposed special exception will create infill housing that is compatible with the neighborhood. Mr. Ragazzi stated that the existing two-story frame dwelling on the western portion of the parcel will be retained and a new single-family detached dwelling will be constructed on the vacant eastern portion of the parcel. The proposed dwelling has been designed such that it will be consistent with existing homes in the area while at the same time meeting the needs of today's homebuyers. The dwelling will have an open first floor kitchen and living area and contain approximately 2320 ft.<sup>2</sup> of floor area with four bedrooms and 2 ½ baths. The proposed lots will be 30 feet in width which is consistent with the

width of the two original subdivision lots which make up the property. Each of the lots will contain 3750 ft.<sup>2</sup> of lot area. Parking will be provided off the alley in the rear. Mr. Ragazzi stated that the relevant special exception tests have all been met. The proposed lots are consistent with the predominant lot areas and lot widths in the vicinity and the proposed dwellings will be compatible with other dwellings in the vicinity which are mix of one and two stories and include a range of architectural styles with several front facing gables as is being proposed. Mr. Ragazzi concluded by stating that letters had been sent to all property owners within a 150-foot radius as well as the Church Hill Central Civic Association and no opposition was noted. The Board did receive one letter of support from the adjacent neighbor.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3 (2) of the zoning ordinance, the subject lots have previously consisted of legal lots of record that were subsequently combined by deed or other means, and the number of lots to be created do not exceed the number of previously existing lots of record, the new lots comply with Section 30-610.1 of the zoning ordinance and off-street parking requirements will be met, each lot created by the division will comply with the requisite side yard requirements, the division will comply with applicable requirements of the subdivision regulations, the areas and widths of the lots created by the division are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property and that dwellings to be constructed on the lots will be compatible with the dwellings existing or to be constructed in the immediate vicinity of the property.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot area and lot width requirements be granted to 722 724 Jessamine St LLC for a lot split and building permit to construct a new single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally  
 affirmative: York, Hogue, Sadid, Robertson, Kelley  
 negative: None

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APPLICANT: Ets Rehabes LLC

PREMISES: 3516 CAROLINA AVENUE  
(Tax Parcel Number N000-1164/026)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on July 19, 2024, based on Sections 30-300 & 30-412.4(1) of the zoning ordinance for the reason that: In an R-6 (Single-Family Attached Residential) District, the lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one lot having a lot area of 9,800 square feet and a lot width of seventy feet (70') currently exists. A lot area of 4,946.67 square feet and lot width of 35.33 feet are proposed for No. 3516. A lot area of 4,853.33 square feet and lot width of 34.67 feet are proposed for No. 3518.

APPLICATION was filed with the Board on July 19, 2024, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Will Gillette

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Ets Rehabes LLC, has requested a special exception to construct a new single-family detached dwelling for property located at 3516 Carolina Avenue. Mr. Will Gillette, representing the applicant, testified that the subject lot is located on the western line of Carolina Avenue and consists of two original 35-foot subdivision lots from the Northern Highland Park Subdivision and is currently occupied with a single-family detached dwelling located on the southern portion of the property. Mr. Gillette noted that the request is consistent with the special exception intent of creating infill housing which is compatible with the surrounding neighborhood. The proposed lot is compatible with the original subdivision lots and the prevailing lot widths in the block. Mr. Gillette pointed out that a previous variance for the same lot had been granted in 2004. The proposed dwelling will be two stories in height containing approximate 2200 ft.<sup>2</sup> of floor area including four bedrooms and three baths. Mr. Gillette indicated that the exterior will be a compatible design with the neighborhood and include quality building materials such as cementitious siding. Off-street parking will be provided at the rear of the property. Mr. Gillette stated that the relevant special exception tests have been met and that the proposed lots are compatible with the

nearby development pattern and the new dwelling will also be compatible with dwellings in the vicinity. Mr. Gillette pointed out that all but one of the dwellings in the block are two stories in height and that the house width of 25 feet is consistent with other dwellings in the block. Mr. Gillette explained that there are a range of architectural styles evidenced in the immediate vicinity which are reflective of four square design, with dormers and full width front porches. Mr. Gillette concluded by stating that letters had been sent to all property owners within a 150-foot radius and the Highland Park Plaza Neighborhood Association was also contacted on two separate occasions. Mr. Gillette noted that earlier today a letter of opposition had been received from the neighbor across the street. The neighbor was under the impression that the previous variance had been denied when in fact it had been approved.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3 (2) of the zoning ordinance, the subject lots have previously consisted of legal lots of record that were subsequently combined by deed or other means, and the number of lots to be created do not exceed the number of previously existing lots of record, the new lots comply with Section 30-610.1 of the zoning ordinance and off-street parking requirements will be met, each lot created by the division will comply with the requisite side yard requirements, the division will comply with applicable requirements of the subdivision regulations, the areas and widths of the lots created by the division are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property and that dwellings to be constructed on the lots will be compatible with the dwellings existing or to be constructed in the immediate vicinity of the property

**RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS** that a request for a special exception from the lot area and lot width requirements be granted to Ets Rehabs LLC for a lot split and building permit to construct a new single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

**ACTION OF THE BOARD:** (5-0)

Vote to Grant Conditionally  
 affirmative: York, Hogue, Sadid, Robertson, Kelley  
 negative: None



APPLICANT: Richard Wills

PREMISES: 700 LIBBIE AVENUE  
(Tax Parcel Number W021-0188/010)

SUBJECT: A building permit to construct a one-story addition to a single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on July 19, 2024, based on Sections 30-300, 30-408.5(1), 30-630.1(a)(1) & 30-810.1 of the zoning ordinance for the reason that: In an R-4 (Single-Family Residential) District, the front yard (setback) and nonconforming feature requirements are not met. A front yard of 25' is required along the Christopher Lane street frontage, as established by the adjacent building at 5802 Christopher Lane. A nonconforming front yard of 19.9 feet exists; 12.1 feet is proposed for the addition. The proposed addition increases the extent of the nonconforming feature and is not permitted.

APPLICATION was filed with the Board on July 19, 2024, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: John Caperton  
Janet Wills

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Richard Wills, has requested a special exception to construct an addition onto an existing single-family dwelling for property located at 700 Libbie Avenue. Mr. John Caperton, representing the applicant, testified that the lot is located at the corner Libbie Avenue and St. Christopher Lane. Mr. Caperton stated his clients desire is to extend the porch along the St. Christopher Lane side of the lot to provide year-round livable space. Mr. Caperton noted that the porch is currently located within the setback and the proposal is to extend an additional 8 feet. Mr. Caperton explained that the porch enclosure will not encroach further into the front yard setback adjacent to St. Christopher Street. Mr. Caperton noted that letters were sent to the property owners within a 150-foot radius and there was no objection to the proposed special exception.

In response to a question from Mr. York, Mr. Caperton stated that there is no other location on the lot which would accommodate the proposed construction and that the construction is necessary to provide necessary livable space.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3(1) of the City Code, the intended purpose and use of the proposed addition is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the addition; the addition or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the addition will be in keeping with the architectural character of the dwelling and development within the neighborhood.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the front yard (setback) and nonconforming feature requirements be granted to Richard Wills for a building permit to construct a one-story addition to a single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally

affirmative: York, Hogue, Sadid, Robertson, Kelley

negative: None

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BZA 28-2024

APPLICANT: City of Richmond Department of Public Works

PREMISES: 2505 RICHMOND HIGHWAY  
(Tax Parcel Number S008-0275/005)

SUBJECT: A building permit to construct a new fire station (FS 21).

DISAPPROVED by the Zoning Administrator on July 12, 2024, based on Sections 30-300, 30-438.3(3), 30-630.9(b), 30-680.1(d), 30-1220.1 & 30-1220.138 of the zoning ordinance for the reason that: In a B-3 (General Business), the maximum permitted fence height located in a required rear yard is exceeded and accessory structures are not permitted in the front yard. Fences and walls located within the required rear yard shall not exceed six and a half feet (6.5') in height. A wall having a height of twelve feet (12') is proposed for the generator enclosure. A wall having a height of seven and one third feet (7.33') is proposed for the trash enclosure. An accessory structure (backflow preventer) is proposed in the front yard.

APPLICATION was filed with the Board on July 19, 2024, based on Section 17.20(c) of the Charter of the City of Richmond.

APPEARANCES:

For Applicant:       Dexter Goode  
                              Matthew Astrin

Against Applicant:   None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the City of Richmond is requesting approval under §17.20 © of the City Charter to construct a new fire station for property located at 2505 Richmond Highway. The maximum permitted fence height located in a rear yard is exceeded. Fences and walls located within the required rear yard shall not exceed 6 ½ feet in height. Walls having a height of 12 feet in height and 7 ½ feet in height are proposed. Additionally, accessory structures are proposed to be located in the front yard. Mr. Dexter Goode with the City Public Works Department testified that the request is to allow enclosure of a generator by walls which exceeds the allowable height under the zoning ordinance. Mr. Goode stated that the additional wall height is necessary for safety and security purposes. Mr. Goode noted that the site is very tight which necessitates locating certain equipment in the front yard as there is no other place on the lot which would accommodate it.

Speaking in support, Mr. Matthew Astrin stated that the current fire station is obsolete and necessitates replacement with a state-of-the-art facility. Mr. Astrin noted that the project had received approval from the Urban Design Committee. Mr. Astrin explained that the current location is deemed to be superior in terms of required response times. Mr. Astrin pointed out that the additional wall height is necessitated due to a large topographical change at the rear of the property.

The Board finds that in accordance with §17.20 © of the Charter of the City of Richmond that the sworn testimony and evidence offered in this case demonstrates that the construction of a fire station as proposed at 2505 Richmond Highway, which is prohibited by ordinance, is in the public interest and that such construction or use will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property, will not unreasonably impair an adequate supply of light and air to adjacent property, will not increase congestion in streets and will not increase public danger from fire or otherwise affect public safety.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the maximum permitted fence height and accessory structures in the front yard requirements be granted to City of Richmond Department of Public Works for a building permit to construct a new fire station (FS 21), subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally affirmative: York, Hogue, Sadid, Robertson, Kelley

negative: None

BZA 29-2024

APPLICANT: Courtney Pollard Jr.

PREMISES: 1226 NORTH 36<sup>th</sup> STREET  
(Tax Parcel Number E000-1408/029)

SUBJECT: Lot splits and building permits to construct two new single-family (detached) dwellings.

DISAPPROVED by the Zoning Administrator on July 19, 2024, based on Sections 30-300 & 30-410.4 of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one lot having a lot area of 10,939 square feet and a lot width of 92.25' currently exists. A lot area of 3,937 square feet and lot width of 31.5 feet are proposed for No. 1226. A lot area of 3,633 square feet and lot width of 29.06 feet are proposed for No. 1228. A lot area of 3,368 square feet and lot width of 30.18± feet are proposed for No. 1230.

APPLICATION was filed with the Board on July 24, 2024, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Alessandro Ragazzi

Against Applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the applicant, Courtney Pollard Junior, has requested a special exception to construct two new single-family detached dwellings for property located at 1226 N. 36<sup>th</sup> Street. Mr. Alessandro Ragazzi, representing the applicant, testified that the property is located on the northern line of North 36<sup>th</sup> Street at the eastern end of the street which dead ends at the end of the block. Mr. Ragazzi stated that historically the parcel consisted of lots 16-18 of Block 2 of McCarthy Vineyard Subdivision. Mr. Ragazzi noted that the request is consistent with the special exception intent of creating infill housing that is compatible with the neighborhood. The applicant is proposing to retain the existing two-story frame dwelling on the western portion of the parcel and to construct two new single-family detached dwellings on the vacant eastern portion of the parcel. Mr. Ragazzi stated that the proposed dwellings have been designed to be compatible with existing homes in the area and meet the needs of today's homebuyers. The proposed dwelling at 1228 N. 36<sup>th</sup> Street will contain 2200 ft.<sup>2</sup> of floor area while the dwelling at 1230 N. 36<sup>th</sup> Street will contain 2000 ft.<sup>2</sup> of floor area. Each dwelling will include four bedrooms and 2 ½ baths. Mr. Ragazzi stated that the exterior of the dwellings reflects the existing dwellings in the area with full width front porches while utilizing cementitious siding. The proposed lots will generally be 30 feet in width which is consistent with the originally platted lots. The lot areas would vary between 3368 ft.<sup>2</sup> and 3937 ft.<sup>2</sup>. Off-street parking will be provided for the new dwellings. Mr. Ragazzi stated that the relevant special exception tests have been met. It was noted that the proposed lots are consistent with the predominant lot widths and lot areas in the vicinity. Furthermore, the new dwellings will be compatible with existing dwellings in the neighborhood. Mr. Ragazzi concluded by stating that letters had been sent to all property owners within a 150-foot radius and that the Church Hill Central Civic Association had received a full presentation on the proposed development.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3 (2) of the zoning ordinance, the subject lots have previously consisted of legal lots of record that were subsequently combined by deed or other means, and the number of lots to be created do not exceed the number of previously existing lots of record, the new lots comply with Section 30-610.1 of the zoning ordinance and off-street parking requirements will be met, each lot created by the division will comply with the requisite side yard requirements, the division will comply with applicable requirements of the subdivision regulations, the areas and widths of the lots created by the division are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property and that dwellings to be constructed on the lots will be compatible with the dwellings existing or to be constructed in the immediate vicinity of the property.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot area and lot width requirements be granted to Courtney Pollard Jr. for lot splits and building permits to construct two new single-family (detached) dwellings, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally

affirmative: York, Hogue, Sadid, Robertson, Kelley

negative: None

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Upon motion made by Mr. Robertson and seconded by Mr. Kelley, Members voted (3-0) to adopt the Board's August meeting minutes.

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The meeting was adjourned at 1:40 p.m.

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Ray W. Benton  
Secretary

Rodney M. Poole  
Chairman