

This meeting can be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com.

The Board of Zoning Appeals meeting of the Town of Front Royal, Virginia was held on September 15, 2020 at 7 pm.

Present: Wayne Sealock, Chairman
David Gedney, Vice Chairman
Ronald Flores

Absent: Tamar Yager
John Hensley

Staff: Timothy Wilson, Director of Planning and Community Development
Connie L. Potter, Executive Assistant

CALL TO ORDER:

Chairman Sealock called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

- April 21, 2020

Vice Chairman Gedney moved, seconded by Mr. Flores to approve the minutes as written.

VOTE: Yes – Sealock, Gedney, Flores
Absent – Yager, Hensley

PUBLIC HEARING

- **FRBZA-2235-2020**, submitted by The Minick Group, LLC requesting multiple minimum lot size and building setback variances from the Residential (R-3) District regulations of the Front Royal Zoning Ordinance for property located at 24 W. Stonewall Drive, Front Royal, VA, Tax Map Parcel Number 20A7-4-91. The purpose of the variances is to allow the subdividing of a single parcel upon which two existing detached single-family dwellings are located upon into two parcels so that each dwelling will be located on its own individual lot.

The applicant Emily Minick, Manager of the Minick Group spoke about their request for a variance at 24 W. Stonewall Drive and 24-A W. Stonewall Drive.

BZA members held some discussion with Staff and the applicant. BZA members felt the applicant bought the property in good faith.

Vice Chairman Gedney noted that Section 175-34.C (*should have stated 175-37.C*) needed to be corrected to reflect the required lot width of either 200' or 100'. Currently it states both.

Chairman Sealock closed the public hearing.

BZA members held some additional discussion.

Mr. Wilson acknowledged that the variance will not change the physical development of the property. The hardship is that if the homes should be sold in the future it becomes very difficult to find a buyer for two (2) homes on a single lot. The existing built environment will be unchanged by the granting of the variance and it will only be to facilitate the subdivision of the property.

Chairman Sealock called for a motion.

Mr. Flores moved to approve the variance based on the fact that it is not going to change the structures, there is no encroachment, it is going to be the line on the property to divide the two houses and being that in the neighborhoods we have some cases that are the same, so it is not going to change the look of the neighborhood. Vice Chairman Gedney found it reasonable to allow a property line to subdivide the lot and seconded the motion.

**VOTE: Yes – Flores, Gedney, Sealock
Absent – Yager, Hensley**

OTHER BUSINESS

Mr. Wilson reviewed the proposed policy regarding remote attendance by electronic means by members at Board meetings. The following were discussed: 1) Non-Attendance Due to Health Reason; 2) Non-Attendance Due to Personal Matter; and 3) Requirements before any remote attendance by electronic means allowed.

Board of Zoning Appeals members and staff discussed the policy and agreed it should be implemented.

Vice Chairman Gedney moved to accept the policy as written, seconded by Mr. Flores.

**VOTE: Yes – Gedney, Flores, Sealock
Absent – Hensley, Yager**

Vice Chairman Gedney stated he would find the error he had mentioned in section 175-34.C and email that information to staff. Staff clarified it was most likely 175-37.C because there was not a 175-34.C.

ADJOURNMENT

Chairman Sealock moved to adjourn, seconded by Mr. Flores.

VOTE: Yes – Flores, Sealock, Gedney
Absent – Hensley, Yager

The meeting adjourned at 7:47 pm.

Connie L. Potter

Connie L. Potter
Executive Assistant