

The Board of Zoning Appeals regular meeting of the Town of Front Royal, Virginia was held on October 18, 2022, at 7 pm.

CALL TO ORDER:

Vice Chairman Williams called the Board of Zoning Appeals, October 18, 2022, meeting to order at 7:05 pm.

ROLL CALL – DETERMINATION OF QUORUM

Present: Board Member Michael Williams, Vice Chairman
Board Member Christine Erin
Board Member Cody Taylor
Board Member Amanda McCarthy
Board Member Andi Robinson

Staff: Lauren Kopishke, Director of Planning / Zoning Administrator
John Ware, Deputy Zoning Administrator
Connie L Potter, Executive Assistant / Clerk for the Board of Zoning Appeals

APPROVAL OF MINUTES

- June 21, 2022 Meeting (*attached*)

Chairman McCarthy moved, seconded by Ms. Robinson to approve the meeting minutes as written.

VOTE: Yes –Williams, McCarthy, Robinson, Erin, Taylor
No – N/A
Absent – N/A
Abstain – N/A

VOICE VOTE

ELECTION OF OFFICERS

Ms. Erin moved, seconded by Vice Chairman Williams to nominate Amanda McCarthy as Board of Zoning Appeals Chairman.

VOTE: Yes – Erin, Taylor, Williams, McCarthy, Robinson
No – N/A
Absent – N/A
Abstain – N/A

VOICE VOTE

PUBLIC HEARING

- **Variance Application 2200398** submitted by Property Connection LLC for multiple variances from the zoning regulations of Town Code Chapter 175. The purpose of the variances is to subdivide a single parcel, upon which two existing detached single-family dwellings are located into two parcels. Each dwelling will be located on its own individual lot. The property is zoned C-1 (Community Business District) and is identified as Tax Map #20A4-4-3 with the two dwellings located thereon addressed as 225 East 7th Street and 631 Kibler Street, Front Royal, VA.

The following variances are requested from the requirements of the Zoning Ordinance C-1 Zoning District, Chapter 175-38:

- i. The proposed lot upon which the dwelling identified as 225 E 7th Street will be granted a 3,460 square foot variance from the minimum 7,500 square foot lot area requirement of Town Code Chapter 175-40.A.2.
- ii. A 15.5-foot variance from the minimum 90-foot lot width for corner lots required by Town Code Chapter 175-40.D.2.
- iii. Said dwelling be granted a 0.3-foot variance from the minimum 15-foot corner lot side yard setback requirement of Town Code Chapter 175-42.A.4.
- iv. Said dwelling be granted a 6.2-foot variance from the minimum 15-foot rear yard setback requirement of Town Code Chapter 175-42.A.3.
- v. Said dwelling be granted a 5.5-foot variance from the minimum 15-foot front porch to the front property line requirements of Town Code Chapter 175-3.
- vi. Said dwelling be granted a 13.2-foot variance from the minimum 15-foot rear porch to the rear property line requirement of Town Code Chapter 175-3.

Chairman McCarthy opened the public hearing.

The applicant, Ms. Minick spoke about the project and the reasons for the variances being requested. The Board discussed the Variance Application asking for the applicant to provide additional information and for the public hearing to remain open until the next regular Board of Zoning Appeals meeting.

Chairman McCarthy moved, seconded by Mr. Taylor to postpone a decision until the next meeting in order for the applicant to provide additional information regarding the Variance application.

VOTE: Yes –Williams, McCarthy, Robinson, Erin, Taylor

No – N/A

Absent – N/A

Abstain – N/A

VOICE VOTE

OTHER

None.

ADJOURNMENT

With no further business before the Board,

Vice Chairman Williams moved, seconded by Ms. Robinson to adjourn the meeting.

VOTE: Yes –Williams, McCarthy, Robinson, Erin, Taylor

No – N/A

Absent – N/A

Abstain – N/A

VOICE VOTE

The meeting adjourned at 8:12 pm

Approved by the Board of Zoning Appeals

Date: 11/15/2022