

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

The Board of Zoning Appeals regular meeting of the Town of Front Royal, Virginia was held on December 19, 2023, at 7 p.m. in the Town of Front Royal 2nd floor conference room.

CALL TO ORDER:

Chairman Amanda McCarthy called the Board of Zoning Appeals, December 19, 2023, meeting to order at 7:00 p.m.

ROLL CALL OF MEMBERS PRESENT

- Amanda McCarthy, Chairman
- Lewis Moten
- Clare Schmitt
- Michael Williams

BOARD MEMBERS ABSENT

- Christine Erin

STAFF MEMBERS PRESENT

- John Ware, Deputy Zoning Administrator
- Connie L Potter, Executive Assistant / Clerk for the Board of Zoning Appeals

ELECTION OF OFFICERS (VICE CHAIRMAN)

Chairman Amanda McCarthy opened the floor for nominations for Vice Chairman.

Motion: To nominate Lewis Moten for Vice Chairman

Motion By: Board Member Lewis Moten

Seconded By: Board Member Michael Williams

Action: Approved by unanimous vote of members present to elect Lewis Moten as Vice Chairman for the Board of Zoning Appeals.

REVIEW AND CONSIDERATION OF MINUTES

Prior to the meeting, the Board received the following draft minutes for review and consideration of approval:

- February 21, 2023 – Regular Meeting Minutes

Motion: To approve minutes as presented

Motion By: Vice Chairman Lewis Moten

Seconded By: Chairman Amanda McCarthy

Action: Approved by a unanimous vote of members present

PUBLIC HEARING

- **Variance Application 2300755** submitted by Gualberto C. Camacho-Perez for a variance from Town Code Chapter 175-130.C. pertaining to the expansion of a nonconforming structure and the side yard setback located on the property at 219 E. 7th Street identified by Tax Map 20A4-4-2. The property is located in the C-1, Community Business District and is located in the floodway. The variance would effectively allow the applicant a side yard setback of 9.9 feet. The required side yard setback is 10.7 feet, and the applicant has a side yard setback of 9.9 feet. The variance requested by the applicant is to allow a new foundation for a single-family dwelling.

Chairman Amanda McCarthy explained the rules for speaking at the public hearing.

Deputy Zoning Administrator John Ware presented the staff report.

Applicant, Gualberto C. Camacho-Perez explained his request for a variance.

Public speaker Mike McCool spoke against the variance request.

An open discussion ensued amongst Board members.

Applicant, Gualberto C. Camacho-Perez answered Board member questions.

Motion: To approve Variance Application #2300755 submitted by Gualberto C. Camacho-Perez for a variance from Town Code Chapter 175-130.C. pertaining to the expansion of a nonconforming structure and the side yard setback located on the property at 219 E. 7th Street identified by Tax Map 20A4-4-2.

Motion By: Board Member Michael Williams

Seconded By: Board Member Clare Schmitt

An open discussion ensued.

Ayes: Board Member Clare Schmitt; Board Member Michael Williams

Nays: Vice Chairman Lewis Moten; Chairman Amanda McCarthy

Action: Variance application denied due to tie vote

Board Member Michael Williams stood up and resigned from the Board of Zoning Appeals.

OTHER

Motion: To discuss the Board of Zoning Appeals Bylaws at a future work session

Motion By: Vice Chairman Lewis Moten

Seconded By: Board Member Clare Schmitt

Action: Approved by a unanimous vote of members present

ADJOURNMENT

Hearing no further comments, Chairman Amanda McCarthy asked for a motion to adjourn.

Motion By: Vice Chairman Lewis Moten

Seconded By: Board Member Clare Schmitt

Action: Adjourned by a unanimous vote of members present

The meeting was adjourned at 7:54 p.m.

Approved by the Board of Zoning Appeals

Date: 6/18/2024