

**CHESAPEAKE BOARD OF ZONING APPEALS
AGENDA**

March 26, 2009 – 6:30 P.M.

**LOCATION: City Council Chambers, City Hall Building
306 Cedar Road, Chesapeake, Virginia**

- I. Call to Order & Roll Call – 6:30 p.m.
4 MEMBERS, 1 ALTERNATE PRESENT**
- II. Approval Of Minutes: February 26, 2009 Public Hearing
APPROVED 3-0-2 (PEOPLES/FAGER; WOODHOUSE & ROWLAND ABSTAINED)**
- III. Old Business - None**
- IV. New Public Hearing Items**

A. Application #09-04

Robert E Smith Jr, owner, 1020 Hillston Arch, requesting a variance from Section 6-1002.A.3.b(2) of the Chesapeake Zoning Ordinance to reduce the rear yard setback of 30 feet to approximately 18 feet for a proposed 12' X 20' screen porch addition to an existing single-family dwelling. The property is further identified as 271 Emerald Lakes Estates Sec 1; Real Estate Parcel No. 0617001002710, Zoning Classification R-12(A)S (residential,) Pleasant Grove Borough, Suburban Overlay District.

APPROVED 5-0 (WOODHOUSE/PEOPLES)

B. Application #09-05

Michael & Mary Ellen Ruege, owners, 901 Berrick Court, requesting a variance from Section 6-1002.A.3.b(2) of the Chesapeake Zoning Ordinance to reduce the rear yard setback of 30 feet to approximately 22 feet for a proposed 14' X 30' screened-in room addition to an existing single-family dwelling. The property is further identified as 40 Etheridge Woods Sec 5A; Real Estate Parcel No. 0615005000400, Zoning Classification R-12(A)S (residential,) Pleasant Grove Borough, Suburban Overlay District.

APPROVED 5-0 (PEOPLES/FAGER)

C. Application #09-06

John E Brunelle, LS, contract purchaser agent for Bayshore Development, Inc, 560 Boston Avenue, requesting a variance from Section 6-802.A.3.b(2) of the Chesapeake Zoning Ordinance to reduce the rear yard setback of 30 feet to approximately 20 feet for a proposed single-family dwelling. The property is further identified as 17A-17B-17C Homemont Blk 6; Real Estate Parcel No. 0592001001130, Zoning Classification R-15S (residential,) Pleasant Grove Borough, Suburban Overlay District.

APPROVED WITH ONE CONDITION 5-0 (PEOPLES/WOODHOUSE)

THE RESIDENCE SHALL BE RANCH STYLE WITH A ROOM OVER THE GARAGE NOT EXCEEDING THE HEIGHT ABOVE A SINGLE STORY ROOFLINE PITCH.

D. Application #09-07

Robert E Jr. & Deborah M Kowalsky, owners, 301 Vanette Drive, requesting a variance from Section 19-202.C.2.b of the Chesapeake Zoning Ordinance from the required side yard of 23 feet to approximately 10 feet for a proposed Florida room addition to an existing single-family dwelling. The property is further identified as lot 52, Meadow Woods; Real Estate Parcel No. 0603003000520, Zoning Classification R-15S (residential,) Pleasant Grove Borough, Suburban Overlay District.

APPROVED 5-0 (PEOPLES/FAGER)

E. Application #09-08

James R Bradford of Hassell & Folkes, PC agent for Landfall Development Group LLC, property owner north side of Dominion Blvd N at Mullen Rd, requesting a variance from Sec 6-2204.B.2 of 50 feet to place net useable open space area of the required conservation land in the 50-foot landward portion of the 100-foot CBPA resource protection area of a proposed residential cluster subdivision. The property is further identified as lot #35 within the proposed Rose Garden Estates residential cluster subdivision, Real Estate Parcel Nos. 0350000000900, 0360000000530, 0360000000531, 0360000000520, 0360000000522, 0360000000540, Zoning Classification: R-10S (residential,) Washington Borough, Urban Overlay District.

APPROVED WITH 1 CONDITION 5-0 (WOODHOUSE/PEOPLES)

THE DETAILS OF THE APPROVAL SHALL BE REFLECTED ON THE SUBDIVISION PLAT, AND ALSO SUBSEQUENT INDIVIDUAL SURVEYS AND PROPERTY DEEDS OF LOTS WITH A PERPETUAL CONSERVATION EASEMENT ON THE 100 FOOT RPA BUFFER.

- V. New Business – REQUEST OF THE ZONING ADMINISTRATOR TO LOOK INTO UPCOMING GENERAL ASSEMBLY CHANGES TO THE VIRGINIA CODE AND THE NEXT CERTIFIED BZA TRAINING AVAILABILITY**
- VI. Review of Litigation**
- VII. Adjournment – 7:22 P.M.**