

CHESAPEAKE BOARD OF ZONING APPEALS

AGENDA

December 13, 2007 – 6:30 P.M.

LOCATION: City Council Chambers, City Hall Building

306 Cedar Road, Chesapeake, Virginia

**I. Call to Order & Roll Call
5 MEMBERS PRESENT**

**II. Approval Of Minutes: October 25, 2007 Public Hearing
APPROVED 5-0 (ROWLAND/FAGER)**

III. Old Business-NONE

IV. New Public Hearing Items

A. Application #07-28

Ross Robertson & Wendy Green, property owners, 1216 Basswood Court, requesting a variance from Section 6-1502.A.3.b.1(a) of the Chesapeake Zoning Ordinance from the required minimum side yard of 15 feet to approximately 2 feet for an existing carport addition on a townhouse end unit. The property is further identified as 52 Woodbriar Sec 1B Ph 2; Real Estate Parcel No. 0366008000520, Zoning Classification R-TH-1 (residential townhouse), Washington Borough, Urban Overlay District.

APPROVED 5-0 WITH 2 CONDITIONS (PEOPLES/FAGER)

CONDITIONS:

- 1. The sides of the carport may never be enclosed.**
- 2. The applicant is required to have a survey of the property conducted by a licensed surveyor depicting the dimensions of the property and all structures and improvements, including any structures or improvements constructed with the benefit of the variance approved by application # 07-28. The survey shall include a notation indicating the application number, the nature of this variance, these conditions, and date of approval of this variance. The applicant shall cause the survey to be recorded with the Circuit Court Clerk's Office and made a part of the property's chain of title, with a copy delivered to the Board Secretary within 180 days of the granting of this Variance.**

B. Application #07-29

Thomas Tye, Chesapeake Land Development LLC., between 112 & 118 Alice Street, requesting a variance from Sections 6-1402.A.3.a and 6-1402.A.3.b(2) of the Chesapeake Zoning Ordinance from the required minimum front yard of 25 feet to approximately 21 feet and rear yard of 25 feet to approximately 9 feet for a proposed single-family dwelling. The property is further identified as lots 4 & 5 Blk B Fordville; Real Estate Parcel Nos. 0261002000310 & 0261002000320, Zoning Classification R-8S (residential), Deep Creek Borough, Urban Overlay District.

DENIED 3-2 (ROWLAND/LAINE)

C. Application #07-30

Thomas Tye, Chesapeake Land Development LLC., next to 1018 Keel Street, requesting a variance from Section 6-1402.A.3.b2 of the Chesapeake Zoning Ordinance to reduce the rear yard setback of 25 feet to approximately 19 feet for a proposed single-family dwelling. The property is further identified as 374 Campo Dev Co; Real Estate Parcel No. 1290000005530, Zoning Classification: R-8S (residential), South Norfolk Borough, Urban Overlay District.

DENIED 5-0 (ROWLAND/PEOPLES)

D. Application #07-31

Site Enhancement Services, agent for Little Zion Missionary Baptist Church, Kempsville Road, requesting a variance from Section 14-704.A of the Chesapeake Zoning Ordinance for an increase in 149 square feet of sign area to allow a monument sign to be 97 square feet instead of 64 square feet and 2 wall signs each to be 126 square feet instead of 68 square feet as permitted for a proposed hotel. The property is further identified as Par 2 Subd Crossfamily Holding L L C Par 1&2 6.24 Ac; Real Estate Parcel No. 0480000000810, Zoning Classification B-4 (shopping center business), Washington Borough, Urban Overlay District.

APPROVED 5-0 WITH 2 CONDITIONS (ROWLAND/PEOPLES)

CONDITIONS:

1. The applicant meets all current landscaping requirements for freestanding signs and landscape buffer yards where possible at the discretion of the City Arborist pursuant to Section 19-610 of the Chesapeake Zoning Ordinance.
2. The applicant receives approval from the Department of Public Works to ensure that the sign placement does not block nor hinder visibility for vehicle ingress and egress.

V. New Business - NONE

VI. Review of Litigation – UPDATE ON 1504 PINE GROVE LANE

VII. Adjournment – 7:30 P.M.