

CHESAPEAKE BOARD OF ZONING APPEALS

AGENDA

March 27, 2008 – 6:30 P.M.

LOCATION: City Council Chambers, City Hall Building

306 Cedar Road, Chesapeake, Virginia

- I. Call to Order & Roll Call
4 MEMBERS 1 ALTERNATE PRESENT**
- II. Approval Of Minutes: February 28, 2008 Public Hearing
APPROVED 4-0-1 (PEOPLES / FAGER / WITH MATHEWS ABSTAINING)**
- III. Old Business - NONE**
- IV. New Public Hearing Items**
 - A. Application #08-02
Charles E. Dickens, property owner, 2224 Battlefield Boulevard South, requesting a variance from Section 14-201.A.2.a of the Chesapeake Zoning Ordinance to exceed the maximum height for fences in rear yards from 6 feet to approximately 8 feet. The property is further identified as 2 SUB PROP ROBERT E OLD 5.5195 AC, Real Estate Parcel No. 085000000185, Zoning Classification A-1, Agricultural, Pleasant Grove Borough, Rural Overlay District.
APPROVED 3-2 (PEOPLES / MATHEWS)**
 - B. Application #08-03
Simonetta & Kenneth Wright, property owners, 4409 Tartan Arch, requesting a variance from Section 6-1202.A.3.b.2 of the Chesapeake Zoning Ordinance to reduce the rear yard setback of 25 feet to approximately 18 feet for a proposed sunroom addition to an existing single-family dwelling. The property is further identified as 134 MIARS PLANTATION SEC 1; Real Estate Parcel No. 0093003001340, Zoning Classification R-10S, Residential, Western Branch Borough, Suburban Overlay District.
APPROVED 5-0 (PEOPLES / FAGER)**
 - C. Application #08-04
William F. Walker & Melanie K. Walker, property owner, 716 Johnstown Road, requesting a variance from Section 6-802.A.3.a of the Chesapeake Zoning**

Ordinance to reduce the front yard setback of 30 feet to approximately 18 feet for a garage addition to an existing single family dwelling. The property is further identified as PT 1 LOLA W CURLING PROP; Real Estate Parcel No. 0603001000010, Zoning Classification R-15S, Residential, Pleasant Grove Borough, Suburban Overlay District.

APPROVED 5-0 (MATHEWS / PEOPLES)

D. Application #08-05

Julius A. McCloud, property owner, across from 118 Great Bridge Boulevard, requesting a variance from Section 7-402.A.3.c.2 of the Chesapeake Zoning Ordinance to reduce the rear yard setback of 30 feet to approximately 10 feet for a proposed 3000 square foot retail building. The property is further identified as NEAR OAK GROVE .448AC; Real Estate Parcel No. 0482001000720, Zoning Classification B-2, Business, Washington Borough, Urban Overlay District.

APPROVED WITH ONE CONDITION 5-0 (LAINE / FAGER)

CONDITION:

1. The applicant meets all current landscaping requirements for enhanced landscape buffer yards where possible at the discretion of the City Arborist pursuant to Section 19-610 of the Chesapeake Zoning Ordinance.

E. Application #08-06

Bruce L. & Rebecca G. Blake, property owners, 2954 South Military Highway, requesting a variance from Section 7-402.A.3.a of the Chesapeake Zoning Ordinance to reduce the front yard setback from 35 feet to approximately 19 feet for an existing legally nonconforming auto service building and structure (Conditional Use Permit application pending). The property is further identified as PT 44 BROADMOOR; Real Estate Parcel No. 0254012000440, Zoning Classification B-2, Business, Deep Creek Borough, Urban Overlay District.

APPROVED WITH TWO CONDITIONS 5-0 (PEOPLES / MATHEWS)

CONDITIONS:

1. The applicant shall provide for and install enhanced landscaping on the property a percentage above the minimum requirements as may be required by the City Arborist.
2. The enhanced landscaping along with these details of the conditions of approval for application #08-06 shall be depicted on the approved site plan. The site plan shall include a notation indicating the application number, the nature of this variance, and these conditions and date of approval of this variance.

V. New Business - NONE

VI. Review of Litigation - NONE

VII. Adjournment – 7:40 P.M.