

BOARD OF ZONING APPEALS  
8-28-23 @ 6:00 P.M.

**Board Members:** Michael Bagley, Chairman  
Tyler Scott  
Monica Hazelwood-Frisby  
Ifetayo Tun (ABSENT)  
Allen Queen

**Staff:** Philip Vannoorbeeck, Town Manager; Jennifer Daniel, Town Clerk

**Also Present:** Mr. Keith Hall, 4H Construction

Chairman Bagley called the Board of Zoning Appeals Meeting to order.

**VARIANCE REQUEST – THIRD STREET**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE  
BOARD OF ZONING APPEALS*

*The Town of Blackstone Board of Zoning Appeals shall hold a Public Hearing on August 28, 2023 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Bentayga Properties, LLC requests a variance to Section 5-8.1 of the Blackstone Zoning Ordinance. The request, if granted, would permit a single-family dwelling to be constructed on a 50 feet wide in-fill lot. The variance request specifically applies to property known as Nottoway County Tax Map Number 50A31-1-39 lots 16 and 17. This property is located on Third Street and is currently zoned R-2, Residential. The Board of Zoning Appeals may adopt this request following this Public Hearing. Any individual desiring to address the Board should attend the Public Hearing at the above stated date and time.*

Manager Vannoorbeeck said this part of Town was subdivided in 1894. He said the subject property is on Third Street between Amelia Avenue and Freeman Street. He said there were currently two homes in the area under construction, with the proposed lot being between these two. He said there is actually 75' between, which includes three lots, but the applicant only owns two of the lots at 50'.

Manager Vannoorbeeck said with a new lot in the Subdivision Ordinance, it requires a lot to be 80' wide, with a side yard setback at 15% of 80'. He said this proposed house would be 26' wide and 38' deep, with a 12' side yard setback.

Manager Vannoorbeeck said the applicant is requesting a Variance to Section 5-8.1 of the Zoning Ordinance, which states a side yard setback will be 15% of the frontage.

Chairman Bagley asked how this would affect the rear yard. Manager Vannoorbeeck said at a minimum the lot is 140' deep. He said the plat showed a 20' alley, so he believed there would still be 140'.

Board Member Queen asked if this would be a rental property, as a single family home. Mr. Keith Hall replied yes, a single family home. Manager Vannoorbeeck added, a copy of the style of home was included in the packet.

Clerk Daniel said Mr. Hall is the contractor that has built all the new homes across from VUMAC.

Manager Vannoorbeeck said Bentayga is the property owner, Mr. Hall of 4H Construction, is the contractor.

Mr. Hall said we would like to keep progress going in that area, they have had a lot of success with the current houses.

Chairman Bagley opened the Public Hearing and asked if there was anyone here to speak for or against the Variance request. There were no additional comments, so Chairman Bagley closed the Public Hearing.

Clerk Daniel advised the Board she mailed letters to the adjoining property owners as required, and no comments were received.

***Board Member Queen made a motion to approve the Variance request for Nottoway County Tax Map Number 50A31-1-39 lots 16 and 17 located on Third Street, to permit a single-family dwelling to be constructed on a 50 feet wide in-fill lot. The motion was seconded by Board Member Frisby.***

**VOTE:**

Chairman Bagley:	Aye
Board Member Queen:	Aye
Board Member Tun:	Absent
Board Member Hazelwood-Frisby:	Aye
Board Member Scott:	Aye

**MINUTES:**

***Board Member Frisby made a motion to dispense with reading and approve as presented minutes from the Board of Zoning Appeals Meetings on March 28, 2022, June 28, 2022, August 22, 2022 and April 24, 2023. The motion was seconded by Board Member Scott.***

VOTE:

Chairman Bagley:	Aye
Board Member Queen:	Aye
Board Member Tun:	Absent
Board Member Hazelwood-Frisby:	Aye
Board Member Scott:	Aye

Manager Vannoorbeeck said Mr. Bagley would be attending a training session starting tomorrow for zoning.

Board Member Scott said keep up the good work to beautify our Town, she was all about that. She said she wants Blackstone to be a place people are proud of, and want to move to.

Manager Vannoorbeeck advised on projects going on around Town.

There being no additional business, the meeting was adjourned at 6:28 p.m.

Michael Bagley CHAIRMAN  
OF THE BLACKSTONE BOARD OF ZONING APPEALS

November 27, 2023 APPROVED AND ADOPTED

Jennifer S. Daniel TOWN CLERK  
OF THE TOWN OF BLACKSTONE, VIRGINIA