

BOARD OF ZONING APPEALS

4-24-23 @ 6:00 P.M.

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

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

**Also Present:**

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

*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 April 24, 2023 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Cathy Parker requests variances to Sections 5-10.2 and 5-8.2 of the Blackstone Zoning Ordinance. The request, if granted, would permit a single-family dwelling to be constructed as close as 12 feet from the western side lot line. The current ordinance requires 35 feet due the subject property being a corner lot. The variance request specifically applies to property known as Nottoway County Tax Map Numbers 50A31-1-32-21 and 22. This unimproved property is located at the intersection of Freeman and Third Streets 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 request is on a 50' lot. He said this property was subdivided in 1894, on the West Blackstone Plat. He said years ago lots were divided into 25', and now require 80'. He said today we are talking about side yard setbacks, and should be 15% of the frontage.

Manager Vannoorbeeck said what is being offered today is a 12' side yard setback, on a 50' lot. He said this is a corner lot, and specified setbacks are in place for sight distance issues. He said the setback on this property is 35' because it is a corner lot.

Manager Vannoorbeeck said on the West Blackstone Plat, the streets are abnormally wide, with 70' right of ways, instead of 50'. He said the request is to take the side setback from 35' to 12'. He said the contractor is proposing a 26' wide house.

Chairman Bagley asked in the future, would there be sidewalk or curb and gutter installed in this area. Manager Vannoorbeeck said it could be likely on Third Street. He added the front door of this proposed home would face Third Street, and the house would be 26'x58'.

Manager Vannoorbeeck said there is an easement that runs through this property, so nothing can be built on that. He said the Town's standards in the R-2 District is a 35' setback, or in line with an adjacent dwelling that is within 50' of the property, which is what the Town prefers.

Ms. Julia McLeod of 711 Second Street, asked if this house would encroach on her property. Manager Vannoorbeeck replied no, rear setbacks are 25' in the R-2 District, and this lot is 150' deep.

Chairman Bagley opened the Public Hearing and asked if there was anyone here to speak for or against the Variance request.

Ms. McLeod said she did not mind the house being built, but she would like it properly surveyed. Manager Vannoorbeeck believed it was wise for the developer to have the four corners pinned to be sure setbacks are met. He said he would require that before issuing a permit.

Chairman Bagley closed the Public Hearing.

***Board Member Frisby made a motion to approve the 12' side setbacks on the 50' lot as requested, with a 26' wide house. The motion was seconded by Board Member Scott.***

VOTE:

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

*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 April 24, 2023 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Southside Outreach Group requests a variance to Section 5-8.2 of the Blackstone Zoning Ordinance. The request, if granted, would permit a single-family dwelling to be constructed 21 feet from the rear lot line. The current ordinance requires 25 feet. The variance request specifically applies to property known as a portion of Nottoway County Tax Map Number 50A28-6-5. This property is located on Hurt 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 request is from Southside Outreach Group, who the Town partners with for housing projects. He said they purchased a piece of property through auction at the corner of Hurt and Broad Street. He said this lot was going to be used for Workforce Housing. He said this will be a spec house, and we have a qualified buyer. He said the spec house will be 24'x44', and face Hurt Street.

Manager Vannoorbeeck said he hoped this Workforce Housing would be a revolving loan fund, with people making payments, then the Town can use that money to loan for other housing.

Manager Vannoorbeeck said the house would be 44' wide and 24' deep, but with the required setbacks, they can only provide a rear setback of 21'. He said the request is for a 4' variance on the rear yard setback. He believed three bedroom homes were more marketable, and that is what will be built there.

Manager Vannoorbeeck said the Workforce Housing is for moderate income. He said the buyer will have to make mortgage payments and the Town will help with down payments, and low cost lots. He said we are trying to create homeownership.

Chairman Bagley opened the Public Hearing and asked if there was anyone here to speak for or against the variance.

Chairman Bagley closed the Public Hearing.

***Board Member Frisby made a motion to approve the reduction in rear yard setback to 21' as requested. The motion was seconded by Board Member Scott.***

VOTE:

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

Manager Vannoorbeeck said there are so many variance requests, and the majority of the lots are 25' wide, but the Town has an 80' width requirement, so it had been discussed to make the lot width 75'. He said this change would have to be voted on by the Planning Commission and Council.

Manager Vannoorbeeck reminded the Board they are voted on by a judge, Council does not appoint them. He said relief from a vote with the Board of Zoning Appeals would have to go through Circuit Court.

There being no additional business, the meeting was adjourned at 6:41 p.m.

Michael L. Bagley CHAIRMAN  
OF THE BLACKSTONE BOARD OF ZONING APPEALS

August 28, 2023 APPROVED AND ADOPTED

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