

BOARD OF ZONING APPEALS
6-28-22 @ 6:30 P.M.

Board Members: Michael Bagley, Chairman
Sally Beale
Monica Hazelwood-Frisby
Ifetayo Tun (ABSENT)
Allen Queen

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 June 28, 2022 at 6:30 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, **Thomas Payne** requests a variance to Section 4-9.3 Height Regulations, of the Blackstone Zoning Ordinance. The request, if granted, would permit a variance to the height of an accessory building. This variance request specifically applies to property known as Nottoway County Tax Map Number 50A36-3-36. This property is located at 700 Tenth Street and is currently zoned R-1, Residential. The Board of Zoning Appeals may approve 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 there is an accessory building partially constructed, and as it sits now is too tall. He said with the trusses, it is more than 12-13' tall. He said Mr. Payne's intention was to house his camper under the structure. He said the height could be remedied if he adds a deck to make it part of the main structure, but then he is too close to the adjoining property line. He believed the current structure was at 24'.

Manager Vannoorbeeck said he did not tell Mr. Payne, nor did Mr. Payne ask about the height of an accessory building.

Board Member Beale asked if this was a carport, will the sides be open. Mr. Thomas Payne replied, it is just a roof. He said he has a contractor building it.

Board Member Beale pointed out that Mr. Payne signed a validity of statement. Manager Vannoorbeeck said the conflict was when getting the permit, the request tonight is for a Variance. Manager Vannoorbeeck said the mistake was on him, Mr. Payne acted in good faith.

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

Mr. Payne said he has lived in Nottoway County all his life, and raising his son in the Town of Blackstone. He said he was a small business owner, trying to set a good example for his son. He said he wanted to build a structure to cover his personal and work trucks, and finally saved enough money to begin. He said when applying for the Zoning Permit he showed plans, but was not provided any documentation or zoning restrictions. He said it was not until the trusses were set and the roof being installed, he was notified of a problem. He said he has already invested over \$12,000.00 in this building, and due to the delay in completion, some of the lumber had been ruined. He requested grace to let him complete the structure.

Ms. Sharon Harrup said she and Ms. Joyce Daniel live at 620 Tenth Street, which is right beside Mr. Thomas Payne. She said she was here tonight to ask that Mr. Payne be able to finish his shed. She said they were the closest neighbors to him, and the height of the shed did not bother them at all. She said we live in Blackstone by choice, and love the way neighbors support neighbors, and the way town employees and elected officials support citizens when needed. She said Mr. Payne admitted he should have asked for building restrictions, but we believe he should have been provided these when applying for his permit. She said this Board is in place to hopefully determine allowances that can be made.

Board Member Beale asked Ms. Harrup if it bothered her about what items might be stored under this rooftop. Ms. Harrup replied no, she said Mr. Payne approached them before starting the project. She said when they applied for their permit for their pool, Clerk Daniel actually stapled the restrictions, so they would know what could be done. She suggested code requirements be stapled to the permits.

Chairman Bagley closed the Public Hearing.

Board Member Queen made a motion to allow Mr. Payne to finish the building as is. The motion was seconded by Board Member Frisby.

Board Member Frisby asked that anyone in the future building something, please be sure they are provided the proper documents.

VOTE:

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

Board Member Beale said other people were going to show up, she was surprised nobody else was here.

Board Member Queen said it was a testament having the neighbors come and speak on his behalf.

Board Member Beale said the comments she received was coming from Westwood Drive, you look right at it. She said she appreciated people working on things, but could see this being a jumble of stuff. Manager Vannoorbeeck did believe he needed to keep an eye on it, to be sure it did not become his welding or mechanic shop.

*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 June 28, 2022 at 6:30 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, **Southside Outreach Group, Inc.** requests a variance to Section 5-5.1 Area Regulations, of the Blackstone Zoning Ordinance. The request, if granted, would permit a parcel to be subdivided into two parcels each being less than ten thousand square feet. This variance request specifically applies to property known as Nottoway County Tax Map Number 50A28-6-5. This property is located at the intersection of E. Broad Street and Hurt Street and is currently zoned R-2, Residential. The Board of Zoning Appeals may approve 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 there is a property owned by Southside Outreach Group, who is a housing development organization, specific to low to moderate income residents. He said this property was purchased at a tax sale and located at the intersection of Hurt and E. Broad Street.

Manager Vannoorbeeck said the Town had received a grant to build three Workforce Development homes in the amount of \$403,000.00. He said this would include housing for working families.

Manager Vannoorbeeck said he was requesting to split the property in half. He said each lot is supposed to be 10,000 square feet, so by splitting this lot, it would be 7,500 square feet each. He said take \$403,000.00 and divide by three, the homes will be roughly \$125,000.00. He believed the homes would be roughly 1,200 square feet, with three bedrooms.

Chairman Bagley believed the back yard had to be 25'. Manager Vannoorbeeck replied yes, even if they had to modify the dimension of the house. He said one house would face Hurt Street and the other house would face Broad Street.

Manager Vannoorbeeck said there is supposed to be 80' for frontage. He said on Hurt Street there would be 95' of frontage, and there is an existing 80' on Broad Street, so it meets the frontage requirements. He said this request does not meet the square footage requirements, so that is the request tonight. He said it would be 7,500 square feet each on the residual and the new lot.

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

Chairman Bagley closed the Public Hearing.

Manager Vannoorbeeck said Community Development Specialist Bryant had received at least 10 applications for Workforce Housing.

Board Member Queen made a motion to approve subdividing the lot at the intersection Hurt and E. Broad Street to 7,500 square feet per lot, specific to the Workforce Housing project. The motion was seconded by Board Member Beale.

VOTE:

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

There being no additional business, the meeting was adjourned at 7:12 p.m.

Michael 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