

BOARD OF ZONING APPEALS
8-22-22 @ 6:00 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 August 22, 2022 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Calvin Coles, 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 50A-33-1-L-22, and also known as 507 S. Dillard Street. This property is currently zoned R-2, Medium 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 Mr. Calvin Coles for a single family dwelling to be built on a 50' infill lot. He said infill means an older subdivided lot, with other homes already built in the area. He said there was an old house and flower shop on the property previously, that the Town tore down.

Manager Vannoorbeeck said the property has now been sold, and Mr. Paul Hardy purchased it at auction. He said Mr. Coles would like to build a house on this lot. He added, if this was a new subdivided lot, the requirement is 80' wide. He said the request was to build a home and waive the setbacks.

Board Member Queen asked what the requirement is for space between buildings. Manager Vannoorbeeck said the only requirement was for townhouse developments or multi-family, because of fire protection. He said it is 15% of the road frontage for side setbacks, so on an 80' lot, it is a 12' setback.

Manager Vannoorbeeck said Mr. Coles' request is planning for a 28' home, so that would be 11' on each side. He said when building on an infill lot, you can be 35' from the right of way or in line with the adjacent neighbor.

Mr. Calvin Coles said his construction would leave 12' on each side, because the house was going to be 26' wide. Manager Vannoorbeeck said Mr. Coles was providing the setbacks for an 80' lot. Mr. Coles added he was in the process of buying a strip of land that abuts this property.

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

Ms. Nancy Davis said she did not have a problem with building the house, but how far would it be from her house, as the neighbor. Manager Vannoorbeeck said it would be 12' from her property line.

Mrs. Tyler Scott was introduced to the Board, as she would be appointed by the next meeting.

Chairman Bagley closed the Public Hearing.

Board Member Frisby made a motion to approve the Variance as requested with 12' side setbacks on the 50' lot. The motion was seconded by Board Member Queen.

VOTE:

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

Clerk Daniel asked Mr. Coles if this house would be a rental or for sale. Mr. Coles said he would try to sell it.

Board Member Beale made a motion to dispense with reading and approve as presented the minutes from the Board of Zoning Appeals Meeting on February 9, 2022. 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 Beale: Aye

There being no additional business, the meeting was adjourned at 6:18 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