

1 **MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING**  
2 **APPEALS OF HENRICO COUNTY, HELD IN THE COUNTY**  
3 **ADMINISTRATION BUILDING IN THE HENRICO COUNTY GOVERNMENT**  
4 **COMPLEX, ON THURSDAY, JANUARY 25, 2007, AT 9:00 A.M., NOTICE**  
5 **HAVING BEEN PUBLISHED IN THE RICHMOND TIMES-DISPATCH**  
6 **JANUARY 4 AND JANUARY 11, 2007.**

7  
Members Present: James W. Nunnally, Chairman  
Richard Kirkland CBZA, Vice-Chairman  
Elizabeth G. Dwyer  
Helen E. Harris  
R. A. Wright

Also Present: David D. O’Kelly, Assistant Director of Planning  
Benjamin Blankinship, Secretary  
Paul Gidley, County Planner  
Ann B. Cleary, Recording Secretary

8  
9  
10 Mr. Nunnally - Good morning, ladies and gentlemen, we welcome  
11 you to our first meeting of 2007 at the Board of Zoning Appeals. We wish you a  
12 happy New Year, happy, healthy and prosperous. Now, will you please stand  
13 and join in the **Pledge of Allegiance to the Flag of Our Country**. Mr.  
14 Blankinship, will you read the rules for the meeting, please?

15  
16 Mr. Blankinship - Good morning, Mr. Chairman, members of the Board,  
17 ladies and gentleman. The rules for this meeting are as follows. As Secretary, I  
18 will announce each case and while I’m speaking, the applicant should come  
19 down to the podium. We will then ask everyone who intends to speak on that  
20 case to stand and be sworn in. Then the applicant will give their testimony. Then  
21 anyone else who wishes to speak will be given the opportunity. After everyone  
22 has spoken, the applicant and only the applicant will have an opportunity for  
23 rebuttal. After hearing all of the evidence and asking questions, the Board will  
24 take the matter under advisement and they will render all of their decisions at the  
25 end of the meeting. If you wish to know their decision on a specific case, you can  
26 either stay until the end of the meeting or you can check the Planning  
27 Department website this afternoon—we update it about half an hour after the  
28 meeting ends—or you can call the Planning Department this afternoon. This  
29 meeting is being tape recorded, so we’ll ask everyone who speaks to speak  
30 directly into the microphone on the podium. State your name and please spell  
31 your last name for us. Finally, out in the foyer, there are two binders that contain  
32 the staff report for each case, including the conditions that have been  
33 recommended by the staff. You will be asked whether you agree to those  
34 conditions, so it’s important that you be familiar with them. Mr. Chairman, we do  
35 not have any requests for deferrals this morning.

36  
37 Mr. Nunnally - All right, sir, thank you. Please call the first case then,  
38 sir.  
39  
40 Mr. Blankinship - UP-1-07, Erik Sandvig  
41  
42 **UP-001-07** **ERIK SANDVIG** requests a conditional use permit  
43 pursuant to Section 24-95(i)(4) to build a swimming pool in the front yard at  
44 12211 Kain Road (Parcel 737-767-0717), zoned A-1, Agricultural District (Three  
45 Chopt).  
46  
47 Mr. Nunnally - Is there anyone else interested in this case? If so, will  
48 you please stand and raise your right hand and be sworn?  
49  
50 Mr. Blankinship - Raise your right hand, please. Do you swear the  
51 testimony you're about to give is the truth and nothing but the truth so help you  
52 God?  
53  
54 Mr. Sandvig: Yes it is.  
55  
56 Mr. Nunnally - Please state your name for the record, sir, and tell us  
57 what you're requesting.  
58  
59 Mr. Sandvig - My name is Eric Sandvig. I'm requesting a permit to  
60 building a swimming pool. My backyard is contained by the septic field, and so  
61 I'm looking to build a swimming pool on the side of the house.  
62  
63 Mr. Kirkland - What's the size pool you're proposing?  
64  
65 Mr. Sandvig: It's 16 by 43.  
66  
67 Mr. Kirkland - In-ground pool?  
68  
69 Mr. Sandvig: Yes sir.  
70  
71 Mr. Wright - What type of screening of fencing would you have  
72 around it?  
73  
74 Mr. Sandvig: I'd have vinyl fencing, per code, four foot.  
75  
76 Mr. Wright - Four feet?  
77  
78 Mr. Sandvig: Yes sir.  
79  
80 Mr. Wright - Are there other houses in the vicinity of your house  
81 there?

82  
83 Mr. Sandvig - Yes sir. There's my sister, as well as my parents live  
84 a little bit further down the driveway. We have one other neighbor that is a little  
85 bit down the road.  
86  
87 Mr. Wright - You access your property off Kain Road, is that  
88 correct?  
89  
90 Mr. Sandvig - Yes sir.  
91  
92 Mr. Wright - I understand it's about 800 feet back there?  
93  
94 Mr. Sandvig - Yes. About a quarter of a mile, yes.  
95  
96 Mr. Wright - The houses on this plat that's on the monitor there,  
97 the houses that are toward Kain Road, is this pool to the back of those houses or  
98 to the front those houses? Those houses face Kain Road, did you say, on that  
99 map there?  
100  
101 Mr. Sandvig - Yes sir. All the houses on the map face Kain Road  
102 except my little sister's house, which is not on there, actually faces the pool. It  
103 faces cattycorner.  
104  
105 Mr. Blankinship - I think the rectangle just to the left of the label there to  
106 build a swimming pool, that's meant to indicate your little sister's house. The  
107 exact location isn't shown, but that kind of indicates that a building permit was  
108 issued on that lot.  
109  
110 Mr. Sandvig - Okay.  
111  
112 Mr. Nunnally - I don't understand how this is your front yard or side  
113 yard or whatever. This is a very peculiar piece of property it looks like to me.  
114  
115 Mr. Blankinship - It is indeed, Mr. Chairman, and we went back and  
116 forth on how exactly we should label the various orientations here. The one thing  
117 that's clear is that it's not in the rear yard.  
118  
119 Mr. Wright - How does your house face? I see it there.  
120  
121 Mr. Sandvig - As you can see, the driveway comes around to the  
122 side of the house.  
123  
124 Mr. Kirkland - Is that the side of the house?  
125  
126 Mr. Sandvig - Yes sir. The front of the house actually faces, I  
127 guess—

128  
129 Mr. Blankinship - Paul, put the cursor on the front of the house.  
130  
131 Mr. Sandvig - There you go. That's the front of the house right there.  
132  
133 Mr. Wright - It was the front back this way. I guess that would be  
134 east.  
135  
136 Mr. Blankinship - South and east, yes sir.  
137  
138 Mr. Wright - You said why could not put the swimming pool behind  
139 the house, so to speak.  
140  
141 Mr. Sandvig - You can see my property line. The backyard is taken  
142 up by the septic field. All of that is septic field and then the branch that goes up  
143 that way, that goes downhill and it's close to the residence that is not related to  
144 me, and it's on a high slope leading to a creek.  
145  
146 Ms. Dwyer - Mr. Sandvig, the diagrams that we have in our staff  
147 report seem to differ. The one I think you submitted with the hand notations  
148 showing where the pool is seems to be different from the ones that the County  
149 has officially. Has there been a subsequent division of the property since it was  
150 this shape as show on the screen?  
151  
152 Mr. Sandvig - That was the original division. The 12209 address  
153 was the house that was built last year.  
154  
155 Ms. Dwyer - Okay. There's been a subsequent division of the  
156 property since.  
157  
158 Mr. Sandvig - This was the temporary division. The other picture  
159 was more up-to-date, yes.  
160  
161 Ms. Dwyer - 12209 received a variance also?  
162  
163 Mr. Sandvig - Yes ma'am.  
164  
165 Ms. Dwyer - Looking at the hand drawing, what are the exact  
166 distances between the pool and the deck structure and your property line? Do  
167 you know that?  
168  
169 Mr. Sandvig - The deck structure all around the pool?  
170  
171 Ms. Dwyer - Yes.  
172

173 Mr. Sandvig - There's at least 75 feet minimum. There's about an  
174 acre and a half of land between the two houses.  
175  
176 Mr. Nunnally - Any other questions for the applicant?  
177  
178 Ms. Harris - Yes. Mr. Sandvig, were you the builder in 2004 of this  
179 dwelling?  
180  
181 Mr. Sandvig - Yes.  
182  
183 Ms. Harris - Did you foresee at that time that you might want a  
184 swimming pool?  
185  
186 Mr. Sandvig - No. Financially, there was no way.  
187  
188 Ms. Dwyer - Have you read the conditions?  
189  
190 Mr. Sandvig - Yes.  
191  
192 Ms. Dwyer - You agree with those?  
193  
194 Mr. Sandvig - Yes.  
195  
196 Mr. Nunnally - Any other questions? I ask again, is anyone here in  
197 opposition? Hearing none, that concludes the case. Thank you for coming, sir.  
198  
199 **DECISION**  
200  
201 Mr. Wright - UP-001-07, I move we approve it.  
202  
203 Mr. Kirkland - Second.  
204  
205 Mr. Nunnally - Motion by Mr. Wright, second by Mr. Kirkland it be  
206 approved. All in favor say aye.  
207  
208 Ms. Dwyer - Could we state our reasoning for that?  
209  
210 Mr. Wright - I'll give you the reason. The use permit will not affect  
211 the health, safety, or welfare of persons residing or working on the premises or in  
212 the neighborhood, will not unreasonably impair the supply of light and air to  
213 adjacent property, nor increase congestion in the streets, nor increase public  
214 danger from fire or otherwise unreasonably affect public safety, nor impair the  
215 character of the District or adjacent districts, nor be incompatible with the general  
216 plans and objectives of the official Land Use Plan of the County, nor be likely to  
217 reduce or impair the value of buildings and property of the surrounding areas,

218 and that such establishment and use will be in substantial accordance with the  
219 general purpose and objectives of Chapter 24 of the County Code.

220  
221 Mr. Blankinship - Can't argue with that.

222  
223 Mr. Wright - How about that?

224  
225 Mr. Nunnally - All in favor say aye. Opposed? It's been approved.

226  
227 After an advertised public hearing and on a motion by Mr. Wright, seconded by  
228 Mr. Kirkland, the Board **granted** application **UP-001-07** for a conditional use  
229 permit to build a swimming pool in the front yard at 12211 Kain Road. The Board  
230 granted this use permit subject to the following conditions:

231  
232 1. Only the improvements shown on the plan filed with the application may be  
233 constructed pursuant to this approval. Any additional improvements shall comply  
234 with the applicable regulations of the County Code. Any substantial changes or  
235 additions may require a new use permit.

236  
237 2. The pool, deck, appurtenances and security fence shall comply with the front  
238 yard setback of 50 feet and the side yard setback of 20 feet.

239  
240  
241 Affirmative: Dwyer, Harris, Kirkland, Nunnally, Wright 5  
242 Negative: 0  
243 Absent: 0

244  
245  
246 Mr. Nunnally - Next case.

247  
248 **UP-002-07 GILLIES CREEK INDUSTRIAL RECYCLING LLC**  
249 requests a conditional use permit pursuant to Sections 24-103 and 24-52(d) to  
250 extract materials from the earth at 5500 White Oak Drive (Parcels 863-706-3470,  
251 860-709-5622 and 864-704-2093), zoned A-1, Agricultural District and C-1,  
252 Conservation District (Varina).

253  
254 Mr. Nunnally - Anyone else here interested in this case? If so, will  
255 you please stand and raise your right hand and be sworn.

256  
257 Mr. Blankinship - Do you swear the testimony you're about to give is  
258 the truth and nothing but the truth, so help you God?

259  
260 Mr. Nunnally - Please state your name for the record sir, and tell us  
261 what you're requesting.

262

263 Mr. Hooker: My name is Randy Hooker with Engineering Design  
264 Associates. We're here to represent Gillies Greek's request for a conditional use  
265 permit to extract materials.

266  
267 Ms. Dwyer - Mr. Blankinship, is this an application that covers all of  
268 the mining sites, or just this additional piece?

269  
270 Mr. Nunnally - Additional area. [Unintelligible], it says.

271  
272 Mr. Blankinship - In a sense, they're renewing the other permit, even  
273 though it's only six months' old. This would replace the previous one, I believe.

274  
275 Ms. Dwyer - Okay.

276  
277 Mr. Blankinship - We set the bond amount for the full amount for all four  
278 and also the expiration dates for everything would be moved forward. You  
279 should look at it as a new request for the whole area. The only thing that's  
280 changed since July is the area that's shown in purple on this map.

281  
282 Ms. Dwyer - The conditions are the same other than the  
283 guarantees, financial guarantees.

284  
285 Mr. Blankinship - Yes ma'am.

286  
287 Mr. Wright - What they're doing is adding some additional area?

288  
289 Mr. Blankinship - I hope the applicant will explain why.

290  
291 Mr. Hooker: During the process of working on some areas with the  
292 Corp for—Sorry, I'm drawing a blank right this second. Working application with  
293 the Corp for wetlands areas, and these areas will be used, and process, are  
294 during working with the Corp.

295  
296 Mr. Blankinship - The permitting process with the Army Corp of  
297 Engineers has taken longer than was anticipated?

298  
299 Mr. Hooker: Yes.

300  
301 Mr. Nelson: My name is Robbie Nelson, Engineer Design  
302 Associates. What has taken place is we applied for the permit. Areas 1, 2 and 3  
303 are actually previously mined areas that are under water and the applicant needs  
304 to get permission to pump these mine areas down and re-mine them. The permit  
305 process with the Corp and DEQ has taken quite a bit of time. What the applicant  
306 is trying to do is this new area is approximately eight acres that he wants to mine  
307 now while he's getting permits in place to mine the rest of the property.

308

309 Ms. Dwyer - Mr. Nelson, is that your presentation? I didn't want to  
310 interrupt you.  
311  
312 Mr. Nelson - Basically, yes. It was previously approved six months  
313 ago by you all and we've actively been trying to get the site approved by the  
314 Corp. [Unintelligible] and studies and the length of time is ticking by and the  
315 applicant is closing on the property and needs to get the money and operation  
316 underway.  
317  
318 Mr. Wright - This additional area doesn't involve the Corp?  
319  
320 Mr. Nelson - No sir, it does not.  
321  
322 Mr. Wright - It's outside of that.  
323  
324 Mr. Nelson - Yes sir.  
325  
326 Ms. Harris - I have a couple of questions. On the narrative  
327 description, I noticed an item 1B, "the depth of excavation will be an average of  
328 15 feet.) The map said 10 feet. I was just wondering why the difference.  
329  
330 Mr. Nelson - Where did it say 10 feet?  
331  
332 Ms. Harris - On the map that we have, the overall map, #2.  
333 "Under the sequence of event," you have operation notes. Number 2 under  
334 "Operation Notes."  
335  
336 Mr. Nelson - Are you looking at—  
337  
338 Ms. Harris - Looking at this map.  
339  
340 Mr. Nelson - Yes ma'am. That basically says that during the mining  
341 operation, that at any point during that, they cannot have a vertical slope of more  
342 than 10 feet. Basically, as they're digging during the day and the inspector would  
343 show up, that prior to them commencing that day, they would stabilize those back  
344 slopes so it was not more than a 10-foot vertical drop.  
345  
346 Ms. Harris - Okay. My question was, we saw that, but the average  
347 of 15 feet that we have in your narrative description, is there an average of 15  
348 feet or?  
349  
350 Mr. Nelson - Yes ma'am. The average depth throughout the whole  
351 life of the process will be 15 feet.  
352  
353 Ms. Dwyer - Can you explain the apparent inconsistency between  
354 the 10 foot and 15 foot?



355  
356 Mr. Nelson - They're two different depths. The 10 feet basically  
357 says when the inspector comes, when they're digging that certain day, that  
358 they're digging into a side slope that they won't go 10 feet without stabilizing that  
359 slope to keep the risk for erosion and all that down.  
360  
361 Mr. Blankinship - You might go down 10 feet, have a bench, and then  
362 have 5 more.  
363  
364 Mr. Nelson - Exactly, and back sloping 2 to 1, or 3 to 1, or  
365 whatever they do. The 15 feet is the overall depth they'll go through the entire  
366 process.  
367  
368 Ms. Harris - My other question is, under Item 1D, "reclaim within  
369 approximately four years." I was thinking that we had a two-year span that we  
370 use, but I noticed on your narrative description it's four years.  
371  
372 Mr. Blankinship - Right. They'll have to come back after two years to  
373 renew the permit.  
374  
375 Ms. Harris - Okay.  
376  
377 Mr. Nunnally - Any other questions?  
378  
379 Ms. Dwyer - Yes. There's a statement in the staff report that says  
380 the new excavated area for mine 1 will be closer to residences. It says,  
381 "However, there should still be a wooded buffer approximately 350 feet deep  
382 between the mining and the nearest dwelling." Is that distance accurate, as far  
383 as you're aware?  
384  
385 Mr. Nelson - No ma'am. That distance is probably a lot greater.  
386  
387 Ms. Dwyer - Greater than 350 feet?  
388  
389 Mr. Nelson - At least 350 feet to their property line, which is at the  
390 bottom of the slope. I believe that's [unintelligible] Section 3 that's up on top of  
391 that hill.  
392  
393 Ms. Dwyer - Approximately 350 to your property line and then the  
394 residences that are closest to that are even farther away.  
395  
396 Mr. Nelson - I believe so, yes ma'am.  
397  
398 Mr. Blankinship - The 350 feet is the wooded area. There's more area  
399 that's not wooded.  
400

401 Ms. Dwyer - Okay. We don't have any commitment, as I read the  
402 conditions, to keep that wooded buffer wooded so that it is, in fact, an effective  
403 buffer between the mining and the homes. What are your plans?  
404

405 Mr. Nelson - [Unintelligible] wooded, it's entirely wetlands. They  
406 aren't asking to mine that area yet and no intentions to get a permit to mine that  
407 area.  
408

409 Ms. Dwyer - Would you object to a condition that says that wooded  
410 area between the additional mined area and mine 1 and the residential area  
411 would be maintained and not cleared, not timbered?  
412

413 Mr. Nunnally - Come to the podium, sir.  
414

415 Mr. Morgan - Calvin Morgan, Gillies Creek Industrial Recycling. We  
416 have no intention of doing anything in that area, so we wouldn't have any  
417 problems with putting any kind of reasonable buffer there.  
418

419 Ms. Dwyer - Okay.  
420

421 Mr. Morgan - To protect from the mining? We have no reason to go  
422 in there right now, so as long as we're doing the mining operations, that's fine.  
423

424 Mr. Blankinship - It'll show on the erosion control plan as a limited  
425 clearing and grading. We'll have that.  
426

427 Mr. Morgan - We won't be [unintelligible] intent to go out at that  
428 probably ever.  
429

430 Ms. Dwyer - So, Mr. Blankinship, are you saying that's already  
431 covered?  
432

433 Mr. Blankinship - It will be. It will show on their E and S plan if there's a  
434 limit of clearing and grading and they won't be allowed to clear anything beyond  
435 that.  
436

437 Ms. Dwyer - Okay. I just want to make sure the buffer— Since we  
438 are getting closer to residences, that we do maintain that buffer. It makes a  
439 difference whether the buffer is cleared land or a wooded area. I would just ask  
440 for you to talk to me a little bit about your restoration plan and the reclamation  
441 plan. Is that on page 5?  
442

443 Mr. Nelson - Parts of it, yes ma'am. Page 5 and Page 6 and Page  
444 7. They're basically going to turn them into wetland mitigation sites.  
445

446 Ms. Dwyer - Is that the issue with the Corp at this point?

447  
448 Mr. Nelson - I don't believe the issue is the reclamation and the  
449 banks. I don't think that's the issue. The issue right now, I believe, is some of the  
450 studies that they've asked for. The process of the Corp and DEQ over the last  
451 few years has become extremely long.  
452  
453 Ms. Dwyer - My understanding is that as a result of the  
454 reclamation, the land will be maintained as ponds?  
455  
456 Mr. Nelson - They'll be maintained as a mitigation bank. They'll be  
457 created wetlands.  
458  
459 Ms. Dwyer - Okay. Describe that so I know what that is.  
460  
461 Mr. Nelson - Small.  
462  
463 Mr. Blankinship - Not to put too fine a point on it.  
464  
465 Ms. Dwyer - Okay.  
466  
467 Mr. Nelson - The technical term is water should always be within  
468 one foot above or below the existing ground. Water might be a foot below the  
469 ground in the summer and foot above in the fall, winter, and spring. This entire  
470 property, for the most part, as a finished product, will be all protected as in  
471 preservation and/or conservation.  
472  
473 Ms. Dwyer - Okay.  
474  
475 Mr. Kirkland - No development would ever take place.  
476  
477 Mr. Nelson - No development will ever take place on this property.  
478  
479 Ms. Dwyer - You'll fill it with inert materials to bring it to within a  
480 foot of existing grade?  
481  
482 Mr. Nelson - Yes. A grade determined by the studies of the water  
483 levels.  
484  
485 Ms. Dwyer - Okay. So, a swamp.  
486  
487 Ms. Dwyer - All right.  
488  
489 Ms. Harris - What type of materials are you extracting in the  
490 mining process?  
491  
492 Mr. Nelson - Sand and gravel.

493  
494 Ms. Harris - Okay. Do you make a lot of disturbing noise? I'm  
495 thinking about the neighbors.

496  
497 Mr. Nelson - We are not processing any material. They'll be no  
498 plants, they'll be no streams, they'll be no settlement ponds like you would see in  
499 a typical sand-and-gravel operation. We are just simply extracting the material  
500 out, so the noise level would be much less than your traditional sand-and-gravel  
501 farming operation.

502  
503 Ms. Dwyer - You have read the conditions and agree to them?

504  
505 Mr. Nelson - Yes ma'am.

506  
507 Mr. Nunnally - Any other questions? I ask again, is anyone in  
508 opposition to this case? Hearing none, that concludes the case. Thank you for  
509 coming.

510  
511 **DECISION**

512  
513 Mr. Kirkland - I move we approve it.

514  
515 Ms. Harris - Second the motion.

516  
517 Mr. Nunnally - Motion by Mr. Kirkland, seconded by Ms. Harris it be  
518 approved. All in favor say aye. Do you have a reason?

519  
520 Mr. Kirkland - I would like to use the same reason Mr. Wright used.  
521 It's under "Use Permit."

522  
523 This use permit will not affect the health, safety, or welfare of persons residing or  
524 working on the premises or in the neighborhood, will not unreasonably impair the  
525 supply of light and air to adjacent property, nor increase congestion in the  
526 streets, nor increase public danger from fire or otherwise unreasonably affect  
527 public safety, nor impair the character of the District or adjacent districts, nor be  
528 incompatible with the general plans and objectives of the official Land Use Plan  
529 of the County, nor be likely to reduce or impair the value of buildings and  
530 property of the surrounding areas, and that such establishment and use will be in  
531 substantial accordance with the general purpose and objectives of Chapter 24 of  
532 the County Code.

533  
534 Mr. Wright - You'll get a copy of these, Ben.

535  
536 Mr. Nunnally - All in favor say aye. Opposed? It's been approved.

537

538 After an advertised public hearing and on a motion by Mr. Kirkland, seconded by  
539 Ms. Harris, the Board **granted** application **UP-002-07** for a conditional use permit  
540 to extract materials from the earth at 5500 White Oak Drive. The Board granted  
541 the use permit subject to the following conditions:  
542

543 1. This use permit is subject to all requirements of Section 24-103 of Chapter 24  
544 of the County Code. The operation shall be conducted in accordance with the  
545 plans and narrative submitted with the application, except as noted below.  
546

547 2. Before beginning any work, the applicant shall provide a financial guaranty in  
548 an amount of \$3,000 per acre for each acre of land to be disturbed, for a total of  
549 \$226,200, guaranteeing that the land will be restored to a reasonably level and  
550 drainable condition. This permit does not become valid until the financial  
551 guaranty has been approved by the County Attorney. The financial guaranty may  
552 provide for termination after 90 days notice in writing to the County. In the event  
553 of termination, this permit shall be void, and work incident thereto shall cease.  
554 Within the next 90 days the applicant shall restore the land as provided for under  
555 the conditions of this use permit. Termination of such financial guaranty shall not  
556 relieve the applicant from its obligation to indemnify the County of Henrico for any  
557 breach of the conditions of this use permit. If this condition is not satisfied within  
558 90 days of approval, the use permit shall be void.  
559

560 3. Before beginning any work, the applicant shall submit erosion control plans to  
561 the Department of Public Works (DPW) for review and approval. Throughout the  
562 life of the operation, the applicant shall continuously satisfy DPW that erosion  
563 control procedures are properly maintained, and shall furnish plans and bonds  
564 that DPW deems necessary. The applicant shall provide certification from a  
565 licensed professional engineer that dams, embankments and sediment control  
566 structures meet the approved design criteria as set forth by the State. If this  
567 condition is not satisfied within 90 days of approval, the use permit shall be void.  
568

569 4. Before beginning any work, the applicant shall obtain a mine license from the  
570 Virginia Department of Mines, Minerals and Energy. If this condition is not  
571 satisfied within 90 days of approval, the use permit shall be void.  
572

573 5. Before beginning any work, the areas approved for mining under this permit  
574 shall be delineated on the ground by five-foot-high metal posts at least five  
575 inches in diameter and painted in alternate one foot stripes of red and white.  
576 These posts shall be so located as to clearly define the area in which the mining  
577 is permitted. They shall be located, and their location certified, by a certified land  
578 surveyor. If this condition is not satisfied within 90 days of approval, the use  
579 permit shall be void.  
580

581 6. In the event that the approval of this use permit is appealed, all conditions  
582 requiring action within 90 days will be deemed satisfied if the required actions are  
583 taken within 90 days of final action on the appeal.

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7. The operator shall begin excavation by February 1, 2008, and diligently pursue the mining and reclamation of the site thereafter, or the use permit shall be void.

8. The applicant shall comply with the Chesapeake Bay Preservation Act and all state and local regulations administered under such act applicable to the property, and shall furnish to the Planning Department copies of all reports required by such act or regulations.

9. Hours of operation shall be from 7:00 a.m. to 5:30 p.m. Monday through Saturday.

10. No operations of any kind are to be conducted at the site on Sundays or national holidays.

11. All means of access to the property shall be from the established entrance onto US Route 60 in New Kent County. There shall be no access to the extraction operation through Scandia Lakes or any other subdivision in Henrico County.

12. The applicant shall erect and maintain gates at all entrances to the property. These gates shall be locked at all times, except when authorized representatives of the applicant are on the property.

13. The applicant shall post and maintain a sign at the entrance to the mining site stating the name of the operator, the use permit number, the mine license number, and the telephone number of the operator. The sign shall be 12 square feet in area and the letters shall be three inches high.

14. The applicant shall post and maintain "No Trespassing" signs every 250 feet along the perimeter of the property. The letters shall be three inches high. The applicant shall furnish the Chief of Police a letter authorizing the Division of Police to enforce the "No Trespassing" regulations, and agreeing to send a representative to testify in court as required or requested by the Division of Police.

15. Standard "Truck Entering Highway" signs shall be erected on US Route 60 on each side of the entrances to the property.

16. The applicant shall post and maintain a standard stop sign at the entrance to US Route 60.

17. The applicant shall provide a flagman to control traffic from the site onto the public road, with the flagman yielding the right of way to the public road traffic at all times. This flagman will be required whenever necessary.

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18. The entrance road shall be paved from its intersection with US Route 60 for a distance of 300 feet and a width of 24 feet. All roads used in connection with this use permit shall be effectively treated with calcium chloride or other wetting agents to eliminate any dust nuisance.

19. The operation shall be so scheduled that trucks will travel at regular intervals and not in groups of three or more.

20. Trucks shall be loaded in a way to prevent overloading or spilling of materials of any kind on any public road.

21. The applicant shall maintain the property, fences, and roads in a safe and secure condition indefinitely, or convert the property to some other safe use.

22. If, in the course of its preliminary investigation or operations, the applicant discovers evidence of cultural or historical resources, or an endangered species, or a significant habitat, it shall notify appropriate authorities and provide them with an opportunity to investigate the site. The applicant shall report the results of any such investigation to the Planning Department.

23. If water wells located on surrounding properties are adversely affected, and the extraction operations on this site are suspected as the cause, the effected property owners may present to the Board evidence that the extraction operation is a contributing factor. After a hearing by the Board, this use permit may be revoked or suspended, and the operator may be required to correct the problem.

24. Open and vertical excavations having a depth of 10 feet or more, for a period of more than 30 days, shall be effectively sloped to a 2:1 slope or flatter to protect the public safety.

25. Topsoil shall not be removed from any part of the property outside of the area in which mining is authorized. Sufficient topsoil shall be stockpiled on the property for respreading in a layer with five inches of minimum depth. All topsoil shall be stockpiled within the authorized mining area and provided with adequate erosion control protection. If the site does not yield sufficient topsoil, additional topsoil shall be brought to the site to provide the required five-inch layer of cover. All topsoil shall be treated with a mixture of seed, fertilizer, and lime as recommended by the County after soil tests have been provided to the County.

26. Any off-site materials to be deposited on the site shall be limited to imperishable materials such as stone, bricks, tile, sand, gravel, soil, asphalt, concrete and like materials, and shall not include any hazardous materials as defined by the Virginia Hazardous Waste Management Regulations. The operator shall submit a report stating the origin, nature and quantity of any off-

675 site material deposited on the property, certifying that no contaminated or  
676 hazardous material was included.

677  
678 27. A superintendent, who shall be personally familiar with all the terms and  
679 conditions of Section 24-103 of Chapter 24 of the County Code, as well as the  
680 terms and conditions of this use permit, shall be present at the beginning and  
681 conclusion of operations each work day to see that all the conditions of the Code  
682 and this use permit are observed.

683  
684 28. A progress report shall be submitted to the Board on February 1, 2008. This  
685 progress report must contain information concerning how much property has  
686 been mined to date of the report, the amount of land left to be mined, how much  
687 rehabilitation has been performed, when and how the remaining amount of land  
688 will be rehabilitated, and any other pertinent information about the operation that  
689 would be helpful to the Board.

690  
691 29. Excavation shall be discontinued by February 1, 2009, and restoration  
692 accomplished by not later than February 1, 2010, unless a new permit is granted  
693 by the Board of Zoning Appeals.

694  
695 30. The rehabilitation of the property shall take place simultaneously with the  
696 mining process. Rehabilitation shall not be considered completed until the mined  
697 area is covered completely with permanent vegetation.

698  
699 31. All drainage and erosion and sediment control measures shall conform to the  
700 standards and specifications of the Mineral Mining Manual Drainage Handbook.

701  
702 32. Failure to comply with any of the foregoing conditions shall automatically  
703 void this permit.

704  
705  
706 Affirmative: Dwyer, Harris, Kirkland, Nunnally, Wright 5  
707 Negative: 0  
708 Absent: 0

709  
710  
711 Mr. Nunnally - Next case. Mr. Blankinship.

712  
713 **A-001-07 BB & E HOLDINGS, INC.** requests a variance from  
714 Section 24-94 to allow the existing house to remain at 5310 Crenshaw Avenue  
715 (The Oaks) (Parcel 788-745-7180), zoned R-3, One-family Residence District  
716 (Fairfield). The front yard setback is not met. The applicant has 35 feet front yard  
717 setback, where the Code requires 40 feet front yard setback. The applicant  
718 requests a variance of 5 feet front yard setback.

719



720 Mr. Nunnally - Is anyone else here interested in this case? If so, will  
721 you please stand and raise your right hand and be sworn.  
722  
723 Mr. Blankinship - Do you swear the testimony you're about to give is  
724 the truth and nothing by the truth so help you God?  
725  
726 Ms. Everett - I do.  
727  
728 Mr. Nunnally - Please state your name for the record, ma'am, and  
729 tell us what you're requesting.  
730  
731 Ms. Everett - Rhonda Everett with BB&E Holdings. We're  
732 requesting to keep the existing front porch on the home. It's currently  
733 encroaching the front setback line by about five feet. I have some pictures I'd  
734 like to share with you of the existing home. The picture in the bottom left-hand  
735 corner is probably the best view of the home and how it fits in relationship to the  
736 neighboring property. As you may have seen from your package provided to you  
737 earlier, this is a corner lot. It is irregularly shaped and probably the largest lot in  
738 the neighborhood. We've met with a couple of the neighbors and they've  
739 provided a statement, which we've just provided to you, indicating that they do  
740 not oppose the front porch and they've signed a statement to that fact.  
741  
742 Ms. Harris - How do you spell your last name?  
743  
744 Ms. Everett - E-V-E-R-E-T-T.  
745  
746 Ms. Harris - I did drive by to see the house. It's quite an  
747 improvement. A picture is worth a thousand words. In being fair with this case, I  
748 notice that many of your neighbors—I think one picture that shows they do not  
749 have access to a large covered porch, so I'm concerned that whatever we do will  
750 set precedent. Even though your neighbors might say, "This is fine with us," but  
751 then we'll see a string of them come in the next few months saying, "You did this  
752 for them, why can't you let us have a covered porch that's longer than the six  
753 feet."  
754  
755 Ms. Everett - Right.  
756  
757 Ms. Harris - Had you considered a porch that is six-feet long and  
758 four inches in the setback? Had you considered an uncovered porch?  
759  
760 Ms. Everett - No. Our first notification that this was an  
761 encroachment was when we applied for the final CO. That was our first  
762 notification. We weren't trying to really hide that we were putting a front porch  
763 on. No, we did not consider that. We had submitted plot plans with our building  
764 plan. An oversight, I assume, on our part, as much as maybe the County's, the  
765 plot plan did not show the front porch; the building plans clearly did. We were

766 issued a building permit based on the plans that we submitted and proceeded to  
767 build.

768

769 Ms. Dwyer - According to our information, the original building plan  
770 had a porch and you were told by the County, whoever submitted those was told  
771 by the County that the porch did encroach and so that was crossed off the plan.

772

773 Ms. Everett - Right. We did not get that notification.

774

775 Ms. Dwyer - What does that mean?

776

777 Ms. Everett - There was no communications about the porch being  
778 an issue. When we were issued the building permit, we certainly saw that that  
779 was scratched out. It said, "No front porch." Then that was scratched out and  
780 said, "Okay," so we did not question it. Maybe, in hindsight, we should have. We  
781 thought we were issued a permit on what we had requested.

782

783 Mr. Wright - How did that come about? I'm confused as to whose  
784 fault it was. Somebody was at fault. It's like there was a mix-up somehow in  
785 here.

786

787 Mr. Blankinship - I don't know who went back and scribbled out where it  
788 said, "No porch or roof," and wrote in "okay." The plan's reviewer in the Permit  
789 Center noted that the porch was shown on some of the drawings and not on  
790 others—it shows on the elevation drawing but not on the plan drawings—and  
791 made the point that it had to be removed from the elevation drawings. I don't see  
792 a record of an actual resubmission of the plans.

793

794 Ms. Everett - Right. It was on the elevation drawings initially  
795 submitted.

796

797 Mr. Blankinship - On the elevations, but not on the plans. It is on the  
798 foundation plan, but that's all right as long as it didn't have a roof. A stoop would  
799 have been permitted. On the floor plan, it doesn't show and I think on the section  
800 it doesn't show. The conflict was in the plans, that some of them show it and  
801 some of them don't.

802

803 Mr. Wright - There's a plan approved May 30<sup>th</sup> by the building  
804 inspector. The porch is not shown on that one, is it?

805

806 Mr. Blankinship - Is that the floor plans you're looking at, the first floor?

807

808 Mr. Wright - The first floor plan.

809

810 Ms. Dwyer - It looks like it is to me....

811

812 Mr. Blankinship - The porch does not show there, but it shows like a 4  
813 by 6 stoop, which would have been allowed.  
814  
815 Mr. Wright - Then it's scratched out on the elevations.  
816  
817 Mr. Blankinship - Within the set of plans that they submitted, they were  
818 not consistent. That was corrected by the plan's reviewer in that the porch was  
819 marked off and it was clearly noted on there, "No porch or roof." When it got put  
820 back on, I don't know.  
821  
822 Ms. Dwyer - We don't know where the okay came from.  
823  
824 Mr. Blankinship - I do not know.  
825  
826 Mr. Kirkland - Do we have the set of plans that was the "as built"  
827 approved set?  
828  
829 Mr. Blankinship - This was the approved set of plans.  
830  
831 Mr. Kirkland - This is the approved set?  
832  
833 Mr. Blankinship - Right.  
834  
835 Mr. Kirkland - The ones that have the red markings?  
836  
837 Mr. Blankinship - Both sets of notations.  
838  
839 Mr. Wright - What happens if this is disapproved?  
840  
841 Mr. Blankinship - The porch will have to be removed in order to get a  
842 CO.  
843  
844 Ms. Everett- They were expected to close December 14<sup>th</sup> and  
845 we've obviously put it off. They're hoping to move in tomorrow.  
846  
847 Mr. Wright - Is the porch an integral part of the house the way it's  
848 built? It looks like it is.  
849  
850 Ms. Dwyer - It's tied into the roof, looks like.  
851  
852 Ms. Everett - It is tied into the roof.  
853  
854 Ms. Dwyer - No one in the County knows about this "okay"? To  
855 me, that's the only question. Someone from the County wrote, "okay." If they  
856 didn't, then the fact that the "no porch roof," and the fact that the box is checked,

857 “approved as noted,” would seem to me to put the builder on notice that the  
858 porch was not approved.  
859  
860 Mr. Blankinship - I don’t know whose okay that is.  
861  
862 Ms. Everett - We look at that, see the “okay,” and think it’s okay  
863 with the porch. I guess a huge misunderstanding.  
864  
865 Mr. Wright - Looks like to me, Mr. Blankinship, that if somebody  
866 scratched it off and put okay, they should have signed it.  
867  
868 Mr. Blankinship - Yes, you would think so.  
869  
870 Ms. Everett - I agree.  
871  
872 Mr. Wright - So we would have some indication of who approved  
873 it.  
874  
875 Ms. Dwyer - There’s a plan’s reviewer name here. Matthew  
876 someone.  
877  
878 Ms. Everett = Matt Lowry.  
879  
880 Mr. Wright - It appears it says, “not porch,” and it’s x-ed out and  
881 then “okay” in the same ink that was used to sign it up here. It’s red.  
882  
883 Ms. Everett - Matthew Lowry.  
884  
885 Ms. Dwyer - Has anyone talked to him to see if he recalls any of  
886 these?  
887  
888 Mr. Wright - It looks like it was the same ink that was used to sign  
889 it.  
890  
891 Mr. Blankinship - It’s all written in red. I mean the note that says, “No  
892 porch or roof,” is in the same ink as well, or is also in red ink.” Did you speak to  
893 Lowry?  
894  
895 Mr. O’Kelly - Mrs. Dwyer, as a result of this permit, I think there’d  
896 be some changes in procedures in the Permit Center and Building Inspections as  
897 to quality control and building permit applications. The builders are going to be  
898 required to submit substitute plans rather than doing this redlining, so.  
899  
900 Ms. Dwyer - What would happen in this case, they would have to  
901 submit another plan that shows no porch rather than relying—Which is going to



948 Mr. Wright - Mr. Blankinship, are there any other houses on this  
949 street as close to the street as this one?  
950  
951 Ms Everett - There is a picture. It's not a very good one.  
952  
953 Mr. Wright - I see. It's hard to tell.  
954  
955 Ms Everett - The very last one. Yeah, that's really hard to tell.  
956 There's a house right across the street. If you drove by, you may have seen that.  
957 It was also on a triangular-shaped lot. 5313. That's fairly close.  
958  
959 Mr. Brosseau - Actually it's one of the persons who signed off on the  
960 way the house is and the way it's sitting.  
961  
962 Mr. Wright - There's nothing on the north side of your house  
963 anyhow because you're a corner lot.  
964  
965 Ms Everett - Correct, correct. It's a very large lot, in looking at the  
966 rest of the neighborhood.  
967  
968 Mr. Wright - That map, is that the as-built or is that the old house  
969 that's on 5310?  
970  
971 Mr. Blankinship - That would be the old house.  
972  
973 Ms Everett - That was one that was condemned. Greatly  
974 improved.  
975  
976 Ms. Dwyer - Mr. Blankinship, I see on the first floor joist plan it  
977 appears that the porch is on that plan and approved with no markings.  
978  
979 Mr. Blankinship - Right, because at that grade, it would be allowed. It's  
980 only putting a roof over it that creates the violation.  
981  
982 Ms. Dwyer - I see.  
983  
984 Mr. Blankinship - The plot plan was the other drawing that I was trying  
985 to remember before. The plot plan submitted with the building permit clearly  
986 does not show any porch. It shows the building setback line and does not show  
987 anything crossing it.  
988  
989 Ms. Dwyer - I see a roof truss plan that shows the porch and that's  
990 approved with no notation that it's disallowed.  
991

992 Mr. Nunnally - Any other questions from the Board or staff? Anyone  
993 here in opposition to this request? Hearing none, that concludes the case. Thank  
994 you for coming.

995

996 **DECISION**

997

998 Ms. Harris - I move that we approve this case. Even though the  
999 owners will have beneficial use of the property without the variance, we have  
1000 clearly established here that there have been some County errors and the buyers  
1001 are ready to move in. The property has definitely been improved, an asset to the  
1002 neighborhood. That is my motion.

1003

1004 Ms. Dwyer - Second.

1005

1006 Mr. Nunnally - Motion by Ms. Harris, seconded by Ms. Dwyer it be  
1007 approved. All in favor say aye.

1008

1009 Ms. Dwyer - I would like to also add just as a note, looking through  
1010 the plans that were supplied to us, the roof truss plan and the typical wall plan  
1011 that showed the country porch had no notation that the country porch was  
1012 disallowed. It was not marked. I think there was enough responsibility on the part  
1013 of the County for this situation that even though they do have beneficial use of  
1014 the property that they should be granted it this point in time.

1015

1016 Mr. Kirkland - Mr. O'Kelly, you said from this case there will be  
1017 some new rules about how things are redrawn?

1018

1019 Mr. O'Kelly - [Unintelligible.]

1020

1021 Mr. Kirkland - That will help a lot in the future.

1022

1023 Mr. Nunnally - Who seconded that, Mr. Blankinship?

1024

1025 Mr. Blankinship - Mrs. Dwyer.

1026

1027 Ms. Dwyer - I did.

1028

1029 Mr. Nunnally - Ms. Dwyer. Okay, thank you. Okay. It's been  
1030 approved.

1031

1032 After an advertised public hearing and on a motion by Ms. Harris, seconded by  
1033 Ms. Dwyer, the Board **granted** application **A-001-07** for a variance to allow the  
1034 existing house to remain at 5310 Crenshaw Avenue (The Oaks). The Board  
1035 granted the variance subject to the following condition:

1036

1037 1. Only the improvements shown on the plan filed with the application may be  
1038 constructed pursuant to this approval. Any additional improvements shall comply  
1039 with the applicable regulations of the County Code. Any substantial changes or  
1040 additions may require a new variance.

1041

1042

1043 Affirmative: Dwyer, Harris, Kirkland, Nunnally, Wright 5

1044 Negative: 0

1045 Absent: 0

1046

1047

1048 Mr. Nunnally - Next case, Mr. Blankinship.

1049

1050 **A-002-07** **BRUCE TAYLOR** requests a variance from Section  
1051 24-9 to build a one-family dwelling at 6951 Willson Road (Parcel 812-699-8604  
1052 (part)), zoned A-1, Agricultural District (Varina). The public street frontage  
1053 requirement is not met. The applicant has 0 feet public street frontage, where the  
1054 Code requires 50 feet public street frontage. The applicant requests a variance of  
1055 50 feet public street frontage.

1056

1057 Mr. Nunnally - Is anyone else here interested in this case? If so, will  
1058 you please stand and raise your right hand and be sworn in.

1059

1060 Mr. Blankinship - Raise your right hand, please. Do you swear the  
1061 testimony you're about to give is the truth and nothing but the truth so help you  
1062 God.

1063

1064 Mr. Taylor - I do.

1065

1066 Mr. Nunnally - Please state your name for the record, sir, and tell us  
1067 what you're requesting.

1068

1069 Mr. Taylor - Bruce Taylor. It's a question of variance. I have no  
1070 rood frontage on Willson Road.

1071

1072 Mr. Nunnally - What do you have, almost five acres of land there?

1073

1074 Mr. Taylor - Yes sir.

1075

1076 Mr. Wright - How will you access this property?

1077

1078 Mr. Taylor - I got another drawing that I brought, if I could show  
1079 you all. On the Manna Church side in the back, far back, they'll give me a right-  
1080 of-way all the way across the back to access my property. My father-in-law,  
1081 which owns the five acres, will give me access from the front. Coming across the  
1082 church lot would be a lot cheaper. It's all cleared; it's vacant.



1083  
1084 Mr. Wright - When was this lot created, or has it been created?  
1085  
1086 Mr. Taylor - It hasn't been created yet; that's what the variance is  
1087 for.  
1088  
1089 Mr. Wright - Oh, so the lot has not been actually created.  
1090  
1091 Mr. Taylor - No sir.  
1092  
1093 Mr. Wright - It's part of the entire parcel.  
1094  
1095 Mr. Taylor - Yes. It's right at five acres.  
1096  
1097 Mr. Wright - How long has that parcel been owned, do you know?  
1098  
1099 Mr. Taylor - About 40 years. My father-in-law, he's the owner.  
1100  
1101 Mr. Nunnally - [Unintelligible] come down to the microphone? State  
1102 your name, sir. Have you been sworn?  
1103  
1104 Mr. Blankinship - No. Raise your right hand, please. Do you swear the  
1105 testimony you're about to give is the truth and nothing but the truth so help you  
1106 God?  
1107  
1108 Mr. Dowdy - Yes sir. My name is Nathan Dowdy.  
1109  
1110 Mr. Wright - Is this your property? Do you own this property?  
1111  
1112 Mr. Dowdy - Yes sir.  
1113  
1114 Mr. Wright - How long has your house been on the property?  
1115  
1116 Mr. Dowdy - The new house has been on there since '97. We  
1117 build a new house; I had to tear the old one down. I think I bought the land in  
1118 '62.  
1119  
1120 Mr. Wright - You're granting an easement along the western  
1121 property line to go back to this rear lot?  
1122  
1123 Mr. Dowdy - Yes sir.  
1124  
1125 Mr. Wright - How wide is the easement?  
1126  
1127 Mr. Dowdy - Twenty feet.  
1128

1129 Mr. Blankinship - Could you explain again what you were saying about  
1130 the church giving you the access?  
1131  
1132 Mr. Taylor - The church also said they would give me a right-of-  
1133 way across the back of their property, which would be easier to access my  
1134 property, but it would come off of Laburnum Avenue. It would come right across  
1135 where that blue line, right across the edge of that onto the property. I would have  
1136 to clear a lot less woods off of it, too. From the road up, I'd have to clear quite a  
1137 bit of woods.  
1138  
1139 Mr. Blankinship - Could you explain why the church would rather have  
1140 you access it that way?  
1141  
1142 Mr. Taylor - They didn't say they'd rather, they just agreed to give  
1143 it to me. They've always had a good relationship with my father-in-law and they  
1144 said no problem, as long as I paid whatever expense was involved in it.  
1145  
1146 Mr. Blankinship - Paul, could you put the aerial up, please? You'll  
1147 notice the cleared area there. Doesn't show in this photograph, but in the  
1148 cleared area of Mr. Dowdy's property, the church uses that for like a play area.  
1149  
1150 Mr. Dowdy - They do have picnic tables.  
1151  
1152 Mr. Blankinship - Right. Picnic tables.  
1153  
1154 Mr. Dowdy - When the church was first built—I forgot when—the  
1155 preacher asked could they come over. He said they'd keep it clear and  
1156 everything, so I said, well, it's not going to hurt anything.  
1157  
1158 Mr. Blankinship - Actually, if you ran a driveway on your property, it  
1159 would disrupt their use.  
1160  
1161 Mr. Dowdy - Right.  
1162  
1163 Mr. Blankinship - If you put the driveway on their property, it's less  
1164 disruptive.  
1165  
1166 Mr. Dowdy - Right. It wouldn't bother anything.  
1167  
1168 Mr. Blankinship - I had a couple of phone conversations with one of the  
1169 trustees of the church. He expressed to me over the phone that the church  
1170 would rather give him an easement than have him cross his own property  
1171 because crossing his property would disrupt their use of his property.  
1172  
1173 Mr. Wright - Would they still use it once this house is built back  
1174 there?

1175  
1176 Mr. Blankinship - They intend to, as far as I know.  
1177  
1178 Ms. Dwyer - Where would your house be?  
1179  
1180 Mr. Taylor - Approximately the middle of those woods in there.  
1181  
1182 Ms. Dwyer - You don't want to come in from Willson because  
1183 you'd have to clear woods along the property line.  
1184  
1185 Mr. Taylor - There would be a lot more, yes.  
1186  
1187 Ms. Harris - Is the church willing to give you a written agreement?  
1188  
1189 Mr. Taylor - Yes ma'am.  
1190  
1191 Ms. Dwyer - Is the condition on their use of the property for  
1192 recreation or is that not part of the agreement?  
1193  
1194 Mr. Dowdy - Kids just go over there and play.  
1195  
1196 Mr. Nunnally - You have read all the conditions.  
1197  
1198 Mr. Taylor - Yes sir.  
1199  
1200 Ms. Harris - The stem easement on part of this land, I notice the  
1201 private road and how it goes into the acreage that will be used by you. How far is  
1202 that easement; do you know? How far does it extend?  
1203  
1204 Mr. Taylor - I don't know what their property is there.  
1205  
1206 Mr. Dowdy - In the neighborhood of something like 1200 feet  
1207 about.  
1208  
1209 Ms. Harris - I'm talking about the easement that's coming across,  
1210 Mr. Dowdy, the one that you're using from Willson Road.  
1211  
1212 Mr. Dowdy - You mean to my house?  
1213  
1214 Ms. Harris - Yes. Seems it will go into his property.  
1215  
1216 Mr. Taylor - Right. He'll give me an easement, but the church will  
1217 give me one and it would be a lot easier to use the one from the church.  
1218  
1219 Ms. Harris - I understand that. I was asking how much land.  
1220

1221 Mr. Taylor - How much land?  
1222  
1223 Ms. Harris - In other words, do you have a private road now on  
1224 this land?  
1225  
1226 Mr. Taylor - There's no road at all.  
1227  
1228 Ms. Harris - Okay. The drawing seems to indicate that there's a  
1229 private road.  
1230  
1231 Mr. Dowdy - There is up to my house.  
1232  
1233 Ms. Harris - It seems to go beyond the line that separates the two  
1234 properties.  
1235  
1236 Mr. Blankinship - That was their original proposal.  
1237  
1238 Ms. Harris - Okay.  
1239  
1240 Ms. Dwyer - I'm a little concerned about having a small private  
1241 drive access to Laburnum, which is a four-lane divided, somewhat limited access  
1242 roadway. Do we have any comments by traffic engineers to that point, Mr.  
1243 Blankinship?  
1244  
1245 Mr. Taylor - There's also a turning lane on Laburnum Avenue right  
1246 there, so I would be in a turning lane when I went to turn in.  
1247  
1248 Ms. Dwyer - Does the median crossover at that—  
1249  
1250 Mr. Taylor - There's not a median crossover, but if you're headed  
1251 north on Laburnum, when you come to Distributor Drive, just before you get  
1252 there, the road cuts in for a turning lane.  
1253  
1254 Ms. Dwyer - Yes.  
1255  
1256 Mr. Taylor - My driveway would be right there in that turning lane.  
1257  
1258 Ms. Dwyer - In the turning lane?  
1259  
1260 Mr. Taylor - Yes.  
1261  
1262 Ms. Dwyer - We don't have any comments by Traffic, then,  
1263 about—  
1264  
1265 Mr. Blankinship - No. I'm not sure that they were aware of that  
1266 because, as I said, the original proposal showed the easement coming down to

1267 Willson Road. This has all come up pretty well into the process after we had  
1268 requested comments from Works.  
1269  
1270 Ms. Dwyer - Speed limit's 55 on Laburnum?  
1271  
1272 Mr. Blankinship - Yes.  
1273  
1274 Ms. Dwyer - Can we go back to that?  
1275  
1276 Mr. Blankinship - What sort of a schedule are you on? When would you  
1277 plan on building this house?  
1278  
1279 Mr. Taylor - Once I've got everything approved, the surveying  
1280 done and—  
1281  
1282 Mr. Blankinship - I wonder if it would be worth delaying this a month to  
1283 get comments from Works on that specific question, because they have not been  
1284 consulted on that.  
1285  
1286 Ms. Dwyer - I would like to have their comments.  
1287  
1288 Mr. Blankinship - At the time we asked for their comments, we were  
1289 showing the easement out to Willson Road. I've known about this for a couple  
1290 weeks, but it didn't occur to me to go back to Works and ask for an updated  
1291 comment.  
1292  
1293 Ms. Dwyer - This is a very busy roadway, 55 mile an hour speed  
1294 limit.  
1295  
1296 Mr. Taylor - There are other driveways on Laburnum that had no  
1297 turning lane coming into them or anything. They just turn right in.  
1298  
1299 Ms. Dwyer - The question is, do we want to add to that to allow a  
1300 lot that is not allowed by law at this point.  
1301  
1302 Mr. Blankinship - I think I was picturing the access coming off the  
1303 church parking lot. In other words, he would turn onto Willson and come in  
1304 through the church parking lot and then pull onto your property from there.  
1305  
1306 Mr. Taylor - That's how you've got it stated in here, but that's—  
1307  
1308 Mr. Blankinship - I didn't understand.  
1309  
1310 Mr. Taylor - I didn't feel it would be a good thing to be riding  
1311 through the church parking lot. Maybe they've got services or something.  
1312

1313 Mr. Blankinship - It's kind of a trade-off. Which is better, that or driving  
1314 across the area where the picnic tables are.  
1315  
1316 Ms. Dwyer - What about access from Distributor Drive?  
1317  
1318 Mr. Taylor - That's private, it's not County. I'm not saying they  
1319 wouldn't give it to me, but I don't know.  
1320  
1321 Ms. Dwyer - Okay.  
1322  
1323 Mr. Kirkland - Mr. Blankinship, that little piece of land that looks a  
1324 little bottle design, is that part of the church's property or is that the County of  
1325 Henrico's property?  
1326  
1327 Mr. Blankinship - I don't think there is any County property there. I  
1328 guess we have the map.  
1329  
1330 Mr. Kirkland - I was just wondering. Ms. Dwyer said go right out to  
1331 Distributor Drive, but if that's privately owned, he couldn't get out there. I was  
1332 just wondering if that's County.  
1333  
1334 Mr. Taylor - That would make it a lot easier for me.  
1335  
1336 Ms. Dwyer - Private companies can grant access as much as  
1337 churches can, so that's another possibility.  
1338  
1339 Mr. Taylor - Right. It would be a straight cut out to—  
1340  
1341 Mr. Wright - Doesn't look like it can be used for anything.  
1342  
1343 Ms. Harris - Do a lot of trucks enter Distributor Drive?  
1344  
1345 Mr. Taylor - It's a warehouse complex.  
1346  
1347 Mr. Blankinship - From the map, it's not perfectly clear to me, but it  
1348 appears to belong to the company. I can't think of the name of the industry over  
1349 there right now.  
1350  
1351 Mr. Taylor - Several different people own it, I think.  
1352  
1353 Mr. Blankinship - Okay.  
1354  
1355 Mr. Taylor - I just saw something in the paper.  
1356  
1357 Mr. Nunnally - Mr. Blankinship, you are suggesting that we ask for  
1358 deferment on it till next month or?

1359  
1360 Mr. Blankinship - I think that would be wise, if it's not a major disruption  
1361 for the applicant. I think we need more information on this question. If I had  
1362 realized they were coming out onto Laburnum directly, I would have asked Public  
1363 Works for some input on that.  
1364  
1365 Mr. Wright - In the meantime, maybe they could explore some  
1366 other access through Distributor Drive.  
1367  
1368 Mr. Kirkland - Do you have any objection to a 30-day deferral?  
1369  
1370 Mr. Taylor - No, no problem. That's fine.  
1371  
1372 Mr. Nunnally - You'd be the first case on the docket next month,  
1373 okay?  
1374  
1375 Mr. Taylor - Okay.  
1376  
1377 Mr. Nunnally - All right. We thank you.  
1378  
1379 Mr. Blankinship - A motion and a vote on that?  
1380  
1381 **DECISION**  
1382  
1383 Mr. Kirkland - I make a motion we defer it for 30 days.  
1384  
1385 Mr. Nunnally - Motion by Mr. Kirkland we're going to defer it for 30  
1386 days. Do I have a second?  
1387  
1388 Mr. Wright - Second.  
1389  
1390 Mr. Nunnally - Seconded by Mr. Wright. All in favor say aye. It's  
1391 been deferred till next month.  
1392  
1393 After an advertised public hearing and on a motion by Mr. Kirkland, seconded by  
1394 Mr. Wright, the Board **deferred** until the February 22, 2007 meeting, application  
1395 **A-002-07** for a variance to build a one-family dwelling at 6951 Willson Road.  
1396  
1397  
1398 Affirmative: Dwyer, Harris, Kirkland, Nunnally, Wright 5  
1399 Negative: 0  
1400 Absent: 0  
1401  
1402  
1403 Mr. Nunnally - Next case, Mr. Blankinship.  
1404

1405 Mr. Blankinship - I'm afraid to try to pronounce this name, Mr.  
1406 Chairman, I apologize. I should have checked with the applicant to get the  
1407 pronunciation.  
1408

1409 **A-003-07** **KWABENA AGYEKUM** requests a variance from  
1410 Section 24-9 to allow the existing dwelling to remain at 6538 Monahan Road  
1411 (Parcel 820-702-7260), zoned A-1, Agricultural District (Varina). The public street  
1412 frontage requirement is not met. The applicant has 0 feet public street frontage,  
1413 where the Code requires 50 feet public street frontage. The applicant requests a  
1414 variance of 50 feet public street frontage.  
1415

1416 Mr. Nunnally - Anyone here representing this case?  
1417

1418 Mr. Blankinship - Maybe the applicant just didn't recognize his name  
1419 when I butchered it.  
1420

1421 Mr. Nunnally - Well, if you can't pronounce it, I know I can't.  
1422 Monahan Road. Is anyone here?  
1423

1424 Mr. Blankinship - Pass that over?  
1425

1426 Mr. Nunnally - Yes, pass that over.  
1427

1428 Mr. Blankinship - UP-3-07.  
1429

1430 **UP-003-07** **PARKER-ORLEANS BUILDERS** requests a  
1431 temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a  
1432 temporary sales trailer at 11425 Hunton Ridge Lane (The Ridge at Hunton Park)  
1433 (Parcel 763-774-8633), zoned R-2AC, One-family Residence District  
1434 (Conditional) (Brookland).  
1435

1436 Mr. Nunnally - Anyone else here interested in this case? If so, will  
1437 you please stand and raise your right hand and be sworn.  
1438

1439 Mr. Blankinship - Raise your right hand, please. Do you swear the  
1440 testimony you're about to give is the truth and nothing but the truth so help you  
1441 God?  
1442

1443 Mr. Alvis - Yes.  
1444

1445 Mr. Nunnally - Please state your name for the record, sir, and tell us  
1446 what you're requesting.  
1447

1448 Mr. Alvis - My name is Benji Alvis. I'm with Orleans  
1449 Homebuilders and we're requesting an extension of the conditional use permit for  
1450 the sales trailer at the Ridge at Hunton Park.



1451  
1452 Ms. Harris - Mr. Alvis, how close are you to the completion of the  
1453 87 homes?  
1454  
1455 Mr. Alvis - A long ways.  
1456  
1457 Ms. Harris - You only wanted this extended until June of 2007?  
1458  
1459 Mr. Alvis - Yes ma'am. We intend to have our model ready at  
1460 that time.  
1461  
1462 Mr. Wright - That's within the two-year period of the initial  
1463 approval?  
1464  
1465 Mr. Alvis - Yes sir.  
1466  
1467 Mr. Blankinship - Where's the model being built?  
1468  
1469 Mr. Alvis - Directly east of the sales trailer. Right across the  
1470 street. It would be 1142. Right there on the corner.  
1471  
1472 Mr. Nunnally - Any other questions for the applicant? Anybody here  
1473 in opposition to this request? Hearing none, that completes the case. Thank  
1474 you, sir.  
1475  
1476 Mr. Alvis - Thank you.  
1477  
1478 **DECISION**  
1479  
1480 Mr. Kirkland - I move we approve it with the same reason as stated  
1481 previously by Mr. Wright.  
1482  
1483 This use permit will not affect the health, safety, or welfare of persons residing or  
1484 working on the premises or in the neighborhood, will not unreasonably impair the  
1485 supply of light and air to adjacent property, nor increase congestion in the  
1486 streets, nor increase public danger from fire or otherwise unreasonably affect  
1487 public safety, nor impair the character of the District or adjacent districts, nor be  
1488 incompatible with the general plans and objectives of the official Land Use Plan  
1489 of the County, nor be likely to reduce or impair the value of buildings and  
1490 property of the surrounding areas, and that such establishment and use will be in  
1491 substantial accordance with the general purpose and objectives of Chapter 24 of  
1492 the County Code.  
1493  
1494 Ms. Harris - Second.  
1495

1496 Mr. Nunnally - Motion by Mr. Kirkland, seconded by Ms. Harris it be  
1497 approved. All in favor way aye. Opposed? It's been approved.

1498  
1499 After an advertised public hearing and on a motion by Mr. Kirkland, seconded by  
1500 Ms. Dwyer, the Board **granted** application **UP-003-07** for a temporary conditional  
1501 use permit to locate a temporary sales trailer at 11425 Hunton Ridge Lane (The  
1502 Ridge at Hunton Park). The Board granted the use permit subject to the  
1503 following conditions:

1504  
1505 1. Only the improvements shown on the plan filed with the application may be  
1506 constructed pursuant to this approval. No substantial changes or additions to the  
1507 layout may be made without the approval of the Board of Zoning Appeals. Any  
1508 additional improvements shall comply with the applicable regulations of the  
1509 County Code.

1510  
1511 2. All landscaping shall be maintained in a healthy condition at all times. Dead  
1512 plant materials shall be removed within a reasonable time and replaced during  
1513 the normal planting season.

1514  
1515 3. The trailer shall be removed from the property on or before June 30, 2007, at  
1516 which time this permit shall expire.

1517  
1518  
1519 Affirmative: Dwyer, Harris, Kirkland, Nunnally, Wright 5  
1520 Negative: 0  
1521 Absent: 0

1522  
1523  
1524 Mr. Nunnally - Next case, Mr. Blankinship. UP-4-07, Charles  
1525 Clements.

1526  
1527 **UP-004-07 CHARLES CLEMENTS** requests a temporary  
1528 conditional use permit pursuant to Section 24-116(c)(1) to install trailers during  
1529 reconstruction at 5110 Byrd Hill Road (Parcel 776-743-2847), zoned M-1, Light  
1530 Industrial District (Brookland).

1531  
1532 Mr. Nunnally - Is there anyone else here interested in this case? If  
1533 so, please stand and raise your right hand and be sworn.

1534  
1535 Mr. Blankinship - Do you swear the testimony you're about to give is the  
1536 truth and nothing but the truth so help you God?

1537  
1538 Mr. Clements - Yes I do.

1539  
1540 Mr. Nunnally - Please state your name for the record, sir, and tell us  
1541 what you're requesting.

1542  
1543 Mr. Clements - Charles Clements. We had a fire and we had to  
1544 relocate our office people. It's temporary, I assure you. We put in two trailers so  
1545 we can run our business.  
1546  
1547 Mr. Kirkland - What is your business?  
1548  
1549 Mr. Clements - Heating and air conditioning. Ducts Unlimited Heating  
1550 and Air Conditioning.  
1551  
1552 Ms. Dwyer - Are the trailers there now?  
1553  
1554 Mr. Clements - Yes ma'am.  
1555  
1556 Ms. Dwyer - How long have they been there?  
1557  
1558 Mr. Clements - December 15<sup>th</sup>, when the lease started.  
1559  
1560 Ms. Dwyer - What kind of sanitary facilities are there, or will there  
1561 be?  
1562  
1563 Mr. Clements - We originally had the outdoor potties, but we do have  
1564 women that work for us and that was not efficient, wasn't adequate. The trailers  
1565 had bathrooms in them, so we had to go with externally-mounted fiberglass or  
1566 whatever. They are emptied. We have a contact and they take care of that.  
1567  
1568 Ms. Dwyer - Have you read the conditions?  
1569  
1570 Mr. Clements - Yes.  
1571  
1572 Ms. Dwyer - Okay. You agree to those?  
1573  
1574 Mr. Clements - Yes.  
1575  
1576 Mr. Kirkland - Mr. Clements, how long do you think the trailers will  
1577 have to stay on site?  
1578  
1579 Mr. Clements - I think it's August. We had it written.  
1580  
1581 Mr. Wright - It says September 15<sup>th</sup>.  
1582  
1583 Mr. Clements - September 15<sup>th</sup>, is what we're planning. We're moving  
1584 as quickly as possible. We're dealing with architects. We had to get soil  
1585 samples. Dealing with engineers. Believe me, no one wants to be out of this  
1586 picture more than we do. I don't want it there. We've got Virginia Power. We  
1587 had to put a pole up, so we've got a diesel generator 24 hours a day. It's quiet.

1588 It's unbelievably quiet, but when we run out of fuel, our computers go down, so  
1589 we've got Virginia Power coming. We had the pole planted; the electricians are  
1590 going to mount their stuff. We have to have that inspected. Virginia Power's got  
1591 to run a piece of wire 20 feet, maybe, something like that, so we have current. It's  
1592 like living in a shoebox. We've got plans drawn. That should be submitted to the  
1593 County by the end of next week. I'm moving on it 24 hours a day  
1594  
1595 Ms. Dwyer - You expect to be in, in August, you say?  
1596  
1597 Mr. Clements - I would love to be, yes ma'am.  
1598  
1599 Ms. Dwyer - I'm wondering, though, given that sometimes things  
1600 don't go as fast as we would like them to go, maybe you should extend the day  
1601 from September 15<sup>th</sup> to give you some leeway so you don't have to come back to  
1602 us.  
1603  
1604 Mr. Clements - Right.  
1605  
1606 Mr. Wright - Why not give it to the end of the year?  
1607  
1608 Mr. Clements - That's fine. I'm moving as quickly as possible. I'd like  
1609 to make this thing happen tomorrow, believe me. We don't have any residences  
1610 right there looking at what we do, so we're not bothering anybody there. We're  
1611 had people in the community come by and wish us luck. They've been really  
1612 supportive of us because we take care of a lot of people's needs in that area.  
1613  
1614 Ms. Dwyer - December 31, 2007?  
1615  
1616 Mr. Clements - That would be great.  
1617  
1618 Ms. Dwyer - That would give you a grace period.  
1619  
1620 Mr. Clements - We'll move them as soon as we can. Believe me, I  
1621 want out of the shoebox.  
1622  
1623 Mr. Nunnally - All right. Any other questions for Mr. Clements?  
1624 Anyone here in opposition? Hearing none, that completes the case. Thank you  
1625 for coming.  
1626  
1627 Mr. Clements - Thank you.  
1628  
1629 Mr. Kirkland - I move we approve it with the same reason for use  
1630 permits. We want to change the date to December 31, 2007. The real plus will  
1631 be getting rid of the generator and going to the telephone poles. That really  
1632 helps out.  
1633

1634 This use permit will not affect the health, safety, or welfare of persons residing or  
1635 working on the premises or in the neighborhood, will not unreasonably impair the  
1636 supply of light and air to adjacent property, nor increase congestion in the  
1637 streets, nor increase public danger from fire or otherwise unreasonably affect  
1638 public safety, nor impair the character of the District or adjacent districts, nor be  
1639 incompatible with the general plans and objectives of the official Land Use Plan  
1640 of the County, nor be likely to reduce or impair the value of buildings and  
1641 property of the surrounding areas, and that such establishment and use will be in  
1642 substantial accordance with the general purpose and objectives of Chapter 24 of  
1643 the County Code.

1644  
1645 Mr. Nunnally - Do we have a second?

1646  
1647 Ms. Dwyer - Second.

1648  
1649 Mr. Nunnally - Seconded by Ms. Dwyer. Motion by Mr. Kirkland,  
1650 seconded by Ms. Dwyer it be approved with the date change. Mr. Blankinship,  
1651 you have that, right?

1652  
1653 Mr. Blankinship - Yes sir.

1654  
1655 Mr. Nunnally - All in favor say aye. Opposed? It's been approved.

1656  
1657 After an advertised public hearing and on a motion by Ms Dwyer, seconded by  
1658 Ms. Dwyer, the Board **granted** application **UP-004-07** for a temporary conditional  
1659 use permit to install trailers during reconstruction at 5110 Byrd Hill Road.

1660  
1661 Affirmative: Dwyer, Harris, Kirkland, Nunnally, Wright 5  
1662 Negative: 0  
1663 Absent: 0

1664  
1665  
1666 Mr. Nunnally - You want to try that other case?

1667  
1668 Mr. Blankinship - A-3-07, Kwabena Agyekum?

1669  
1670 **A-003-07** **KWABENA AGYEKUM** requests a variance from  
1671 Section 24-9 to allow the existing dwelling to remain at 6538 Monahan Road  
1672 (Parcel 820-702-7260), zoned A-1, Agricultural District (**Varina**). The public street  
1673 frontage requirement is not met. The applicant has 0 feet public street frontage,  
1674 where the Code requires 50 feet public street frontage. The applicant requests a  
1675 variance of 50 feet public street frontage.

1676  
1677 Mr. Nunnally - Can I have a motion we defer it or deny it or what?

1678  
1679 Mr. Wright - I move we defer it to the next meeting.

1680  
1681 Mr. Kirkland - Second.  
1682  
1683 Mr. Nunnally - Motion by Mr. Wright, seconded by Mr. Kirkland it be  
1684 deferred to the next meeting. All in favor say aye. It's been deferred.  
1685  
1686 After an advertised public hearing and on a motion by Mr. Wright, seconded by  
1687 Mr. Kirkland, the Board **deferred** until the February 22, 2007 meeting, application  
1688 **A-003-2007** for a variance from Section 24-9 to allow the existing dwelling to  
1689 remain at 6538 Monahan Road.  
1690  
1691  
1692 Affirmative: Dwyer, Harris, Kirkland, Nunnally, Wright 5  
1693 Negative: 0  
1694 Absent: 0  
1695 Absent: 0  
1696  
1697  
1698 Mr. Nunnally - All right, the minutes.  
1699  
1700 Mr. Wright - Page 11. I had my clip over and that's why I couldn't  
1701 see.  
1702  
1703 Mr. Nunnally - Page 11?  
1704  
1705 Mr. Wright - Yes.  
1706  
1707 Mr. Nunnally - All right.  
1708  
1709 Mr. Wright - Down on line 490. I think that should be, "He's  
1710 proposing to sell it," instead of "see it." I didn't want to put words in your mouth,  
1711 Mr. Blankinship, but if you'll look at page 11, line 490 in the minutes it reads here,  
1712 "He's proposing to see it to the other gentleman."  
1713  
1714 Mr. Blankinship - I'll bet you're correct.  
1715  
1716 Mr. Wright - I move we approve the minutes.  
1717  
1718 Ms. Dwyer - Second.  
1719  
1720 Mr. Nunnally - Motion by Mr. Wright, seconded by Ms. Dwyer the  
1721 minutes be approved. All in favor say aye. It's been approved.  
1722  
1723 Mr. Blankinship - I'm almost glad you deferred two cases, because we  
1724 only have one for next month, and it's an appeal.  
1725  
1726 Mr. Nunnally - Which one is that?

1727  
1728 Mr. Blankinship - It's the gentleman who was served a Notice of  
1729 Violation for keeping chickens on his property without meeting the required  
1730 setback for livestock. He said those aren't livestock, those are pets. You'll have  
1731 to decide.  
1732  
1733 Mr. Wright - How many chickens does he have?  
1734  
1735 Mr. Blankinship - I don't recall.  
1736  
1737 Mr. Wright - He's bound to have more than three.  
1738  
1739 Mr. Blankinship - I think that anything that goes on a biscuit is livestock.  
1740  
1741 Mr. Wright - I've been thinking about this and Mr. Nunnally asked  
1742 me to do it. This is just a suggestion. I'm sure I need to rethink some of the  
1743 language in there, but I did it. It'll give us an opportunity to say this is our reason  
1744 for approving or denying these things if you want to just refer to it, we wouldn't  
1745 have to read it all. I just suggest that. We ought to have some basis for our  
1746 decisions.  
1747  
1748 Mr. Blankinship - Right. Ideally, I think it's nice to have the specific  
1749 facts of each case mentioned in there as well.  
1750  
1751 Mr. Wright - What I did was, I started on variances with a denial. If  
1752 it violates Cochran, basically, we have no authority. All I said as that was the  
1753 reason for that, that we had no authority to hear the case. Then secondly, if we  
1754 pass the Cochran test, then we have to pass the other three tests, so I just  
1755 explained those, put those in there. I think that covers all, basically. We cover all  
1756 our variances. To get to that, you have to decide what's taken as a whole. It gets  
1757 too complicated to put all that stuff in there, but taken as a whole means taken as  
1758 a whole. If we say because of Cherrystone, it has to go back and be taken as a  
1759 whole, it's taken as a whole. Just a suggestion. I have no pride of authorship.  
1760 Mr. Nunnally asked me if I'd do that, so I did it.  
1761  
1762 Ms. Harris - Thank you.  
1763  
1764 Mr. Blankinship - Everyone for adjournment?  
1765  
1766 Ms. Harris - So move.  
1767  
1768 Ms. Dwyer - Second.  
1769  
1770 Mr. Nunnally - Move by Ms. Harris, second by Ms. Dwyer we  
1771 adjourn. Say aye.  
1772

1773 The Board adjourned until **February 22, 2007**, at 9:00 a.m.

1774

1775

1776

James W. Nunnally

1777

1778

Chairman

1779

1780

1781

1782

1783

Benjamin Blankinship, AICP

1784

1785

Secretary

1786

1787