

1 **MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF**
2 **HENRICO COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING IN THE**
3 **GOVERNMENT CENTER AT PARHAM AND HUNGARY SPRING ROADS, ON**
4 **THURSDAY JANUARY 23, 2025, AT 9:00 A.M., NOTICE HAVING BEEN PUBLISHED**
5 **IN THE *RICHMOND TIMES-DISPATCH* JANUARY 6, 2025, AND JANUARY 13, 2025.**
6
7

8 **Members Present:** Terone B. Green, Chair
9 Barry R. Lawrence, Vice-Chair
10 Walter L. Johnson, Jr.
11 John R. Broadway
12 Joseph S. Massie, III
13

14 **Also Present:** Leslie A. News, Assistant Director of Planning
15 Benjamin Blankinship, Secretary
16 Paul M. Gidley, County Planner
17 Sara Rozmus, County Planner
18 Janaya Poarch, Accounting Clerk
19
20
21

22 **Mr. Green -** Good morning. Welcome to the January 23, 2025, meeting of
23 the Board of Zoning Appeals. For those that are able, would you please stand and join us
24 in the Pledge of Allegiance.
25

26 **[Recitation of Pledge of Allegiance]**
27
28

29 **Mr. Green-** Thank you. Mr. Blankinship will now read our rules.
30

31 **Mr. Blankinship-** Good morning, Mr. Chair, members of the board. Good
32 morning to everyone in the room with us today. I'd also like to welcome those who are
33 joining us remotely on Webex. If you wish to observe the meeting, but you do not intend
34 to speak, welcome and thank you for joining us. For those of you on Webex who would
35 like to speak, we need to know that in advance so we can connect you at the appropriate
36 time. So, if you are an applicant or if you have questions or comments on one of the
37 cases, please press the chat button now. It's located in the bottom right corner of the
38 screen, and when the chat window opens, please select Janaya Poarch from the list of
39 participants and let her know your name and which case you're interested in. The chat
40 feature will only be used to identify speakers, so please do not type questions or
41 comments into a chat, but please send a chat to Janaya Poarch now. For those of us in
42 the room, as Secretary, I will call each case, we will ask everyone in the room who intends
43 to speak to that case to stand and be sworn in. Then a member of the Planning
44 Department's staff will give a brief summary of the case, and then the applicant will give
45 their presentation. Then anyone else who wishes to speak will be given the opportunity.
46 We'll hear from those in the room first and then from those on Webex. After everyone has

47 had a chance to speak, the applicant, and only the applicant, will have an opportunity for
48 rebuttal. This meeting is being recorded, so for those of you in the room we'll ask you to
49 speak directly into the microphone on the lectern at the back of the room there. We ask
50 you to state your name, and please spell your last name so we get it correctly in the
51 record. And of course, once your case is over, you're free to leave, there's no need for
52 you to stay until the end of the meeting.

53
54 We have all five members and no appeals, so I think that's everything. Oh, to begin the
55 agenda, Mr. Chair, we do have one request for deferral this morning, which is **Conditional**
56 **Use Permit CUP-2024-102713**, Haidy Wahba: a conditional use permit to provide
57 daycare for up to 12 children in the home at 4601 Pinenoble Court, in the Woods at
58 Innsbrook, in the Brookland Magisterial District.

59
60 **CUP-2024-102713 - Haidy Wahba: conditional use permit to provide daycare for up**
61 **to 12 children in the home at 4601 Pinenoble Court, Woods at Innsbrook,**
62 **Brookland. Parcel 754-765-1291. Zoning: R-3A, One-Family Residence District.**
63 **Code Section: 24-4205.**

64
65 Mr. Blankinship- Would everyone who is here to speak to this case please
66 stand and be sworn in. Oh, you're here to address the case, okay, thank you. I do not
67 see Miss Wahba and I do not believe she is on Webex. I'm told there's only one person
68 on Webex right now. She did mention to me that she might not be able to make it to the
69 meeting. She has requested deferral. The reason for the deferral would be to... She
70 received opposition from her homeowners association. So, we, staff suggested, as we
71 always do, suggested the deferral to give them time to meet with the homeowners
72 association and see if they can work out their differences. The homeowners association
73 then followed up by opposing the deferral. They do not want to have to meet twice on this
74 case, their minds are made up. So, are you representing the homeowners association?

75
76 Mr. Dessenberger- Yes.

77
78 Mr. Blankinship- Okay, would one of you step back to the microphone, and just
79 let us know your thoughts. Now we're not hearing the case right now. The only thing we're
80 hearing is the question of whether the case should be deferred to next month or whether
81 it should be heard this month. Your feelings on that sir?

82
83 Mr. Dessenberger- Am I supposed to state my name?

84
85 Mr. Blankinship- Yes, please do.

86
87 Mr. Dessenberger- It's Craig Dessenberger, D E S S E N B E R G E R.

88
89 Mr. Blankinship- Okay. And are you in favor of deferring the case or are you
90 opposed to deferring the case?

91
92 Mr. Dessenberger- We are opposed to deferring the case.

93
94 Mr. Blankinship- Can you tell us why?
95
96 Mr. Dessenberger- A vote has been taken with the HOA members of our
97 community, and we've also received a total of seven emails from other residents within
98 the community, opposing this day care facility. So, our decision is no.
99
100 Mr. Blankinship- Okay.
101
102 Mr. Green- Is there a motion from the members of the board as to the
103 disposition of should we hear it or not?
104
105 Mr. Broadway- And, if I may just say, I think we should hear it. I mean, I
106 understand these gentlemen's point of view about not coming back, but if the applicant is
107 not here, I think it would be unfair to make a decision without her input.
108
109 Mr. Green- So it's, so you're making a motion to defer.
110
111 Mr. Broadway- Oh yes sir, yes.
112
113 Mr. Green- Okay, so could you make that motion?
114
115 Mr. Broadway- I'll make a motion that we defer this case until the February
116 meeting.
117
118 Mr. Green- All in favor?
119
120 Mr. Blankinship- We need a second.
121
122 Mr. Green- Do we have a second?
123
124 Mr. Johnson- I second.
125
126 Mr. Green- All in favor or discussion? All in favor of deferring?
127
128 Board- Aye.
129
130 Mr. Green- All opposed? No.
131
132 Mr. Lawrence- No
133
134 Mr. Green- So, we'll hear it. I'm sorry, it's deferred.
135
136 Mr. Blankinship- It'll be deferred to the February 27th meeting at 9 o'clock.
137
138 Mr. Green- Alright.

139
140 On a motion by Mr. Broadway, seconded by Mr. Johnson, the Board **deferred case CUP-**
141 **2024-102713 until the February 27, 2025 hearing.**
142

143
144 **Affirmative: Broadway, Green, Johnson, Massie 4**
145 **Negative: Lawrence 1**
146 **Absent: 0**
147

148
149 **CUP-2024-102473 - Sebghat Dildar: conditional use permit to allow short-term**
150 **rental of a dwelling at 8714 Midway Road, Westhampton Settlement, Tuckahoe.**
151 **Parcel 751-740-8708. Zoning: R-3, One-Family Residence District. Code Section:**
152 **24-4431.A.**
153

154 Mr. Blankinship- Okay, so to begin this morning's agenda then, the first case is
155 **Conditional Use Permit CUP-2024-102473**, Sebghat Dildar: a conditional use permit to
156 allow short-term rental of a dwelling at 8714 Midway Road, in the Westhampton
157 Settlement, in the Tuckahoe Magisterial District. Would all those who wish to speak to
158 this case stand and be sworn in. Raise your right hand please. Do you swear the
159 testimony you are about to give is the truth, the whole truth, and nothing but the truth, so
160 help you God?
161

162 Mr. Dildar- Yes.

163
164 Mr. Blankinship- Thank you. Tell us your name, and spell it for us.

165
166 Mr. Dildar- Sebghat Dildar, S E B G H A T, D I L D A R.

167
168 Mr. Blankinship- Thank you. Ms. Rozmus, go ahead with your report.

169
170 Ms. Rozmus- This is the wrong presentation. Excuse me? This is from
171 November of last year.
172

173 Mr. Blankinship- Fred? Bear with us just a moment while we get our ducks in
174 a row here.

175
176 Mr. Green- Is that another way you can find it?

177
178 Ms. Rozmus- No.

179
180 Mr. Green- Because I was wondering if we should go ahead and hear the
181 second case while you, until you're ...
182

183 Ms. Rozmus- Well, they're all wrong.
184

185 Mr. Blankinship- Yeah.
186
187 Mr. Green- Oh, okay.
188
189 Ms. Rozmus- Where's Fred?
190
191 Mr. Blankinship- This has never happened before.
192
193 Ms. Rozmus- I'm sorry.
194
195 Mr. Green- Let's take a five-minute recess so everybody can find it until
196 you can find it so that'll handle that. We'll give you 5 minutes.
197
198 Mr. Blankinship- My apologies.
199
200 Mr. Blankinship- Fred, I just emailed you a OneDrive link.
201
202 Mr. Fred James- Yeah, I mean, what happened was when I went to log in, it
203 gave me, it wouldn't let me log in as the old...
204
205 Mr. Green- Ready? Oh, good. Alright, meeting back, let's go.
206
207 Ms. Rozmus- Okay. The subject property is located at 8714 Midway Road.
208 It is .7 miles west of Parham Road, and it's part of the Westhampton Settlement
209 subdivision. The lot is rectangular in shape and includes a 17,000-square-foot home. In
210 2019, the board approved a variance from the lot area requirement to build a dwelling on
211 this lot. The dwelling was built in 2020, and the applicant purchased the property in
212 January of 2024.
213
214 Mr. Green- Point of clarification, 1,700, you said 17,000
215
216 Ms. Rozmus- Oh, I'm sorry, 1,700. Yeah. I'm just all discombobulated now.
217
218 Mr. Blankinship- We're all are!
219
220 Ms. Rozmus- 1700. That's a different number. The applicant would like to
221 offer his property for a short-term rental for hosted stays, and because the lot has less
222 than 80 feet of frontage, a conditional use permit is required. The properties along Midway
223 Road in the Westhampton settlement subdivision are mostly single-family dwellings on
224 quarter-acre lots. Most of the area is developed in a similar pattern of density with single-
225 family dwellings being the dominant housing type. The dwelling is consistent with a
226 surrounding development pattern and if managed well, a short-term rental should be or
227 should also be in character with the neighborhood. As you can see, the front of the
228 residence has plenty of parking with this large gravel surface. He also has a partially
229 fenced in backyard, and some extra storage in the back. Staff is unaware of any
230 detrimental impact to public health, safety, or welfare at this time, and unless concerns

231 are expressed during this public hearing, staff recommends approval subject to the
232 conditions included in your staff report.

233
234 Mr. Green- Any questions from the board to the staff? Hearing none, we'll
235 move to the applicant. Would you state your name and spell it, please?

236
237 Mr. Blankinship- He's already done that.

238
239 Mr. Green- Oh, sorry.

240
241 Mr. Blankinship- Tell us what you're doing.

242
243 Mr. Dildar- So, I do project management with one of the company
244 relocation services. And I did short-term rental the last four years and I have never had
245 any problem with any neighborhood, or with any city, or anyone.

246
247 Mr. Blankinship- So, you live in this house most of the time?

248
249 Mr. Dildar- Yes.

250
251 Mr. Blankinship- And you travel with work, or...

252
253 Mr. Dildar- Yeah, sometimes I travel with work.

254
255 Mr. Blankinship- When would it be rented?

256
257 Mr. Dildar- Yeah, most of the time I'm in the home. I'm renting the rooms
258 through an online app, it's called Airbnb.

259
260 Mr. Blankinship- Right.

261
262 Mr. Dildar- And I'm doing this from the last four years. It's the same
263 house.

264
265 Mr. Blankinship- Alright?

266
267 Mr. Green- Alright, any questions from the board for the applicant? You
268 have questions?

269
270 Mr. Johnson- On your renters, how many renters will you have?

271
272 Mr. Dildar- I have three extra rooms, so I can facilitate three people at the
273 time, which I mean they can stay in one room, two people, so it's gonna be six people.

274
275 Mr. Johnson- So, with the facility, how many rooms do you have in there?
276 Plus, the kitchen.

277
278 Mr. Dildar- I have four bedrooms.
279
280 Mr. Green- Okay, when you say rooms, Mr. Johnson, you mean
281 bedrooms, right?
282
283 Mr. Johnson- Bedrooms.
284
285 Mr. Green- Four bedrooms.
286
287 Mr. Dildar- Yes, four bedrooms.
288
289 Mr. Green- And it's the intent to rent out three, correct?
290
291 Mr. Dildar- Yes.
292
293 Mr. Green- Okay, any other questions from the board to the applicant?
294
295 Mr. Broadway- And we haven't had any comments from neighbors. Is that
296 correct?
297
298 Ms. Rozmus- No comments from neighbors. I had a couple of calls just
299 asking what the sign was.
300
301 Mr. Green- Is there anyone on Webex in reference to this?
302
303 Mr. Blankinship- There is not. Hearing none, we'll close the hearing. Is there a
304 motion?
305
306 Mr. Broadway- Mr. Chairman I move that we approve the conditional use
307 permit subject to the conditions recommended by the staff.
308
309 Mr. Green- Is there a second?
310
311 Mr. Massie- I second.
312
313 Mr. Green- All in favor?
314
315 Board- Aye.
316
317 Mr. Green- All opposed, like sign. Thank you.
318
319 Mr. Blankinship- That was the motion by Mr. Broadway, seconded by Mr.
320 Massie.
321

322 On a motion by Mr. Broadway, seconded by Mr. Massie, the Board **approved case CUP-**
323 **2024-102473** subject to the following conditions:

324
325

326 1. This conditional use permit authorizes hosted short-term rental for up to six guests at
327 a time. All other applicable regulations of the County Code remain in force.

328

329 2. This conditional use permit applies only to the existing improvements on the property.
330 Any additional improvements must comply with the applicable regulations of the County
331 Code.

332

333 3. This approval is subject to the County noise ordinance (Sec. 10-67 through 10-69),
334 registry ordinance (Sec. 20-280 through 20-282), and short-term rental development
335 standards (Sec. 24-4431). The dwelling must be occupied by the applicant for at least
336 185 days per year and whenever it is offered for short-term rental.

337

338 4. Before listing the property for short-term rental, the rear yard must be enclosed by a
339 privacy fence 6 to 7 feet in height.

340

341 5. All vehicles associated with the short-term rental must be parked on the property, not
342 on the right-of-way of Midway Road.

343

344 6. Before listing the property for short-term rental, the applicant must obtain approval for
345 the change of use from the Department of Building Construction and Inspections and
346 complete the registration process through the Department of Finance. Approval and
347 registration must be obtained no later than January 23, 2027, or this conditional use
348 permit will expire.

349

350

351 **Affirmative: Broadway, Green, Johnson, Lawrence, Massie 5**

352 **Negative: 0**

353 **Absent: 0**

354

355

356 **CUP-2024-102489 - Tim Coffey: conditional use permit to build a detached**
357 **accessory dwelling unit at 610 Horsepen Road, College Hills, Tuckahoe. Parcel 761-**
358 **738-3664. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.**

359

360 Mr. Blankinship- The next case is **Conditional Use Permit CUP-2024-102489,**
361 **Tim Coffey: a conditional use permit to build a detached accessory dwelling unit at 610**
362 **Horsepen Road, in College Hills, in the Tuckahoe Magisterial District. Would everyone**
363 **who intends to speak to this case stand and be sworn in. Raise your right hand please.**
364 **Do you swear the testimony you are about to give is the truth, the whole truth, and nothing**
365 **but the truth, so help you God? Thank you. Mr. Gidley.**

366

367 Mr. Gidley- Thank you, Mr. Secretary. Good morning, Mr. Chair, members
368 of the Board. This is one of three cases on this morning's agenda that involves accessory
369 dwelling units. Two involve individuals who have more limited area allowed for their ADUs
370 due to their home size. They have amended their plans to comply with these stricter
371 requirements even though they are outfitting existing accessory structures. As you may
372 recall, this case was deferred last month to provide the applicant time to submit revised
373 plans since the building footprint did not match what was shown on the plot plan, and the
374 building plans had a floor area that exceeded what was allowed under code. At last
375 month's meeting, a revised concept plan was submitted, and this did show the same
376 building footprint as the building plans. It also increased the setback off the side property
377 line as suggested by staff. Yesterday the applicant emailed in a revised floor plan and
378 building design that we had hoped would address these remaining issues.

379
380 Mr. Blankinship- Those were left on the table for you this morning.

381
382 Mr. Gidley- As noted last month, the property contains an existing
383 residence and the applicant would like to construct a new two-story accessory building in
384 the rear yard, which would be a garage and an accessory dwelling unit. And you can see
385 this right here. Although the applicant is moving in the right direction, there are still some
386 outstanding items. First, accessory dwelling units must be subordinate in the height to the
387 principal use. Although the home is a split-level dwelling, the zoning ordinance provides
388 a home's height is measured from the average finished grade at the front building line,
389 which is one-story. Therefore, the accessory structure should be limited to one floor. Staff
390 came up with this design which shows the same building footprint, and it shows how you
391 can put in a standard two-car garage and also have an accessory drawing unit on the first
392 floor that would be 775 square feet. So, this could be done within, as I said, the existing
393 footprint that's being proposed. Even more critical, the zoning ordinance provides that in
394 no case can any accessory dwelling unit in the county exceed 800 square feet. While the
395 latest plans reduce the square footage somewhat, staff comes up with a floor area of
396 approximately 950 square feet, which obviously exceeds the 800 square feet this board
397 is authorized to approve. The storage area here to the right, along with the internal stairs,
398 are counted by staff since they are used to access the ADU, and if it weren't for the ADU,
399 they would not be there to begin with. The applicant also spoke with the Assistant Director
400 of the Permit Center which must review any building permit for this proposed structure.
401 He too came up with roughly 950 square feet of floor area. Although not counted in his
402 total, he expressed some concerns because there is a laundry on the first floor. That
403 would be used by the ADU's resident, and he had some concern about not counting that.
404 He felt, you know, that should be counted, but that was not in his actual total of 950 square
405 feet.

406
407 In conclusion, the applicant has moved the house further off the side lot line and away
408 from the utility easement, as requested by staff. However, it is still two stories, and it
409 exceeds the 800 square feet this board is authorized to approve via a conditional use
410 permit. It's also greater than what the Permit Center can issue a building permit for. As a
411 result, staff recommends a further deferral to allow the applicant to continue to work with
412 the Permit Center on a design that can go ahead and receive building permit approval

413 after this board acts. So, in the meantime, we would recommend a deferral, because
414 obviously you have to get a building permit for this and if they can't approve a building
415 permit, there's not much point in moving forward at this point. If the applicant's unwilling
416 to do that, then because it exceeds the floor area allowed, staff would then recommend
417 denial.

418
419 Mr. Green- When you were giving me a presentation, I noticed that the
420 applicant had a reaction to the square footage. Did you all explain to him the area that
421 you were counting? Was he aware of that?

422
423 Mr. Gidley- Yes, sir. He doesn't agree with it and, you know, he's entitled
424 to his opinion, but both planning staff and the Assistant Director of the Permit Center are
425 of the opinion that needs to be counted. And, as I said, the Permit Center has to issue a
426 building permit for that structure. And so, at a minimum, they're going to count that as
427 well, the area over here on the second floor, since this is enclosed. There's storage space
428 here and the stairs are used to access it. And the applicant said in the future, they may
429 need to have an elevator in there to access it. Which again, this wouldn't be there if it
430 weren't for the accessory dwelling unit.

431
432 Mr. Green- Okay, well, first, are there any other questions?

433
434 Mr. Lawrence- I had a question, Mr. Chair. Mr. Gidley, in their
435 correspondence to the BZA, the applicants assert that ADUs have previously been
436 approved by the BZA on Hampshire Road and Horsepen Roads that are 1,080 square
437 feet and 1,388 square feet, respectively. Do you know if that's the case? And if so, when
438 were those cases approved by the BZA?

439
440 Mr. Gidley- I personally don't myself. I just know it is limited to 800 square
441 feet. This is my first case down there.

442
443 Mr. Lawrence- I asked that question because these two houses pointed out
444 by the applicant are within, I think, fairly close proximity to his property, and I'm curious
445 as to if we have an 800 square foot limit, how we end up with two that are substantially
446 above that.

447
448 Mr. Gidley- And y'all had an appeal last month, and I know the Permit
449 Center has taken steps to be very, making sure they cross their T's and dot their I's now
450 in their review of these. So, their new Assistant Director's definitely taking a close look at
451 everything. I'm personally not aware of what the square footage was, that...

452
453 Mr. Lawrence- I'd be curious if this case is deferred, if staff could check into
454 that and verify that for us.

455
456 Mr. Blankinship- We will certainly do that if the case is deferred sir.

457
458 Mr. Lawrence- Okay, thank you. Mr Chair, that's all I have.

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Mr. Green- Okay. Okay, the question I have in reference to that is if we find that that is the case, it appears that maybe someone missed it and, but how does how do you feel that would impact this one, if we're going to follow the rules?

Mr. Lawrence- Well, I think we should follow the rules, but I'm a little concerned we may have already established a precedent by allowing larger facilities and I think that's something we need to be cognizant of, and I think something staff needs to be cognizant of given the case we had last month. We don't want to be back in that situation again, I don't think.

Mr. Green- So, those two that you referred to, did we approve them?

Mr. Lawrence- Well, it appears that way. The applicant has mentioned those in here. I'm assuming they were approved, but maybe not.

Mr. Green- I mean by us?

Mr. Lawrence- Well, I just made that assumption. I don't know what... I'd like to get clarification of that too if I could.

Mr. Green- Are there any other questions from the board to staff? If not, we'll hear from the applicant. First, question that we have is before we hear this case, would you be receptive to a deferral?

Mr. Coffey- I'm Tim Coffey, C O F F E Y.

Mr. Green- Can you pull it up?

Mr. Coffey- Sorry. So, before responding I would say we would request not to have a deferral. Just we feel like we've provided plans throughout this process and I want to address Mr. Lawrence's comment. So, in the two houses referenced, the Hampshire and Horsepen, it was done as a comparison. So, the Hampshire, 1,080 square feet, is the ADU footprint size, not the ADU square footage. I'm sorry for that confusion. I put that it's the footprint size, and it's in comparison to the footprint size for our house, which is the 610 Horsepen Road. We did comparisons with Hampshire because the owner of that Hampshire property, has his, did have his ADU approved, and was instrumental to us to be able to help find our architect. We used the same architect. He provided recommendations to go through the process. He works in the construction business, and provided that council and that's why we had all of that information about that Hampshire property that was approved. His house has a single level story, and the ADU has a garage and a second level to it, and that was approved through the process. If that addresses that particular question.

503 Mr. Lawrence- Okay, can I ask you a follow-up question then. Thanks for that
504 information. So, you're saying that ADU, it was a single, one-story house and there was
505 a two-story ADU that was approved.

506
507 Mr. Coffey- The primary residence is listed in Henrico County real estate
508 as a single level house. It does have a walk-out basement, but it is a single-story structure.
509 I believe there's a picture of that Hampshire residence in your packet that shows what
510 that house looks like from the street level. Whereas our house is listed as a tri-level with
511 a significant, close to a 12 percent, grade in the backyard of a slope, so that even a two-
512 story structure would be significantly below the roof line of, of our house.

513
514 Mr. Green- Can you put those pictures up if we have them so everyone
515 can understand them? See them? Thank you.

516
517 Mr. Blankinship- While we're doing that, Mr. Chair, I have pulled up the building
518 plans for the one on Hampshire. And I see what he's saying now. If you took the very
519 outside dimensions, what he's calling the footprint of that design, it would exceed 800
520 square feet. But it's like if you took something like that and went, you know, all the way
521 around like that, it would be larger than if you took the actual floor area. The floor area of
522 that building, I'm confident, is 800 square feet or less. The floor area of the ADU, I should
523 say, is 800 square feet or less.

524
525 Mr. Green- Now, what about the other property that he referenced?

526
527 Mr. Blankinship- The other one is his. He's comparing his to the Hampshire
528 property here.

529
530 Mr. Green- Okay.

531
532 Mr. Lawrence- So, the second property that he was referring to was his own
533 property?

534
535 Mr. Blankinship- Yeah, he was comparing the two.

536
537 Mr. Lawrence- I'm sorry I missed that. My apologies.

538
539 Mr. Green- The way we heard it is that there were two properties other
540 than yours. Okay.

541
542 Mr. Coffey- Yeah, there are multiple other two-story garages with facilities
543 above them with a single-story house. I've noted four or five of them in the documentation
544 that I provided, and those are ones within a half mile radius of our house.

545
546 Mr. Green- Okay, once again, would you be receptive to a deferral so we
547 can work out the square footage because based on the way, what I'm hearing, if it is in

548 excess of the square footage, you probably won't get a building permit, so this makes it
549 moot for us.

550
551 Mr. Coffey- Can I address the square footage issue, because I have a
552 different opinion? I made multiple contacts to the Permit Center without hearing a
553 response back. And then as soon as I submitted the documentation for the board, the
554 next day I received contact from the Permit Center. I then had a follow-up conversation
555 with Mr. Hinson about the ADU. He pointed out the dormer situation that was not noted
556 by the Planning Center. We then had our architect redo it. If you note that the ADU itself,
557 from beyond the door, as noted in the plans, is, I believe, 760 square feet. But if you
558 actually add up the finished floor square footage, which is what the code states, which if
559 you take the square footage of each individual room, it is 739 square feet.

560
561 Mr. Blankinship- Excuse me, but that is not what the code states. The code
562 explicitly says that you measure from the exterior walls.

563
564 Mr. Coffey- As I read the ADU, and quoted in my, it says finished floor
565 square footage.

566
567 Mr. Blankinship- Well, if you read section 8305 where the code defines how to
568 measure floor area, you will see that it explicitly says it's to the exterior walls and that's
569 cited in your staff report Mr. Chair.

570
571 Mr. Coffey- And that's the 760 square feet. The landing itself is 48 square
572 feet, and that landing is not for an elevator, as insinuated, but instead it's for a possible
573 chairlift, if necessary, knowing that we are putting an elderly individual in it. In my
574 conversation with the Planning Office, they stated that the unconditional mechanical room
575 does not count towards the square footage of the building, as insinuated by the Planning
576 staff. About that, the stairwell itself, has not been counted in previous ADU's of
577 Hampshire. It was not calculated in that square footage, as confirmed by the architect
578 that did the building itself. So, those are my concerns about the insinuations about the
579 square footage for it and where those are included.

580
581 Mr. Green- Once again, Mr. Coffey, you know, I think that everybody's
582 trying to work with everyone to understand what the rules and what the regulations are.
583 And so, I once again ask you, would you be receptive to a deferral so you could really sit
584 down with the individual in both areas and make sure we are all reading from the same
585 script and not necessarily interpreting things differently? Would you be acceptable?

586
587 Mr. Coffey- And I think my problem has been that through this entire
588 process, the Planning Office has tried to find ways to not approve and has treated us like
589 my word doesn't matter. They've made insinuations that nobody inside our primary
590 residence would be using that laundry room. And these are comments that are really
591 detrimental to my own personal values, that I have a significant problem with the way we
592 have been treated as homeowners through this process. And my view is that a deferral
593 is just, it's continuing that process.

594
595 Mr. Green- No, it wouldn't. It's just for further clarification. Our staff
596 recognizes where we're trying to go and you know we trust the integrity of the individuals
597 that are working with you. In the years that a lot of us have been here, they've bent over
598 backwards to try to work with folks. And I'm just asking once again, would you be receptive
599 to a meeting with them so we can work this out?
600

601 Mr. Coffey- I'm perfectly fine with that. I would like it noted that that
602 deferral is for that. Because it was incorrectly stated at the beginning of this meeting that
603 the deferral was for us to revise our plans, where the referral last time was for a chance
604 for the county to review the revised plans that we submitted. Which again are inaccuracies
605 that have been portrayed about us through this process.
606

607 Mr. Green- Okay, but I guess what I'm asking is if, if during that discussion
608 you find that they can prove to you that things that you didn't consider counted in square
609 footage, they can prove to you that it's counted in square footage, will you be receptive to
610 listening to that, and maybe alter your plans? We can do one of two things. We can defer
611 it, so you can talk to them, or we can hear it, but you run a risk of it being denied. So, it's
612 up to you. What do you want to do, sir?
613

614 Mr. Coffey- I don't feel that I have a choice, so I'm open to the deferral.
615

616 Mr. Green- Okay, he is receptive to a deferral, so folks can work this out
617 and bring it back. Is there a motion to defer this?
618

619 Mr. Broadway- Yes, sir, I move that we defer this request to February 27th
620 and hope that a solution may be found that will be acceptable to all parties.
621

622 Mr. Green- Is there a second.
623

624 Mr. Johnson- I second.
625

626 Mr. Green- Any comments?
627

628 Mr. Johnson- I would second that. But also, is that one kitchen and even
629 though it's on that one parcel, should it be only one kitchen as well?
630

631 Mr. Coffey- For the ADU, an ADU can have a kitchen in it. That's why it's
632 going through the conditional use permit. If we were doing it as a guest house without a
633 kitchen in it, then it would not need a conditional use permit, as I understand the code.
634

635 Mr. Blankinship- That's exactly correct.
636

637 Mr. Johnson- Yeah, okay.
638

639 Mr. Green- And Mr. Coffey, we're seeing a lot of ADUs in the county. So,
640 there's no push to block it. Actually, there is effort to get as many done because we
641 recognize that folks are moving elderly family members in, handicapped individuals in,
642 and all of that. We're seeing ADUs, we're seeing short-term rentals and we're considering
643 this. So, I hope you don't think that you're going to, you know, folks are trying to block it.
644 Because that's not what the county does. They block it based on technical reasons, not
645 philosophical reasons. And Mr. Gidley, and others, you know, are very competent in what
646 they do and they try to help everybody and just... I would just hope that you would just
647 trust that, you know, we're watching.

648
649 Mr. Coffey- And I would say, as a homeowner, that's not the impression
650 that I've had through this process. And it's been rather discouraging as a homeowner in
651 Henrico County.

652
653 Mr. Green- Well, from, from the other side, we can't help you from the
654 other side, but from our side, we can just try to see what we can do. So, a motion is made
655 and seconded. All in favor say, Aye.

656
657 Board- Aye.

658
659 Mr. Green- Alright, so this has been deferred.

660
661 Mr. Coffey- Mr. Chair, can I just ask a really quick question? There's been
662 a lot of discussion about this being a two-story versus a one-story ADU and that doesn't
663 seem to be resolved, even in talking to the Permit Center. The Permit Center, well, you
664 can make the argument that there's a regress and, and I would like to be able to have
665 some ability to know if that's the case or not.

666
667 Mr. Blankinship- I thought about addressing that before the motion was made,
668 Mr. Chair. The number 800 is objective, and 950 is more than 800, and we're not going
669 to be flexible on that. The other requirement is that the height of the structure must be
670 subordinate to the height of the dwelling. And the word subordinate, by its nature, is
671 somewhat subjective. So, staff may have one position on whether or not it's subordinate,
672 the applicant may have a different position on whether or not it's subordinate, and the
673 Board would have the ultimate authority to exercise its judgement on whether or not it is
674 subordinate. So, I would suggest not answering Mr. Coffey's question until we see a
675 revised plan, but I would state from staff's perspective that is a subjective test and it will
676 be up to the board and where the board may very well disagree with staff and agree with
677 Mr. Coffey.

678
679 Mr. Green- And this has happened before. Last month we had a similar
680 case. Approvals have been granted. I think it was a two-story over a one-story and, and
681 we approved it. We heard the argument, but all we're doing is just asking in good faith if
682 you would go back and meet with staff and, and they'll work out the other side, work with
683 the other side. Correct Mr. Gidley?

684

685 Mr. Gidley- Yes, sir. I think Mr. Blankinship summed it up. The number of
686 stories is more of a subjective issue that the board has flexibility on. The 800 square feet
687 is the delegated amount from the Board of Supervisors, and both this board and staff,
688 including the Permit Center, are bound that by that 800 square feet. And so, we'll work
689 within those parameters, yes, sir.

690
691 Mr. Green- Thank you. Next case.

692
693 On a motion by Mr. Broadway, seconded by Mr. Johnson, the Board **deferred case CUP-**
694 **2024-102489 until the February 27, 2025 public hearing.**

695
696
697 **Affirmative: Broadway, Green, Johnson, Lawrence, Massie 5**
698 **Negative: 0**
699 **Absent: 0**

700
701
702 **CUP-2024-102520 - Christopher Ryan Harris: conditional use permit to build a**
703 **detached garage in the front and side yards at 1800 Bremono Road, Westwood Home**
704 **Sites, Brookland. Parcel 769-739-8024. Zoning: R-3, One-Family Residence District.**
705 **Code Section: 24-4404.A.1.**

706
707 Mr. Blankinship- The next case is Conditional Use Permit **CUP-2024-102520**,
708 Christopher Ryan Harris, a conditional use permit to build a detached garage in the front
709 and side yards at 1800 Bremono Road, in the Westwood Home Sites, in the Brookland
710 Magisterial District. Is there anyone in the room to address this case? The applicant and
711 his representative are both joining us on Webex. So, it looks like it'll just be them. If you
712 give your report,

713
714 Mr. Gidley- Thank you, Mr. Secretary. Mr. Chair, members of the Board.
715 The subject property consists of a one-story dwelling at the corner of Bremono Road and
716 Lee Avenue. This is a view of the residence right here, facing Bremono Road. As you can
717 see, the home was built facing Bremono Road, taking advantage of the greater width there.
718 This is a view looking from Lee Avenue towards the side of the home. The applicant would
719 like to construct a 24-foot by 26-foot two-car detached garage between the home and Lee
720 Avenue. Due to its location primarily in the side yard, and a little bit in the front yard, a
721 conditional use permit is required. I would note that the applicant had previous approval
722 from this board back in August of 2021. However, with the COVID pandemic it was difficult
723 to obtain contractors, and he never did obtain the building permit within the required two
724 years. As a result, the approval from this board expired. The current request, however, is
725 the same as what was previously approved.

726
727 In reviewing this request, a single-family dwelling is permitted in the R-3 district and as
728 noted, this board can approve an accessory structure in the front and side yards with a
729 conditional use permit. This is a neighborhood of spacious lots. The home across Lee, as
730 you can see here, is set back 40 feet from the right-of-way. While the home to the west,

731 behind the applicant basically, it's set back 28 feet from the right-of-way at Lee Avenue.
732 This is the applicant's property here and the structure would go right here. Although this
733 would be the only detached structure along Lee Avenue, because the applicant has lined
734 it up with this neighbor to the rear here, staff does not believe there will be a significant
735 problem then. It would also ensure that adequate sight distance is provided at the
736 intersection of Lee and Bremo. This is a picture of the structure right here. The building
737 would have Hardie Plank siding and asphalt shingles that would be designed to match
738 the existing home. I would note, this says elevation north here, and this was true four
739 years ago, this is actually a southerly facing elevation. Obviously, the garage door is not
740 going to face the house, so it would face Lee Avenue.

741
742 In conclusion, the applicant wishes to construct a two-car garage primarily in the side
743 yard. It would line up with the home to the rear and not impact sight distance for motorists.
744 This is the same proposal that was approved back in 2021. As a result, staff can
745 recommend approval subject to the conditions in your staff reports. This concludes my
746 presentation. If you have any questions, I'll be happy to answer them. Thank you.

747
748 Mr. Green- Any questions from board to staff?

749
750 Mr. Lawrence- Yes sir, Mr. Chair. I had a couple of questions for Mr. Gidley.
751 Mr. Gidley can you explain for us how the proposed garage falls into the front yard of the
752 property? In eyeballing the property and looking at the staff report, it appeared that the
753 garage was going to line up with the front of the house. Is this actually going to bump out
754 in front of the house? I'm not quite sure how it encroaches into the front yard, I'm not sure
755 encroaches the right word, but extends into the front yard.

756
757 Mr. Gidley- The garage is mostly, if not entirely, in the side yard. When it
758 was initially reviewed and advertised, it also noted the front yard. And if you take it, this
759 should be turned around, but if you take an angle, it comes close to it, so it didn't hurt, in
760 our opinion, to keep it the way it was in the advertisement. Thank you.

761
762 Mr. Lawrence- But the garage is going to line up, the front of the garage is
763 going to line up with the front of the house?

764
765 Mr. Gidley- Yeah, that's why I said primarily in the side yard. Personally, I
766 wouldn't be surprised if it's entirely within the side yard. But before I was involved with it,
767 it was advertised, I think just to cover, it doesn't really hurt to say side and front in case
768 there's a little bit in the front yard. Whereas if we don't say that and something occurs,
769 then we have to go back through the whole process. So, I think people tend to error on
770 the side of caution.

771
772 Mr. Lawrence- Okay. Understood. And this will be an attached or detached?

773
774 Mr. Gidley- A detached garage.

775

776 Mr. Lawrence- Detached. And the, and the entrance to the garage will face
777 not Bremo but the side street, right?
778
779 Mr. Gidley- Yeah, Lee. That's where his driveway is so he can pull in off
780 of Lee into the driveway on into the garage.
781
782 Mr. Lawrence- Lee Avenue. Okay. Thank you.
783
784 Mr. Gidley- Yes sir.
785
786 Mr. Green- Any other questions from the board to staff?
787
788 Mr. Blankinship- I'm sorry if I missed this in your presentation Mr. Gidley, but is
789 this the case where we received a comment from a neighbor in support of the application?
790
791 Mr. Gidley- Yes sir. In your staff report there was a letter included, and it
792 was from the neighbor caddie corner, right here, and she was in favor of the request.
793
794 Mr. Green- And she was what?
795
796 Mr. Blankinship- In favor.
797
798 Mr. Gidley- She was in favor. Yes sir, and that's in your staff report.
799
800 Mr. Green- Okay. We'll here from the applicant now.
801
802 Mr. Blankinship- Mr. Harris, you should be unmuted now. Mr. Harris are
803 you...Ah, here we are.
804
805 Mr. Harris- Yes, hi, my name is Christopher Ryan Harris, and I live at
806 1800 Bremo for just over six years. As Mr. Gidley mentioned, I received approval on this
807 three and a half years ago. Had trouble finding a good general contractor to build the
808 garage. Brian Holder, over at Classic Construction is on the Webex with me in case you
809 have any questions for him, and he is the contractor I've landed after four years of getting
810 this drawn up by an architect and wanting this garage. So, I'm very excited to put it up
811 and do it right and do it properly so it looks good with the dwelling, the current dwelling. I
812 plan on dying in this house. I'm age 44, I'm going to live there another 40 years, so I would
813 love your approval. And Paul's been great to work with.
814
815 Mr. Blankinship- Let's make sure in the minutes that does not come out as "I
816 plan on dying in this house at age 44."
817
818 Mr. Harris- And that's it. The plans were in there. Very excited about it.
819 I've thought about it. I've dreamt about it for half a decade. I had a garage and oversized
820 three-car attached garage in New Kent before I moved to this house six years ago. Very
821 excited to get a garage again, primarily using it as a garage, and occasionally using it as

822 a place to host friends for get togethers so that they don't come in my house when it's
823 raining and leave their shoes on and leave my house looking dirty. So, I look forward to
824 having some get togethers. I'm a member of Westwood Tennis Club, two blocks away,
825 and looking forward to having people in the garage and utilizing the half bath that I'll be
826 putting in that garage. And no longer having parties where my house itself gets messy
827 and messed up.

828
829 Mr. Green- Are there any questions from the board to the applicant?

830
831 Mr. Lawrence- I had no questions, Mr. Chair. I just wanted to commend Mr.
832 Harris for communicating with his neighbors. I think he did that before. He did it again.
833 And as Mr. Gidley pointed out, there's no one, we have not received any opposition. Did
834 receive support and also wanted to complement Mr. Harris on the appearance of his
835 property too. It's nicely maintained. It's a nice neighborhood he's in and I wish him a very
836 long life!

837
838 Mr. Harris- Thank you.

839
840 Mr. Green- Any other questions, comments? Hearing none, we'll hear a
841 motion.

842
843 Mr. Lawrence- I'll make a motion, Mr. Chair. I move that we approve this
844 conditional use permit subject to the conditions recommended by the staff. It is consistent
845 with the comprehensive plan and the zoning ordinance. The proposed building would be
846 in line with the house next door. The neighbors across the street, the neighbor across the
847 street has expressed support and no one has expressed opposition.

848
849 Mr. Johnson- I second it.

850
851 Mr. Green- The motion is made by Mr. Lawrence, seconded by Mr.
852 Johnson. All in favor say, aye.

853
854 Board- Aye.

855
856 Mr. Green- All opposed, like sign. Hearing none, approved.

857
858 On a motion by Mr. Lawrence, seconded by Mr. Johnson, the Board **approved case**
859 **CUP-2024-102520** subject to the following conditions:

860
861
862 1. This conditional use permit authorizes the construction of the proposed detached
863 garage in the front and side yards as shown on the August 20, 2021 survey from McKnight
864 & Associates, P.C. (Job Number: 88010500) submitted with this request. All other
865 applicable regulations of the County Code remain in force.

866

- 867 2. Only the improvements shown on the “Permit Drawings, 1800 Bremono Garage” by
 868 Tactile Studio, revised 8/24/21, will be constructed pursuant to this approval. Any
 869 additional improvements must comply with the applicable regulations of the County Code.
 870 Any substantial changes or additions to the design or location of the improvements will
 871 require a new conditional use permit. Any additional improvements must comply with the
 872 applicable regulations of the County Code.
 873
- 874 3. The detached garage may not be used as a dwelling.
 875
- 876 4. Any exterior lighting must be shielded to direct light away from adjacent property and
 877 streets.
 878
- 879 5. The new construction must match the existing dwelling as nearly as practical in
 880 materials and color.
 881
- 882 6. Before beginning any clearing, grading, or other land disturbing activity, the applicant
 883 must obtain approval of an environmental compliance plan from the Department of Public
 884 Works. The applicant may be required to analyze and provide solutions to minimize
 885 drainage impacts on downstream properties. Corps of Engineers and DEQ permits may
 886 be required.
 887
- 888 7. The applicant must obtain a building permit for the proposed detached garage by
 889 January 23, 2027, or this conditional use permit will expire. If the building permit is
 890 cancelled or revoked after that date due to failure to diligently pursue construction, this
 891 conditional use permit will expire at that time.
 892

893

894 Affirmative:	Broadway, Green, Johnson, Lawrence, Massie	5
895 Negative:		0
896 Absent:		0

897

898

899 **CUP-2024-102682 - Mary Beth Nolan: conditional use permit to convert a detached**
 900 **garage to an accessory dwelling unit at 6907 Woodrow Terrace, Fairfield. Parcel**
 901 **777-748-9027. Zoning: R-4, One-Family Residence District. Code Section: 24-4406.**
 902

903 Mr. Blankinship- Right, the next case is Conditional Use Permit **CUP-2024-**
 904 **102682**, Mary Beth Nolan: a conditional use permit to convert a detached garage to an
 905 accessory dwelling unit at 6907 Woodrow Terrace, in the Fairfield Magisterial District.
 906 Would everyone who intends to speak to this case stand and be sworn in. Raise your
 907 right hand please. Do you swear the testimony you are about to give is the truth, the whole
 908 truth, and nothing but the truth, so help you God? Thank you. Ms. Rozmus.
 909

910 Ms. Rozmus. - Thank you Mr. Secretary. The subject property is located in
 911 the lovely Lakeside neighborhood, just west of Lakeside Elementary school. The lot is
 912 rectangular in shape, 130 feet wide and 430 feet deep. The principal dwelling is a two-

913 story Cape Cod style house, that was built in 1937 with a floor area of 1,300 square feet.
914 The property also includes two concrete block buildings with a total floor area of 520
915 square feet. They are two buildings, but they are smashed together. The applicant
916 obtained the property in December of 2023 and would like to convert the detached
917 accessory dwellings, from a garage and storage building to an accessory dwelling unit.
918 The building plans show one bedroom, one full bathroom, an open living area, and it
919 includes a small kitchen. The purpose for the dwelling unit will be for long term rentals.
920 The zoning ordinance allows an accessory dwelling unit to have a maximum floor area of
921 800 square feet or 35% of the principal dwelling, whichever is less. Because the floor
922 area of the dwelling, of the principal dwelling is 1,300 square feet, the maximum floor area
923 of the accessory dwelling unit would be 465 square feet. Since the accessory dwelling
924 unit itself exceeds that amount.

925
926 Mr. Blankinship- Accessory structure.

927
928 Ms. Rozmus- Excuse me, accessory structure exceeds that amount, 55
929 square feet of the existing building will be maintained as storage. And the way to maintain
930 that is there will be an exterior door that is only accessible from outside the proposed
931 ADU. The subject property is actually the largest on the block, and it is substantially larger
932 than the minimum requirements of the R-4, One-Family Residence District. The adjoining
933 property on both sides, on the south includes two detached buildings. One is
934 approximately the same size as the subject building in question.

935
936 Mr. Blankinship- It shows pretty well on the area.

937
938 Ms. Rozmus- Yeah, it does.

939
940 Mr. Blankinship- Except the property line doesn't show correctly on the aerial.
941 On the south side of the subject property, you'll see that there's a white building with a
942 red line going through it. The red line actually should follow the fence that you can just
943 see in the aerial photo. So, that's on the adjoining property and it's about the same size
944 as the building we're talking about. Which is the one right in the middle of the lot.

945
946 Mr. Lawrence- That was a question I was going to ask too, Mr. Blankinship,
947 thanks for clarifying that. So those two structures that appear to be bisected by the
948 property line are actually on the adjoining property?

949
950 Mr. Blankinship- Yes, sir, that's correct. If you look at the aerial, you can kind
951 of read the fence line, and the property line should be along the fence line. The GIS maps
952 are very accurate but not perfectly accurate. They're not survey accurate.

953
954 Ms. Rozmus- While most dwellings in the R-4 zoning district are close
955 together, the subject building is over 100 feet from the nearest neighbor. Given that the
956 property has sufficient lot area, staff is really not aware of any adverse effects on the
957 adjacent properties. We recommend approval subject to the conditions included in the
958 staff report.

959
960 Mr. Green- Okay, are there any questions from the board to staff in
961 reference to this project? Anybody, anybody? Not hearing any, we'll hear from the
962 applicant. You have to go to the mic and give us your name, spell it.
963
964 Ms. Nolan- I'm Mary Beth Nolan, and my daughter and I own this, the
965 house. She lives there fulltime. So, we were just hoping to convert this existing structure
966 into, to monetize it and make it into an ADU where she could get some income to help
967 pay for her mortgage and also give somebody a cute little place to live in a great
968 neighborhood. I think we've met all the requirements as far as the square footage. We
969 did, you know, the front area, the mechanical where we would comply.
970
971 Mr. Green- This is long term rental?
972
973 Ms. Nolan- Yeah, not like Airbnb. Just, I want like one year, two-year
974 leases, whatever, yeah.
975
976 Mr. Green- Are there any other questions from the board to the applicant?
977 Thank you. There's a gentleman that wants to speak. And if you could let us know if you
978 are for or against this project, appreciate it. After you give your name.
979
980 Mr. Hollister- Alright, my name is Palmer Hollister, P A L M E R,
981 H O L L I S T E R, and I live at 6607, which is right next door. Those are my outbuildings
982 that you have there.
983
984 Mr. Blankinship- Oh, okay.
985
986 Mr. Hollister- So, I'm not in support of this. I have lived in the area for 15
987 years. I'm a property manager myself. And I've actually been a host of an Airbnb outside
988 of Richmond for three years. So, I have experience in construction, renting apartments,
989 maintenance, dealing with tenants, experience with short-term rentals. Never heard from
990 my neighbor about this, and I only saw on the sign out front. I kind of want to clarify exactly
991 what this building is. It's really a shed. I know it has a garage door on it, but there's really
992 no access for a car to get there. I have a similar shed next to it. Again, you can say it's a
993 garage, but I mean, you can fit a super small car in it. Mine's similar, it's cinderblock. I
994 think this sets a little bad precedent for the neighborhood just because what is the
995 hesitation of a big investor coming in, putting up a little shed and trying to rent it out?
996 That's my hesitation. I've lived there for a while, again, 15 years. One thing that really sets
997 us apart in that area of Lakeside is the size of the yards. Especially that street. The
998 privacy. It's a super private area. I'm not huge on having people coming back and forth,
999 knowing they're kind of like in my backyard. I know it's not my property. Again, my
1000 hesitation is when it comes to construction, how to get plumbing back there? Currently,
1001 there's no water or sewer back there. I do know, because I've had my water and sewer
1002 redone, there's a super shallow fall there. I mean obviously they need to get a pump. It
1003 could be done, but again, my hesitation is people hanging out back there and using the

1004 yard as the bathroom. But it looks like, it's the first time I've seen the plans, so I'm glad it
1005 does have a toilet in the plans. But yeah, that's all I had to say, if you have any questions?

1006
1007 Mr. Green- Well, the one thing you got to recognize, I mean, all of those
1008 issues have been addressed in terms of bathroom plumbing, when they're going through
1009 that whole process. It's not an outhouse that's going to be out there. In terms of, when I
1010 looked at it, I was curious about how they're going to run plumbing and all of that too, but
1011 the process addresses that.

1012
1013 Mr. Blankinship- And just for your information, the code does require them to
1014 extend the same utilities from the house to the ADU. That's part of being accessory
1015 because it cannot have its own separate utilities.

1016
1017 Mr. Green- And then the other thing, once again I want to stress, is that
1018 we're seeing more and more of these in the county. Accessory dwelling units, short, long-
1019 term rentals, and, you know, that's something that I think we're all going to have to
1020 embrace as they come.

1021
1022 Mr. Hollister- And you know, again, my parents bought their first rental
1023 building 54 years ago. So, I'm like, you know, when it comes to monetizing rental property,
1024 I'm all for it. I mean, I made a living on it, my parents made a living on it, did really, really
1025 well, and I'm running their family business. Again, you know, it's like in my backyard now,
1026 so, that's all. I, you know, I have kids, it just, it seems a little close to home.

1027
1028 Mr. Green- But I don't want to offend you, but I guess in some of the
1029 properties that you've learned, it's been in somebody else's backyard. So, just as this is
1030 now in your backyard, what you've done is in someone else's backyard. And I think that
1031 we just got to all recognize that. I like the fact that it's a cinder block building. I'm sure the
1032 architect, construction is going to be done well.

1033
1034 Mr. Hollister- And again, with my experience, you know, I'm not trying to
1035 offend anybody, but ...

1036
1037 Mr. Green- No, you're not.

1038
1039 Mr. Hollister- ... when it comes to rental properties, the more you do to it,
1040 the more you make it desirable, the more you can rent it out for, the better clientele. Okay,
1041 I'm kind of learning because our rental parties are in the City of Richmond, so different
1042 beast. So, I'm not familiar with ADUs in Henrico. It sounds like the maximum is 800 square
1043 feet.

1044
1045 Mr. Blankinship- It's 800 square feet or 35 percent of the floor area of the
1046 principal dwelling, whichever is less. So, in this case, the principal dwelling was small
1047 enough that all they are allowed is 435, I think, is that right?

1048

1049 Mr. Hollister- And this is something I just pitch out, you know, for future
1050 reference. Again, the more space you have, and like the nicer it is, the better clientele you
1051 will get. Because you can get more rent. You're limited to 800, you're only going to get,
1052 you only can charge but so much. So, you have to look at the type of clientele you have
1053 to come in and out. I mean because rent has gone up. I mean she, for four or \$500 I'd
1054 rent a place I know in a heartbeat. Yeah. But you know you jack it up a little bit to a
1055 thousand, 1,500, you get something a little different.
1056

1057 Mr. Blankinship- And that decision has been made for us by the Board of
1058 Supervisors.
1059

1060 Mr. Hollister- Right.
1061

1062 Mr. Blankinship- And they may reconsider that in the future, but for now that's
1063 the requirement this board has. And I will say. One of the nice things about the accessory
1064 dwelling unit is she will be living in the house.
1065

1066 Mr. Hollister- Right, oh yeah.
1067

1068 Ms. Rozmus- There is a privacy fence and some pretty well-established
1069 vegetation in between the homes too. So, that might give a little bit more comfort.
1070

1071 Mr. Massie- And not only that she's going to have people live there a year
1072 or two years, so it's not going to be different people in and out all the time, so.
1073

1074 Mr. Hollister- Right. And then that's the other point, like I get that, you know,
1075 again, ADU. Once it's agreed upon and passed, they can do whatever they want. Let's
1076 say they find out, oh, I can make more money with short-term rental, which you can.
1077

1078 Mr. Blankinship- No, you cannot use an accessory unit for short-term rental.
1079 They'd have to come back to this body anyway.
1080

1081 Mr. Hollister- To get accepted. Gotcha. So, it's like a different permit.
1082

1083 Mr. Blankinship- Yes, completely. It's one way or the other.
1084

1085 Mr. Hollister- So, essentially this permit, again finding out this now. So, this
1086 is essentially only for long term.
1087

1088 Mr. Blankinship- Yes.
1089

1090 Ms. Rozmus- Yes.
1091

1092 Mr. Hollister- Okay.
1093

1094 Mr. Green- And the other thing I'd like to, I take exception to what you say
1095 about the variations in rent. You said if, if you're charging 400, \$500 you may get a
1096 different person than if you charged 1,500. If this were my house and my son or daughter
1097 moved back and I'm charging them 400. So, what you're saying is that if I charge them
1098 400, they're a different type of person than if I'm charging them 1,500 and they may have
1099 a law degree, a medical degree or, or be some kind of professional. So, I think we need
1100 to get away from this notion. And that's the problem that people seem to think that the
1101 more rent you charge, the better clientele you get, and that's not necessarily the case. In
1102 some instances, this maybe they're trying to help somebody get started. You know, you
1103 could have a divorced mother, someone that's in a situation that they're trying to help.
1104 And it's their finances and whoever they choose. So, I don't want to get into deciding the
1105 quality of an individual who goes in based on rent because it could fluctuate. Cause like I
1106 said, if it was her and that was her daughter and she moved in there and charged her
1107 \$200, what I'm hearing you say is that if she had charged a thousand, she's a better
1108 person. But she could have better credentials than all of us. And be hard working. So, I
1109 think we need to be careful with that.

1110
1111 Mr. Hollister- I understand. I'm just saying with my experience.

1112
1113 Mr. Green- I think that she wanted to rebut.

1114
1115 Mr. Blankinship- Thank you, Mr. Hollister. Did you have any further rebuttal?
1116 We've kind of rebutted for you.

1117
1118 Ms. Nolan- Yeah. Well, first, I've met with lots of contractors. I know that
1119 you know the cost, the expense, it's going to be to get plumbing back there and electric.
1120 I understand all that. So, I already know it's not going to be an inexpensive thing. But the
1121 tiny house movement is all the rage now. And it's just amazing what you can do with 400
1122 square feet. You can treat like the interior of a yacht and just make a lot of great storage,
1123 and it'll be very cool. And parking will be on the street, it won't be back to this. They'll have
1124 to walk through the gate to get back there. They'll park next door, where, I mean, right
1125 where my daughter parks. I apologize, Palmer, that we didn't reach out to you. That was
1126 an oversight on our part. And we do want to have long term good tenants, a tenant, most
1127 likely a single person back there. So, we respect everything you're saying and want to
1128 make you comfortable that it's going to be ok. That was all.

1129
1130 Mr. Johnson- And also, the ones that's going to that facility would also be
1131 on the property. Matter of fact, center line of the property as well, so you wouldn't have
1132 any conflict with the ones next door and all as well.

1133
1134 Ms. Nolan- It's unusual, and we are blessed, it's over an acre of land. And
1135 so is Palmer's. They're huge lots. And it'll be great to be able to share this with somebody
1136 else.

1137
1138 Mr. Green- And that's not to say that at some point you might not want to
1139 move back there, correct?

1140
1141 Ms. Nolan- Exactly.
1142
1143 Mr. Blankinship- Yeah, so let's not start anything!
1144
1145 Ms. Nolan- She may not want me there!
1146
1147 Mr. Green- No, but I'm just saying. I'm very sensitive to this rent thing. I'm
1148 a father of two, and we're paying over \$4,000 for them to live in a facility. And if I can find
1149 a two bedroom, if I can find, we can find someplace cheaper, then we'd love that. So, I
1150 don't think that money has anything to do with quality. Here, we'll close the hearing. Is
1151 there a motion.
1152
1153 Mr. Lawrence- Can I ask a question of staff, Mr. Chair. I have a few questions.
1154
1155 Ms. Rozmus- Yes, sir.
1156
1157 Mr. Lawrence- Do these have separate addresses?
1158
1159 Ms. Rozmus- No, they have the same address, that's in the code.
1160
1161 Mr. Lawrence- Okay, so how do we handle like 911 calls? I know that that's
1162 based on our addresses, so what happens if we have an accessory dwelling that has an
1163 emergency? How do we know where to respond?
1164
1165 Ms. Rozmus- I do believe you can specify an A or a B, so it's the same
1166 number address, but you can say B and they'll know that that's the outbuilding. I'm sure
1167 that that's an issue in a lot of places. In previous jobs I've had, we've had that
1168 complication. But for the most part, you know, you can have that A – B, and B would be
1169 the accessory dwelling unit.
1170
1171 Mr. Lawrence- And can the owner of the principal dwelling, can they rent out
1172 that property and then also rent out the ADU at the same time? Is there any requirement
1173 that the main residence be owner occupied?
1174
1175 Ms. Rozmus- For the ADU?
1176
1177 Mr. Lawrence- Yes.
1178
1179 Ms. Rozmus- That's a great question. I don't know.
1180
1181 Mr. Blankinship- There is not a requirement in the code.
1182
1183 Mr. Lawrence- Yeah. Okay, so they could theoretically, I don't think that's
1184 their intent, but they could rent out the main house as well as the accessory dwelling as
1185 well.

186
1187 Ms. Rozmus- Yep. They would have that right.
1188
1189 Mr. Lawrence- And how do we regulate, we're hearing long-term, how do we
1190 distinguish long-term from short-term? I know their intent is to rent for a year, or two-year
1191 lease, but is there anything that would prevent them from renting it out for 15 days, 30
1192 days at like a short-term rental?
1193
1194 Ms. Rozmus- I do believe it's over 30 days, if I'm not mistaken.
1195
1196 Mr. Blankinship- It is 30 days, and that is set by state code.
1197
1198 Mr. Lawrence- Okay.
1199
1200 Ms. Rozmus- Yeah. And there's a lot of rental properties in this
1201 neighborhood and...
1202
1203 Mr. Lawrence- If they wanted to use that for short-term rental, they'd have to
1204 come back and get a separate ...
1205
1206 Ms. Rozmus- Get a choice.
1207
1208 Mr. Blankinship- And they could not get it approved because it says an
1209 accessory dwelling unit cannot be used for short-term rentals. They'd have to rip out the
1210 kitchen if they wanted to make it a short-term rental.
1211
1212 Mr. Lawrence- Okay. Thank you.
1213
1214 Mr. Green- Thank you. And I think we have got to also factor in and
1215 recognize that they may enter into a contract with somebody that is there for a year,
1216 something comes up, the person has to move in in eight, nine months, you know, so they
1217 have to break the lease, get another lease. I mean, we, I think we tend to, need to operate
1218 in good faith and only when we find they're a problem. Because the gentleman next door
1219 is going to be paying close attention to that. If in fact, if he recognizes that there is short-
1220 term rental, I'm sure he's going to make the necessary complaints and come back to us
1221 with that. But, you know, I think we, we're a society built on trust and, and we need to trust
1222 what we're hearing until we can hear otherwise. So, is there a motion for this?
1223
1224 Mr. Massie- I have a motion. I'm going motion to approve this conditional
1225 use permit subject to the conditions recommended by the staff. They're consistent with
1226 the comprehensive plan and the zoning ordinance. The building is already there, and the
1227 applicant intends to prove, improve it. The applicant has revised the plans to meet the
1228 code requirements.
1229
1230 Mr. Green- Is there a second?
1231

1232 Mr. Broadway- I second.
 1233
 1234 Mr. Green- A motion has been made and seconded. Any discussion?
 1235 Hearing no discussion, all in favor say, aye.
 1236
 1237 Board- Aye.
 1238
 1239 Mr. Green- All opposed, like sign. It's approved.
 1240
 1241 Mr. Blankinship- That was a motion by Mr. Massie, seconded by Mr. Broadway.
 1242
 1243 Mr. Green- Right.
 1244

1245 On a motion by Mr. Massie, seconded by Mr. Broadway, the Board **approved case CUP-**
 1246 **2024-102682** subject to the following conditions:
 1247
 1248

- 1249 1. This conditional use permit authorizes conversion of the existing detached building to
 1250 an accessory dwelling unit. All other applicable regulations of the County Code remain in
 1251 force.
 1252
- 1253 2. This conditional use permit applies only to the renovation of the existing building on
 1254 the property as shown on the floor plan submitted with the application. Any substantial
 1255 changes or additions to the design will require a new conditional use permit. Any
 1256 additional improvements must comply with the applicable regulations of the County Code.
 1257
- 1258 3. The accessory dwelling unit must contain no more than 465 square feet of floor area
 1259 and must comply with all requirements of the Zoning Ordinance, including Section 24-
 1260 4406. The remaining 55 square feet of floor area should be accessible from the exterior
 1261 but not from the accessory dwelling unit.
 1262
- 1263 4. Any exterior lighting must be shielded to direct light away from adjacent property and
 1264 streets.
 1265
- 1266 5. The applicant must obtain a building permit for the proposed accessory dwelling unit
 1267 by January 23, 2027, or this conditional use permit will expire. If the building permit is
 1268 cancelled or revoked after that date due to failure to diligently pursue construction, this
 1269 conditional use permit will expire at that time.
 1270

1271
 1272 **Affirmative: Broadway, Green, Johnson, Lawrence, Massie 5**
 1273 **Negative: 0**
 1274 **Absent: 0**
 1275
 1276

1277 **CUP-2024-102700 - Robert Benton: conditional use permit to convert a detached**
1278 **garage to an accessory dwelling unit at 5904 Pine Street, Robin Park, Varina. Parcel**
1279 **818-727-5257. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.**
1280

1281 Mr. Blankinship- The next case is Conditional Use Permit **CUP-2024-102700**,
1282 Robert Benton: a conditional use permit to convert a detached garage to an accessory
1283 dwelling unit at 5904 Pine Street, in Robin Park, in the Varina Magisterial District. Would
1284 everyone who intends to speak to this case, please stand and be sworn in. Would you
1285 raise your right hand please. Do you swear the testimony you are about to give is the
1286 truth, the whole truth, and nothing but the truth, so help you God? Thank you. You can
1287 step on over here, and Ms. Rozmus, you can begin.
1288

1289 Ms. Rozmus- Thank you Mr. Secretary. The subject property is located at
1290 5904 Pine Street in the Varina magisterial district. The property was built in 1963 as part
1291 of the Robin Park subdivision. The area is zoned R-3, One-Family Residence District and
1292 is characterized by single-family homes, some with accessory structures, on lots ranging
1293 a quarter to one-acre. The applicant purchased this single-story home in 2024 and has
1294 applied for a conditional use permit to convert an existing detached garage into an
1295 accessory dwelling unit to accommodate a family member. The property is .54-acres in
1296 area and the primary dwelling unit is situated in the center of the property. An existing
1297 detached garage, the applicant intends to convert into an ADU, is on the northwest corner
1298 of the lot. Because the floor area of the primary dwelling is 1,600 square feet, the
1299 maximum floor area of the accessory dwelling unit would be 562 square feet. We did
1300 discuss this with the gentleman that did the building plans, so he has included a 13-
1301 square-foot portion of the building that will be similar to the last case, unfinished and only
1302 accessible to the outside. We have verbally confirmed that they will have a door that will
1303 be accessible only to the rear for this little unfinished area. The nearest house is
1304 approximately 80 feet from the proposed accessory dwelling unit. The property has ample
1305 driveway space in the front. And the lot is, the property is consistent with the surrounding
1306 subdivision and many of the surrounding homes have detached accessory structures
1307 such as garages and storage buildings. Staff does not anticipate any detrimental impact
1308 to the surrounding area and recommends approval subject to the conditions in the staff
1309 report.
1310

1311 Mr. Green- Are there any questions from the board to staff?
1312

1313 Mr. Johnson- Yes, is there only one part of the garage that is going to be
1314 used for this?
1315

1316 Ms. Rozmus- So, the whole thing will be used as the ADU. The part that is
1317 excluded is this little 13-square-foot area which the builder has identified as unfinished
1318 area. That's been our compromise as of late, to have to, for people with existing structures
1319 to be able to be compliant with the ADU limits. So, this little area will be accessed only by
1320 an exterior door and you know they can put a lawn mower or, I mean, I don't know.
1321 Thirteen square feet is pretty small, maybe just a shovel. But they can put something
1322 there that would just be not included as part of the ADU.

1323
1324 Mr. Johnson- Yes. I just wanted to emphasize that it wasn't going to be half
1325 of it being used, that's what I'm wondering.
1326
1327 Ms. Rozmus- Yep, yes.
1328
1329 Mr. Johnson- Okay.
1330
1331 Mr. Green- Any other questions from the board to staff? If not, we'll now
1332 hear from the applicant.
1333
1334 Ms. Morenos- Good morning, everyone. Thank you for having us here. This
1335 morning, Kerry Morenos. She is the owner, her English is limited, so I'm here to help her
1336 translate. Not that mine is better, but we're going to do our best. So, she lives in the house.
1337 She lives with her mother and her little brothers and her sister who is a single mom with
1338 another child, and her brother with his wife and a kid. And the garage is the purpose to
1339 be built is so the brother can have more privacy and live with her, with his son in the
1340 garage when it's approved.
1341
1342 Mr. Green- Are there any questions from the board to the applicant?
1343
1344 Mr. Johnson- Are you going to change the doors on the entrance there or
1345 are they going to leave them the same? The entrance door on the garage.
1346
1347 Mr. Green- They're taking the garage doors down. If you go back, you'll
1348 see that the... Could you go back to the picture? That's what they're attempting to build
1349 Mr. Johnson. So, they're taking the garage doors down.
1350
1351 Mr. Johnson- I thought we were looking at the rear. Okay. And that was one
1352 of my interests in finding out about that. Okay.
1353
1354 Ms. Morenos- So, she will abide with anything that is decided as long as they
1355 have a place to live, so.
1356
1357 Mr. Green- Are there any other questions from the board to the applicant?
1358 Hearing none, is there anyone on Webex for or against this?
1359
1360 Mr. Blankinship- No, sir, there's no one on Webex.
1361
1362 Mr. Green- Bearing that, we're closing, close the hearing. Is there a
1363 motion.
1364
1365 Mr. Johnson- I move that we approve this conditional use permit subject to
1366 conditions recommended by staff. And it is consistent with the comprehensive plan and
1367 the zoning ordinance. The building is already there, and the applicant intends to improve
1368 it. And the building is consistent with the neighborhood. Again, I'm moving for approval.

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Mr. Lawrence- Second.

Mr. Green- The motion has been made by Mr. Johnson, seconded by Mr. Lawrence. Any discussion? Hearing no discussion, all in favor say, aye.

Board- Aye.

Mr. Green- All opposed, like sign. Motion is approved.

Mr. Blankinship- Okay, thank you.

Ms. Morenos- Thank you so much.

On a motion by Mr. Johnson, seconded by Mr. Lawrence, the Board **approved case CUP-2024-102700** subject to the following conditions:

1. This conditional use permit authorizes a detached accessory dwelling unit. All other applicable regulations of the County Code remain in force.

2. This conditional use permit applies only to the improvements shown on the plot plan and building design filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new conditional use permit. Any additional improvements must comply with the applicable regulations of the County Code.

3. The accessory dwelling unit must contain no more than 562 square feet of floor area and must comply with all requirements of the Zoning Ordinance, including Section 24-4406. The remaining 16 square feet of floor area should be accessible from the exterior but not from the accessory dwelling unit.

4. The applicant must obtain a building permit for the proposed detached accessory dwelling unit by January 23, 2027, or this conditional use permit will expire. If the building permit is cancelled or revoked after that date due to failure to diligently pursue construction, this conditional use permit will expire at that time.

Affirmative:	Broadway, Green, Johnson, Lawrence, Massie	5
Negative:		0
Absent:		0

Mr. Blankinship- Last case has been deferred already, so that brings us to the minutes from the December 19th meeting. We did receive some notes from Mr. Lawrence of which I believe a few were substantive. Mr. Lawrence...

1415 Mr. Lawrence- Correct.
 1416
 1417 Mr. Blankinship- So, I don't know who else has had an opportunity to review
 1418 the minutes.
 1419
 1420 Mr. Green- Is there a motion appending it from the board on the minutes
 1421 with the exception, with accepting Mr. Lawrence's changes?
 1422
 1423 Mr. Broadway- So moved.
 1424
 1425 Mr. Green- The motion is made, is there a second?
 1426
 1427 Mr. Johnson- I second.
 1428
 1429 Mr. Green- The motion was made and seconded. Motioned by Mr.
 1430 Broadway, seconded by Mr. Johnson. All in favor, say aye.
 1431
 1432 Board- Aye.
 1433
 1434 Mr. Green- Passed.

1435
 1436 On a motion by Mr. Broadway, seconded by Mr. Johnson, the Board **approved the**
 1437 **minutes of the December 19, 2024 meeting.**
 1438

1439
 1440 **Affirmative: Broadway, Green, Johnson, Lawrence, Massie 5**
 1441 **Negative: 0**
 1442 **Absent: 0**
 1443

1444 Mr. Blankinship- Alright, Mr. Chair, the last item on your agenda is the
 1445 conversation that we've been having for six months, or so, about rear yard setback issues,
 1446 specifically regarding screened porches and sunrooms. And the board some time ago
 1447 asked staff if we would draft a letter. If we would draft a letter from the Board of Zoning
 1448 Appeals to the Board of Supervisors calling this matter to the board's attention. Now this
 1449 is the third time in my tenure that this has been done. The previous two times this arose
 1450 the board did change the ordinance. In one case to make a particular kind of, well, you
 1451 know, the conditional use permits you get for accessory structures in front and side yards.
 1452 We had one this morning. That used to require a variance. And when the board realized
 1453 that those variances couldn't be approved. The Board of Zoning Appeals wrote a letter to
 1454 the Board of Supervisors asking them to change that. After some period of study, we
 1455 came up with a solution of making it a conditional use permit rather than a variance. So,
 1456 they're still heard by this board, but with a legal standard that is much easier to meet. The
 1457 other issue had to do with front porches. Where someone had applied for a front porch
 1458 variance that everybody thought was a great idea and a good design, but it couldn't be
 1459 approved, and the code was amended to allow front porches to extend up to eight feet
 1460 into the front yard, in order to allow improvements to the dwellings that otherwise wouldn't

1461 be improved. So, this is not a standard thing that we do very often, but this is not
1462 particularly unique to this situation either. And again, the purpose of this letter would be
1463 to call this matter to the attention of the supervisors and let them make the decision of
1464 whether the code should be changed. With the expectation that whatever powers and
1465 duties the supervisors end up delegating back to this board would then be more clear and
1466 this board would have more up-to-date guidance on how to handle those requests.

1467

1468 Mr. Green- The only thing I'd like to change is, because I'm serving as
1469 Chair, the only role and responsibility that I have is to conduct a meeting. I would like to
1470 see all of the members of the Board of Zoning Appeals listed. Because in an event that a
1471 particular supervisor knows someone, they will call that individual and say, hey, what's
1472 going on and not just me be singled out. Because I think everybody needs their credit.

1473

1474 Mr. Blankinship- Alright, I can certainly make that change.

1475

1476 Mr. Green- Because of the way we divide, with the way we are, you know,
1477 everybody's representing a particular district, and I think you can, if you could just put
1478 name and the district, then if that particular individual supervisor, and/or Planning
1479 Commissioner could call that person they know and not just me.

1480

1481 Mr. Lawrence- Although I should point out, according to the code, we
1482 technically serve at large.

1483

1484 Mr. Blankinship- That's correct too. The practice has been to appoint by
1485 district, but the but the code actually says that the BZA members serve at large.

1486

1487 Mr. Green- I'm just learning this. We are?

1488

1489 Mr. Blankinship- Technically, yes.

1490

1491 Mr. Lawrence- Technically, yes, but I ...

1492

1493 Mr. Green- So, that means we can be appointed from any district?

1494

1495 Mr. Blankinship- You could be. Mr. Al Wright, who used to serve on the board
1496 years ago, moved from the Three Chopt District to the Tuckahoe District, and just, you
1497 know, retained his seat. I don't remember...

1498

1499 Mr. Lawrence- That's unusual. That's probably the only situation where that's
1500 occurred, but...

1501

1502 Mr. Green- So, I can sell Joe my house and move to your accessory
1503 dwelling unit!

1504

1505 Mr. Blankinship- We can certainly list all five members.

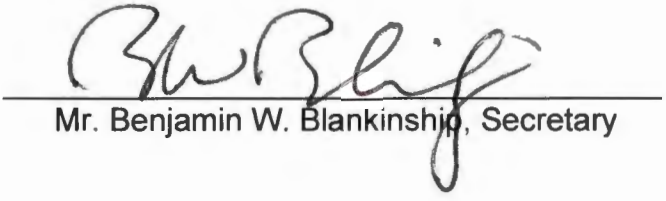
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1507 Mr. Green- You know, but until we make that change, you know, this is
1508 good because that's one of the things I always look at. Who's on the board, who's making
1509 the request and, and who can I call that I know to ask a question? Is the board in
1510 agreement with that?
1511
1512 Mr. Lawrence- Yeah, that's fine.
1513
1514 Mr. Massie- Yes.
1515
1516 Mr. Broadway- Yes.
1517
1518 Mr. Johnson- Yeah, I'm in agreement.
1519
1520 Mr. Green- Thank you sir. Alright, that's the only change.
1521
1522 Mr. Blankinship- Alright, well I'm glad I didn't print a signature copy then. I
1523 meant to bring one down for you to sign if everybody was ok with this. I'll get this back to
1524 you next month.
1525
1526 Mr. Lawrence- The letter is well written, and I think it states the case, so.
1527
1528 Mr. Johnson- Yes. Alright. Does it need the signature, or could it just be the
1529 "Board of Zoning Appeals, Thank you"?
1530
1531 Mr. Blankinship- Well, I guess we could send it unsigned like, more like a
1532 memorandum than a letter. Yes. I was just thinking I would put all five names on there
1533 and everybody could sign it next month.
1534
1535 Mr. Green- Oh, okay, that will certainly work. That's even better. Okay.
1536 Because we're all equal.
1537
1538 Mr. Blankinship- Alright. I'll bring you a signature copy next month, and I'll
1539 change the date.
1540
1541 Mr. Green- Is there a motion to recess the meeting and meet at a
1542 restaurant at Blankinship's expense! No, is there a motion to adjourn?
1543
1544 Mr. Johnson- I motion to adjourn.
1545
1546 Mr. Green- All in favor?
1547
1548 Board- Aye.
1549
1550 **Affirmative:** **Broadway, Green, Johnson, Lawrence, Massie** **5**
1551 **Negative:** **0**
1552 **Absent:** **0**

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Mr. Terone B. Green, Chair



Mr. Benjamin W. Blankinship, Secretary