

FLUVANNA COUNTY BOARD OF ZONING APPEALS
Morris Room, Fluvanna County Administration Building
May 21, 2019
7:00 PM (Morris Room)

Members Present: Harold Morris (Chairman)
Peter Von Keyserling (Vice-Chairman)
Carol Walker
Ed Zimmer
Easton Loving

Staff Present: Brad Robinson, Senior Planner
Holly Steele, Planner
Frederick Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

Members Absent: Eric Dahl, DCA/Interim Director of Community Development

CALL TO ORDER:

Chairman Mr. Morris called the Board of Zoning Appeals meeting of May 21, 2019 to order at 7:00 p.m.

APPROVAL OF MINUTES:

Von Keyserling made a motion to approve the minutes of April 16, 2019 as presented. Seconded by Walker. The motion was carried by a vote of 5-0 AYES: Walker, Zimmer, Von Keyserling, Loving and Morris NAYS: None ABSTAIN: None ABSENT: None

PUBLIC HEARING:

BZA 19:03—Keith Bray—Holly Steele, Planner

A request for a variance to Fluvanna County Code Sec.22-4-3(G) of the Zoning Ordinance to allow for the reduction of the minimum rear setback, from 75 feet to 51 feet, for the purpose of constructing a new 42' x 70' garage building with a gable roof with respect to 2.5 acres of Tax Map 8, Section 6, Parcel 2.

Variance Request Analysis:

- Improvements Proposed
 - The applicant would like to remove the lean to on the existing carport and build a 42' x 70' garage with a gable roof.
- Special Conditions
 - Determination of the garage as being the primary structure on the property due to its being larger than the home.
 - Location of power lines through the property
 - Frontage on both a private and public road.
- Impact on Adjacent Property Owners
 - The dense tree line that surrounds the property will shield the garage from adjacent property owners and Lake Monticello Rd. Additionally, the home and natural slope of the property will largely shield the garage from Lake Monticello Rd.

MOTION:

Von Keyserling made a motion to defer BZA 19:03 to the next BZA meeting if needed. Seconded by Walker. A reduction of the minimum required rear setback, from 75 feet to 51 feet, for the purpose of construction a new 42' x 70' garage building with a gable roof with respect to 2.5 acres of Tax Map 8, Section 6, Parcel 2.

PUBLIC HEARING:

BZA 19:04—Greenberry's—Brad Robinson, Senior Planner

A request for a variance to Fluvanna County Code Sec.22-11-5 of the Zoning Ordinance to allow for the reduction of the minimum building setback required from a street right-of-way, from 50 feet to 25 feet, for the purpose of constructing a light manufacturing facility with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6.

Variance Request Analysis:

- Subject property is a corner lot located at the intersection of Zion Station Road and Zion Station Court.
- The applicant is requesting to reduce the required setback from the street right-of-way of both adjacent streets from 50 feet to 25 feet.
- The variance would allow for the construction of a larger light manufacturing facility for Greenberry's Coffee Co.
- SDP 17:07 sketch plan approved by Planning Commission on October 10, 2017 for an 8,050 square foot building.
- The applicant now desires to reposition the building on the site along the property line of Lot 5 in order to include potential future offices (480 sq. ft.) and warehouse/production expansion (1,248 sq. ft.) in an effort to plan for future growth and expansion.

MOTION:

Von Keyserling made a motion to defer this BZA 19:04 to the next meeting. Seconded by Loving. A request for a variance to Fluvanna County Code Sec.22-11-5 of the Zoning Ordinance to allow for the reduction of the minimum building setback required from a street right-of-way, from 50 feet to 25 feet, for the purpose of constructing a light manufacturing facility with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT:

There being no further business, Chairman Morris adjourned the Board of Zoning Appeals meeting of May 21, 2019 at 8:05 p.m.

Minutes recorded by Valencia Porter, Senior Program Support Assistant

**Chairman Harold Morris
Fluvanna County Board of
Zoning Appeals**