

FLUVANNA COUNTY BOARD OF ZONING APPEALS
Morris Room, Fluvanna County Administration Building
June 18, 2019
7:00 PM (Morris Room)

Members Present: Peter Von Keyserling (Vice-Chairman)
Carol Walker
Ed Zimmer

Staff Present: Eric Dahl, DCA/Interim Director of Community Development
Brad Robinson, Senior Planner
Holly Steele, Planner
Frederick Payne, County Attorney

Members Absent: Harold Morris (Chairman)
Easton Loving
Valencia Porter, Senior Program Support Assistant

CALL TO ORDER:

Vice Chairman Mr. Von Keyserling called the Board of Zoning Appeals meeting of June 18, 2019 to order at 7:00 p.m.

APPROVAL OF MINUTES:

Walker made a motion to approve the minutes of May 21, 2019 as presented. Seconded by Zimmer. The motion was carried by a vote of 3-0 AYES: Walker, Zimmer, and Von Keyserling, NAYS: None ABSTAIN: None ABSENT: Morris, and Loving

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:

Zimmer made a motion to declare as moot. 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. The motion carried by a vote of 3-0 AYES: Walker, Zimmer, and Von Keyserling NAY: None ABSTAIN: None ABSENT: Morris, and Loving.

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:

Walker made a motion to deny without prejudice. Seconded by Zimmer. 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. The motion carried by a vote of 3-0 AYES: Zimmer, Walker, and Von Keyserling NAYS: None ABSTAIN: None ABSENT: Morris, and Loving

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT:

There being no further business, Chairman Morris adjourned the Board of Zoning Appeals meeting of June 18, 2019 at 7:22 p.m.

Minutes recorded by Valencia Porter, Senior Program Support Assistant

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