

**CHESAPEAKE BOARD OF ZONING APPEALS  
PUBLIC HEARING AGENDA  
July 23, 2020 – 6:30 P.M.  
LOCATION: City Hall Building - City Council Chambers  
306 Cedar Road - Chesapeake, Virginia**

- I. **Call to Order:** Vice-Chairman Samuel at 6:29 pm
- II. **Roll Call:** Secretary – Allen, Ziegenfuss, Samuel, Thrift, Billet
- III. **Approval of Minutes:** June 25, 2020 Public Hearing
- IV. **Administration of Oath:** Chair  
Speakers affirm that all testimony and evidence presented shall be truthful and accurate. Kevin Cooke, Chad Rankin, Felice Mastropasqua, Gregory Edwards

**A. Request for Continuance (s): APPLICATION # ZON-BZA-2020-00018**

Kevin Cook has asked for a continuance as he needs more time to compile documentation for his case.

Cooke Enterprises LLC, property owner, 1135 Jackson Avenue, pursuant to Section 20-501 of the Chesapeake Zoning Ordinance, appealing a Notice of Violation dated May 29, 2020 that the use of the building on the property for a duplex is not permitted in a single-family residential district. The property is further identified as 280 Frost, Real Estate Parcel No. 1280000000090 - Zoning: R-SFA, residential district.

Continued until August 27, 2020 – Billet / Allen 5-0

- V. **Unfinished Business: Review of proposed by-law amendments – All Board members in agreement to review this Agenda item at the end of new public hearing items.**
- VII. **New Public Hearing Items:**

**B. Application # ZON-BZA-2020-00015**

Chad A Rankin, property owner, 2733 Bunch Walnuts Road, requesting a variance of 17.5 inches from Section 14-201.A.2.a of the Chesapeake Zoning Ordinance to exceed the maximum height for fences, walls and hedges in a side yard from 6 feet to 7 feet 6 inches behind the interior edge of the established front yard adjacent to

the next door neighbor. The property is further identified as H Homestead Acres SEC 1 3.003 AC; Real Estate Parcel No. 0950000000469 - Zoning: A-1, residential.  
Motion to grant variance – Billet / Ziegenfuss 4-1-0

**C. APPLICATION # ZON-BZA-2020-00016C**

Felice & Christine Mastropasqua, property owners, 1318 Auburn Hill Drive, requesting a variance from Sections 6-2204.B.6.b & 6-802.A.4 of the Chesapeake Zoning Ordinance from the rear yard setback of 20 feet to 16 feet and a 1% increase of the maximum lot coverage from 35% to 36% for a proposed 10' x 16' screened porch addition on an existing dwelling in a residential cluster subdivision. The property is further identified as Lot 122 Albemarle River PH 5; Real Estate Parcel No. 0491012001220 - Zoning: R-15(a) s, residential.  
Motion to deny variance – Ziegenfuss / Thrift 5-0

**D. APPLICATION # ZON-BZA-2020-00017**

Kimberly & Gregory Edwards, property owners, 2901 Big Bend Drive, requesting a variance from Section 6-1602.A.3.a of the Chesapeake Zoning Ordinance to reduce a front yard setback of 25 feet to zero (0) to permit a 10' x 12' shed in the front yard adjacent to Gum Road placed on the property without a zoning permit. The property is further identified as UNIT 61 WESTERN BRANCH COMMONS CONDO PH 46; Real Estate Parcel No. 0094002000610 - Zoning: R-MF-1, residential.  
Motion to continue until the August 27, 2020 hearing – Allen / Ziegenfuss 5-0

**E. APPLICATION # ZON-BZA-2020-00018**

Cooke Enterprises LLC, property owner, 1135 Jackson Avenue, pursuant to Section 20-501 of the Chesapeake Zoning Ordinance, appealing a Notice of Violation dated May 29, 2020 that the use of the building on the property for a duplex is not permitted in a single-family residential district. The property is further identified as 280 Frost, Real Estate Parcel No. 1280000000090 - Zoning: R-SFA, residential district.  
Continued until August 27, 2020

- VIII. **New Business:** Review of the By-laws. Motion to approve changes Billet / Ziegenfuss 5-0
- IX. **Review of Litigation:** City Attorney – ZON-BZA-2020-00005, 00006, 00008 set for August 19, 2020 in Chesapeake Circuit Court
- X. **Adjournment:** 8:08 pm