

**CHESAPEAKE BOARD OF ZONING APPEALS**  
**PUBLIC HEARING AGENDA**  
January 27, 2022 – 6:30 P.M.  
**LOCATION: City Hall Building - City Council Chambers**  
**306 Cedar Road - Chesapeake, Virginia**

- I. Call to Order: Chair
- II. Roll Call: Secretary
- III. Approval of Minutes: December 9, 2021 Public Hearing
- IV. Administration of Oath: Chair  
Speakers affirm that all testimony and evidence presented shall be truthful and accurate.
- V. Request for Continuance (s) / Rehearing (s): Chair
- VI. Unfinished Business:

A. Application # ZON-BZA-2021-00039

Harry L. Davis, III, President Sussex Development Corporation, POA for Edinburgh LLC (c/o David Konikoff), property owner, 225 CARMICHAEL WAY, requesting a variance from Section 14-704.A of the Chesapeake Zoning Ordinance requesting a setback reduction for the monument sign from 15 feet to 5 feet. The property is further identified as PAR N12 AMND SUB PAR N7 RMNDR PAR B EDINBURGH 1.48; Real Estate Parcel No. 0730000001775 - Zoning: PUD, regional business.

B. Application # ZON-BZA-2021-00043

JASON A & ANDREA L MCGAREY, property owners, 328 WISDOM PATH, requesting a variance from Section 6-2204.B.6.d of the Chesapeake Zoning Ordinance the required distance of 5' to 3' for a shed/cabana structure built by a contractor for the previous owner without a permit. The property is further identified as 40 VIRIDIAN RESERVE AT HICKORY PH 3; Real Estate Parcel No. 0731009000400 - Zoning: 15S, residential, cluster R(C) -12-27.

VII. New Public Hearing Items:

A. Application # ZON-BZA-2021-00046

RANDY L HAGANS, property owner, 2132 CAMPOSTELLA ROAD, requesting a variance to Section 6-1402.A. 2 of the Chesapeake Zoning Ordinance to reduce the lot width and frontage development standards for R-8 in order to rezone the property from B-1 to R-8 from 75 to 50 feet and 60 to 50 feet. The property is further

identified as GR BRIDGE RD PC; Real Estate Parcel No. 1470000001880 - Zoning: B-1, neighborhood business / proposed R-8, residential.

**B. Application # ZON-BZA-2021-00047**

MARK & ERIN QUIMBY, property owners, 2812 WESLEY RD, requesting a 19-foot rear yard variance from Section 6-1202.A.3.b.ii of the Chesapeake Zoning Ordinance from 25' to 6' to construct a handicap ramp that will connect the dwelling (principal structure) for accessible access to an above ground pool (accessory structure). The property is further identified as W SI DEEP CR BLVD .3 AC; Real Estate Parcel No. 0342008000111 - Zoning: R-10S, residential.

**C. Application # ZON-BZA-2021-00050**

DAVID & JENNIFER STAUDE, property owners, 1321 FORDYCE DR, requesting a variance from Section 6-802.A.3.b.i of the Chesapeake Zoning Ordinance the required side yard distance of 10' to 2.7' for a detached garage addition built without a building permit onto an existing non-conforming detached garage within 6-feet of a dwelling and shed. The property is further identified as 115 BATTLEWOOD MEADOWS SEC 3; Real Estate Parcel No. 0731007001150 - Zoning: 15S, residential.

**D. Application # ZON-BZA-2021-00051**

BurgerBusters VIII, LLC C/O Yianni Achilleos (Director of Assets & Marketing) POA for MT PLEASANT OUTPARCEL ASSOC L C, property owner, 1440 MOUNT PLEASANT RD, pursuant to Section 20-500 of the Chesapeake Zoning Ordinance, appealing a zoning determination dated October 27, 2021 that the area and location of the proposed menu sign located in the established front yard was too large based upon Section 14-704.F of the Chesapeake Zoning Ordinance which define and limit menu signs for establishments having one or more drive-through lanes. The property is further identified as A-1-1 SUBD PAR A-1 MT PLEASANT CROSSING 1.372 AC; Real Estate Parcel No. 0490000001640 – Zoning: B-2, general business.

**E. Application # ZON-BZA-2021-00052**

James A. Leftwich, Jr., Esq., POA for Lesley Dudzinski, property owner, 000 Sutherland Ct, pursuant to Section 20-501 of the Chesapeake Zoning Ordinance, appealing a Notice of Violation dated October 25, 2021 that the property was being used without a certificate of occupancy as required by Section 20-101.C. The property is further identified as Lot 39B Partition Plat Lt 39 Glenleigh Sec 3, Real Estate Parcel No. 0368001000392 - Zoning: R-12 S, residential.

**F. Application # ZON-BZA-2021-00053**

**RYAN P & KATHLEEN M OVERHOLTZER, property owners, 525 QUEENSWOOD TERRRACE, requesting a 6-foot rear yard variance from Section 6-1002.A.3.b.ii of the Chesapeake Zoning Ordinance from 30' to 24' to reconstruct an existing non-conforming deck. The property is further identified as 20 CHESHIRE MEADOWS; Real Estate Parcel No. 0591007000200 - Zoning: R-12S, residential.**

**IX. New Business:**

**X. Review of Litigation: City Attorney**

**XI. Adjournment:**