

CHESAPEAKE BOARD OF ZONING APPEALS
PUBLIC HEARING AGENDA
October 28, 2021 – 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: August 26, 2021 and September 23, 2021 Public Hearings
- 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

Application # ZON-BZA-2021-00035

AURORA D & JACOB A CLARK, property owners, 404 HARPER CT, requesting a variance from Section 6-1202.A.3.b.ii of the Chesapeake Zoning Ordinance for a roof over deck addition constructed in the rear yard without a building permit to include a reduction from the required setback for a rear yard from 25' to 1'. The property is further identified as 19 HULEN ESTATES COR PLAT; Real Estate Parcel No. 0346008000190 - Zoning: R-10s, residential.

VI. Unfinished Business:

A. Application # ZON-BZA-2021-00027

DARREN & MICHELLE TASKER, property owner, 1089 HARWICH DR, requesting a variance from Section 6-302.A.3 of the Chesapeake Zoning Ordinance from the minimum frontage of 140 feet to 121 feet for proposed separation of the property along the original boundary. The property is further identified as 41A RESUBD LT 41 CARRIAGE HOUSE ESTATES SEC 3 & HARWICH 6 PROP 12.527 AC; Real Estate Parcel No. 0617001000410 - Zoning: R-15S, residential and A-1, agricultural, Fentress and rural overlay districts.

Continued from September 23, 2021.

B. Application # ZON-BZA-2021-00031

Virginia Contracting And Management LLC, POA for Leeds Manor Capital, LC, property owner, 2610 Elkhart Street, requesting a variance from Sections 6-1602.A.3.a and 6-1602.A.3.b.ii to reduce the required front and rear yard distances of 25 feet to 15 feet. The property is further identified as 3-4-5 JOHN V TAYLOR PLAT; Real Estate Parcel No. 0252005000030 - Zoning: O – I, office and institutional / proposed RMF-1, residential.

Continued from September 23, 2021.

C. Application # ZON-BZA-2021-00032

BILL L BRAZA, property owner, 4305 THOMAS LN, requesting a variance from Sections 6-1602.A.3.c.i, 6-1602.A.3.c.ii & 6-1602.A.4 of the Chesapeake Zoning Ordinance for a playroom / exercise room addition constructed within 6 feet of an 8' x 8' shed in the rear yard of a nonconforming lot without a building permit to include a reduction from required setbacks for a rear yard from 25' to 2', a side yard from 15' to 2' and a 17% increase in the maximum lot coverage of 35% of the lot to 52%. The property is further identified as 11 WINDS OF SILVERWOOD SEC TWO CORRECTED; Real Estate Parcel No. 0107003000110 - Zoning: R-MF-1, residential.

Administratively continued until October 28, 2021. Not properly posted, sign was not picked up.

D. Application # ZON-BZA-2021-00033

JOSEPH D & REBECCA R CLIFTON, property owners, 1205 KINGSWAY DR, requesting a variance from Section 14-102.B.3.a of the Chesapeake Zoning Ordinance to reduce the established secondary front yard setback of 32 feet to 23 feet for a proposed detached garage addition. The property is further identified as 163 ESSEX MEADOWS SEC 4; Real Estate Parcel No. 0365002001630 - Zoning: R-15S, residential.

Administratively continued from September 23, 2021. Not properly posted, sign was not picked up prior to deadline of September 09, 2021.

E. Application # ZON-BZA-2021-00036

JOSE PABLO CHACON II & AMANDA L SANCHEZ, property owners, 1008 RABBIT RUN, requesting a variance from Section 6-1002.A.3.b.i of the Chesapeake Zoning Ordinance from the minimum required side yard setback of 10 feet to 3 feet for a detached shed installed not in accordance with the issued zoning permit. The property is further identified as 66 KEMP CROSSING; Real Estate Parcel No. 0371016000660 – Zoning: R-12S, residential.

Administratively continued from September 23, 2021. Not properly posted, sign was not picked up prior to deadline of September 09, 2021.

VII. New Public Hearing Items:

A. Application # ZON-BZA-2021-00037

TYLER BECKMAN, property owner, 1300 HOLLY AVE, pursuant to Section 20-501 of the Chesapeake Zoning Ordinance, appealing a Notice of Violation dated July 20, 2021 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 PT 13-14-15 BK H QUINCY, Real Estate Parcel No. 1340000001500 - Zoning: R-SFA, residential district.

B. Application # ZON-BZA-2021-00038

DONALD R & TERESA G BOWERS, property owners, 2821 GREENWOOD RD, pursuant to Section 20-501 of the Chesapeake Zoning Ordinance, appealing a Notice of Violation dated July 29, 2021, for violation of Section 6-2002.B parking/storing recreational equipment/vehicle in a residential district front yard. The property is further identified as 192 GREEN MEADOW POINT SEC 3; Real Estate Parcel No. 0103001001920, Zoning R-15S, residential.

C. 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 for 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.

D. Application # ZON-BZA-2021-00040

WILLIAM & GLORIA E RODRIGUEZ, property owners, 2000 PRINCE EDWARD DR, requesting a variance from Section 14-102.B.3.e.(2) of the Chesapeake Zoning Ordinance to reduce the established secondary front yard setback of 150 feet to 140 feet for a proposed storage shed. The property is further identified as 2 DEWALD ESTATES 3.00 AC; Real Estate Parcel No. 0851002000020 - Zoning: RE-1, residential.

E. Application # ZON-BZA-2021-00041

NEKEISHA R KEELING, property owner, 3005 BIG BEND DR, requesting a variance from Section 6-1602.A.3.a of the Chesapeake Zoning Ordinance the required distance of 25' to 8' for a deck constructed in the secondary front yard without a building permit. The property is further identified as UNIT 16 WESTERN BRANCH COMMONS CONDO PH 7; Real Estate Parcel No. 0094002000160 - Zoning: R-MF-1, residential condominium.

F. Application # ZON-BZA-2021-00042

TERRY J WORALL JR, property owner, 1312 GRENADIER CT, requesting a variance from Section 14-102.B.3.e.(3) of the Chesapeake Zoning Ordinance the required distance of 5' to 2' for a shed built on a corner lot by previous owner without a permit. The property is further identified as 120 BATTLEWOOD MEADOWS SEC 3; Real Estate Parcel No. 0731007001200 - Zoning: 15S, residential.

VIII. New Business:

- A.** Approval of the December 2021 Public Hearing date tentatively scheduled for Thursday, December 09, 2021.
- B.** Approval of the proposed 2022 Public Hearing Schedule.
- C.** Election of Officers for Calendar Year 2022.

IX. Review of Litigation: City Attorney

X. Adjournment: