

**MINUTES OF
FAUQUIER COUNTY BOARD OF ZONING APPEALS
MAY 3, 2012**

Work Session

11:45 a.m.

*Second Floor Conference Room, Warren Green Building
10 Hotel Street, Warrenton, Virginia*

The Fauquier County Board of Zoning Appeals held a work session on Thursday, May 3, 2012, beginning at 11:45 a.m. in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Harry Russell, Vice-Chairperson; Mr. Michael Brown; Mrs. Mary North Cooper; and Mr. Maximilian Tufts, Jr. Also present were Ms. Mary Catherine Sheridan, Assistant County Attorney; Mr. Andrew Hushour, Assistant Zoning Administrator/Secretary; Ms. Holly Meade, Assistant Chief of Planning; Ms. Sandra O'Connell, Senior Planner; and Mr. Rob Walton, Senior Planner.

MINUTES:

Board members reviewed the April 5, 2012 minutes.

AGENDA REVIEW:

SPECIAL PERMIT #SPPT12-MA-020, MAXIMILIAN A. TUFTS, JR. (OWNER)/WARRENTON HUNT, INC. & ASHLAND BASSETS, INC. (APPLICANTS) – WARRENTON HUNT, INC. & ASHLAND BASSETS, INC.

Applicants are requesting special permit approval to operate a kennel, PIN 6973-16-0401-000, located at 8442 Elway Lane, Marshall District, Warrenton, Virginia. (Sandra O'Connell, Staff)

Ms. O'Connell reviewed the application.

Mr. Tufts recused himself from the discussion regarding this application.

ZONING VARIANCE #ZNVA12-MA-008, JOSE L. CAMPOS-GONZALEZ (OWNER/APPLICANT) – GONZALEZ PROPERTY

Applicant is requesting a variance of the fifteen (15) foot side yard setback requirement to accommodate an existing detached garage, PIN 6060-50-8726-000, located at 4089 Stanberry Avenue, Marshall District, Marshall, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the application.

SPECIAL PERMIT #SPPT12-MA-021, NAH PARTNERS, INC. (OWNER)/RONALD JESSEE (APPLICANT) – JESSEE TOWING, INC.

Applicant is requesting special permit approval to allow for a motor vehicle impoundment, towing facility with a maximum of ten (10) vehicles, PIN 6981-17-3455-000, located at 9486 James Madison Highway, Marshall District, Warrenton, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the application.

SPECIAL PERMIT #SPPT12-MA-022, UPPERVILLE BUSINESS PARK, LLC (OWNER/APPLICANT) – UPPERVILLE BUSINESS PARK

Applicant is requesting an amendment to a previously approved special permit to allow for a retail sales establishment and shopping center of 20,000 to 50,000 square feet, PIN 6054-75-1855-000, 6054-75-1744-000, and 6054-75-0680-000, located at 9183 John S. Mosby Highway, Marshall District, Upperville, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the application.

SPECIAL PERMIT #SPPT12-LE-023, OPAL STORAGE, LLC (OWNER)/ROBERT C. STURGEON (APPLICANT) – RCS TRUCKING & FREIGHT, INC.

Applicant is requesting special permit approval to allow for a motor freight terminal, PIN 6980-47-0627-000, located at 10210 Marsh Road, Lee District, Bealeton, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the application.

SPECIAL PERMIT #SPPT12-SC-024, STEVEN C. & MICHELLE A. PAYNE (OWNERS/APPLICANTS) – THIS 'N THAT, LLC

Applicants are requesting special permit approval to allow for a retail/internet sales establishment 20,000 to 50,000 square feet, PIN 7906-01-8024-000, located at 5451 Old Alexandria Turnpike, Scott District, Warrenton, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the application.

SPECIAL PERMIT #SPPT12-CR-025, 6418 MEETZE ROAD, LLC (OWNER)/KATHY JOHNSON (APPLICANT) – WOODS GYMNASTICS

Applicant is requesting special permit approval to allow for an indoor technical school for gymnastics training, PIN 6983-88-6090-000, located at 6418 Old Meetze Road, Cedar Run District, Warrenton, Virginia. (Saundra O'Connell, Staff)

Ms. O'Connell reviewed the application.

ZONING VARIANCE #ZNVA12-MA-009, HENRY MARSHALL JULIUS, JR. (OWNER/APPLICANT) – JULIUS PROPERTY

Applicant is requesting a variance of the ninety (90) foot front yard setback requirement to allow for an addition to an existing residence, PIN 6928-42-7353-000, located at 5242 Leeds Manor Road, Marshall District, Hume, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the application.

The meeting was adjourned at 1:30 p.m.

Regularly Scheduled Meeting

2:00 p.m.

Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, May 3, 2012, beginning at 2:00 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Harry Russell, Vice-Chairperson; Mr. Michael Brown; Mrs. Mary North Cooper; and Mr. Maximilian Tufts, Jr. Also present were Ms. Mary Catherine Sheridan, Assistant County Attorney; Mr. Andrew Hushour, Assistant Zoning Administrator/Secretary; Ms. Holly Meade, Assistant Chief of Planning; Ms. Sandra O’Connell, Senior Planner; Mr. Rob Walton, Senior Planner; and Mrs. Fran Williams, Administrative Specialist.

LETTERS OF NOTIFICATION AND PUBLIC NOTICE:

Mrs. Williams read the public hearing protocol. Mr. Hushour stated that, to the best of his knowledge, the cases before the Board of Zoning Appeals for a public hearing have been properly advertised, posted, and letters of notification sent to adjoining property owners.

MINUTES:

On motion made by Mr. Russell and seconded by Mr. Tufts, it was moved to approve the April 5, 2012 minutes.

The motion carried unanimously.

SPECIAL PERMIT #SPPT12-MA-020, MAXIMILIAN A. TUFTS, JR. (OWNER)/WARRENTON HUNT, INC. & ASHLAND BASSETS, INC. (APPLICANTS) – WARRENTON HUNT, INC. & ASHLAND BASSETS, INC.

Applicants are requesting special permit approval to operate a kennel, PIN 6973-16-0401-000, located at 8442 Elway Lane, Marshall District, Warrenton, Virginia. (Sandra O’Connell, Staff)

Ms. O'Connell reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. Tufts recused himself from the discussion regarding this application.

Mr. Matt van der Woude and Ms. Mary Reed, representatives, expressed agreement with the staff report.

Mr. Meadows commended the representatives for their thorough research on the disposal of dog waste.

In that there were no further speakers, Mr. Meadows closed the public hearing.

On motion made by Mr. Russell and seconded by Mr. Brown, it was moved to grant the special permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for special permits.

The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The applicants may house a maximum of one hundred and forty (140) dogs on-site, which consists of no more than one hundred (100) hounds for the Warrenton Hunt, Inc. and forty (40) hounds for Ashland Bassets, Inc.
2. Animal waste generated by the facility shall be contained and disposed of as stated in the materials submitted with this application, in conformance with those

standards set forth in the United States Department of Agriculture and Natural Resource Conservation Service's publication entitled "Composting Dog Waste."

The motion carried 4 – 0, as follows:

AYES: Mr. Meadows, Mr. Russell, Mr. Brown, Mrs. Cooper

NAYS: None

ABSENT: None

ABSTENTION: Mr. Tufts

ZONING VARIANCE #ZNVA12-MA-008, JOSE L. CAMPOS-GONZALEZ (OWNER/APPLICANT) – GONZALEZ PROPERTY

Applicant is requesting a variance of the fifteen (15) foot side yard setback requirement to accommodate an existing detached garage, PIN 6060-50-8726-000, located at 4089 Stanberry Avenue, Marshall District, Marshall, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. Jose Gonzalez, applicant, expressed agreement with the staff report.

In that there were no further speakers, Mr. Meadows closed the public hearing.

After discussion, on motion made by Mr. Brown and seconded by Mr. Tufts, it was moved to grant the variance, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 13-402 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. That the strict application of the Zoning Ordinance would result in unnecessary, unreasonable, or undue hardship to the property owner; and
2. That the need for the variance is not shared generally by other properties in the same zoning district and the same vicinity and is not of so general or recurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance; and
3. That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance; and
4. That such variance is necessary in order to afford relief, is not contrary to the intent and purpose of the Ordinance, and results in substantial justice being done.

The variance is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the variance application except as specifically modified by the conditions below or as necessary to meet Zoning Ordinance requirements.
2. The side yard setback of the existing structure on the subject property shall be located no closer than it exists today from the northern property line adjacent to the neighboring property as shown on the submitted variance plat.
3. The detached garage may remain as it presently exists and be remodeled for use as an accessory structure; the conversion of any remodeled space for use as a residence is prohibited.

The motion carried unanimously.

SPECIAL PERMIT #SPPT12-MA-021, NAH PARTNERS, INC. (OWNER)/RONALD JESSEE (APPLICANT) – JESSEE TOWING, INC.

Applicant is requesting special permit approval to allow for a motor vehicle impoundment, towing facility with a maximum of ten (10) vehicles, PIN 6981-17-3455-000, located at 9486 James Madison Highway, Marshall District, Warrenton, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. Ronald Jessee, applicant, expressed agreement with the staff report.

In that there were no further speakers, Mr. Meadows closed the public hearing.

On motion made by Mr. Tufts and seconded by Mrs. Cooper, it was moved to grant the special permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.

4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for special permits.

The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the special permit application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
2. The use of the impound yards as identified on the special permit plat shall be exclusively for the storage of no more than ten (10) vehicles.

After discussion, on motion made by Mr. Brown and seconded by Mrs. Cooper, it was moved to amend the above motion to add Condition #3, as follows:

3. *Existing landscape screening shall be maintained at a minimum in its present condition.*

The motion carried unanimously.

Thereafter, the original motion, as amended, carried unanimously.

SPECIAL PERMIT #SPPT12-MA-022, UPPERVILLE BUSINESS PARK, LLC (OWNER/APPLICANT) – UPPERVILLE BUSINESS PARK

Applicant is requesting an amendment to a previously approved special permit to allow for a retail sales establishment and shopping center of 20,000 to 50,000 square feet, PIN 6054-75-1855-000, 6054-75-1744-000, and 6054-75-0680-000, located at 9183 John S. Mosby Highway, Marshall District, Upperville, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. Jim Carson, representative, expressed agreement with the staff report.

In that there were no further speakers, Mr. Meadows closed the public hearing.

On motion made by Mr. Brown and seconded by Mrs. Cooper, it was moved to grant the special permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for special permits.

The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The outdoor retail display area is limited to that area identified for such purpose on the revised special permit plat entitled "Upperville Business Park," as prepared by Carson Ashley & Associates and dated March 23, 2012.
2. A landscape screen shall be installed in the northeast corner of the subject property in order to screen the outdoor display areas from both John S. Mosby Highway/Route 50 to the north and the adjacent Upperville Volunteer Fire Company and Sechrist properties to the east. The type and size of plantings and their overall appropriateness shall be determined by the Zoning Administrator during the site plan review process and are in addition to any landscaping requirements set forth in the Zoning Ordinance for site plans. Once installed, this landscaping shall be maintained in order to ensure proper screening of the use on-site.

The motion carried unanimously.

SPECIAL PERMIT #SPPT12-LE-023, OPAL STORAGE, LLC (OWNER)/ROBERT C. STURGEON (APPLICANT) – RCS TRUCKING & FREIGHT, INC.

Applicant is requesting special permit approval to allow for a motor freight terminal, PIN 6980-47-0627-000, located at 10210 Marsh Road, Lee District, Bealeton, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. Robert Sturgeon, applicant, expressed agreement with the staff report.

In that there were no further speakers, Mr. Meadows closed the public hearing.

On motion made by Mrs. Cooper and seconded by Mr. Tufts, it was moved to grant the special permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for special permits.

The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the special permit application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.

2. Screening of the gravel parking area with evergreen trees shall be installed along the outer edge of the parking area in order to sufficiently screen the parking area from view along Route 17.
3. All maintenance, repair, and mechanical work shall be performed in enclosed buildings.

The motion carried unanimously.

SPECIAL PERMIT #SPPT12-SC-024, STEVEN C. & MICHELLE A. PAYNE (OWNERS/APPLICANTS) – THIS 'N THAT, LLC

Applicants are requesting special permit approval to allow for a retail/internet sales establishment 20,000 to 50,000 square feet, PIN 7906-01-8024-000, located at 5451 Old Alexandria Turnpike, Scott District, Warrenton, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. & Mrs. Steven Payne, applicants, expressed agreement with the staff report.

In that there were no further speakers, Mr. Meadows closed the public hearing.

After discussion, on motion made by Mr. Brown and seconded by Mr. Russell, it was moved to grant the special permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for special permits.

The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the special permit application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
2. The applicant will provide landscaping necessary to meet Zoning Ordinance requirements along the property's Old Alexandria Turnpike and Route 29/Lee Highway frontages as shown on Exhibit "A." The proposed landscaping will be reviewed during the site plan application. Landscaping will include four board vinyl fencing in white, black, or forest green colors.
3. The sale of items on-site shall be limited to those as generally described in the application materials, including government surplus items such as office supplies, cabinets, computer hardware, and safety supplies.

The motion carried unanimously.

SPECIAL PERMIT #SPPT12-CR-025, 6418 MEETZE ROAD, LLC (OWNER)/KATHY JOHNSON (APPLICANT) – WOODS GYMNASTICS

Applicant is requesting special permit approval to allow for an indoor technical school for gymnastics training, PIN 6983-88-6090-000, located at 6418 Old Meetze Road, Cedar Run District, Warrenton, Virginia. (Saundra O'Connell, Staff)

Ms. O'Connell reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Ms. Kathy Johnson, applicant, expressed agreement with the staff report.

In that there were no further speakers, Mr. Meadows closed the public hearing.

On motion made by Mr. Tufts and seconded by Mrs. Cooper, it was moved to grant the special permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.

3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading, and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for special permits.
7. The lesser setback will not cause an undue impact on adjoining properties because of the specific characteristics of the proposed school or adjoining property.
8. The type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the special permit application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.

The motion carried unanimously.

ZONING VARIANCE #ZNVA12-MA-009, HENRY MARSHALL JULIUS, JR. (OWNER/APPLICANT) – JULIUS PROPERTY

Applicant is requesting a variance of the ninety (90) foot front yard setback requirement to allow for an addition to an existing residence, PIN 6928-42-7353-000, located at 5242 Leeds Manor Road, Marshall District, Hume, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. Henry Julius, applicant, expressed agreement with the staff report and reviewed the historic significance of the property.

Ms. Charlotte Robb, a neighbor, spoke in support of the granting of this variance.

In that there were no further speakers, Mr. Meadows closed the public hearing.

On motion made by Mr. Brown and seconded by Mr. Meadows, it was moved to grant the variance, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 13-402 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. That the strict application of the Zoning Ordinance would result in unnecessary, unreasonable, or undue hardship to the property owner; and
2. That the need for the variance is not shared generally by other properties in the same zoning district and the same vicinity and is not of so general or recurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance; and
3. That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance; and
4. That such variance is necessary in order to afford relief, is not contrary to the intent and purpose of the Ordinance, and results in substantial justice being done.

The variance is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the variance application except as specifically modified by the conditions below or as necessary to meet Zoning Ordinance requirements.
2. The proposed mudroom, powder room, and stoop additions to the existing residence on-site shall be located no closer than thirty (30) feet from the eastern front property line adjacent to Leeds Manor Road.
3. The proposed new porch addition to the left and rear of the existing residence is not approved.

After discussion, on motion made by Mr. Tufts and seconded by Mrs. Cooper, it was moved to amend Condition #2 and delete Condition #3 of the above motion, as follows:

2. The proposed ~~mudroom, powder room, and stoop~~ additions to the existing residence on-site shall be located no closer than thirty (30) feet from the eastern front property line adjacent to Leeds Manor Road.
3. ~~The proposed new porch addition to the left and rear of the existing residence is not approved.~~

The motion carried unanimously.

Thereafter, the original motion, as amended, carried unanimously.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 3:15 p.m.

John R. Meadows, Chairperson

Andrew B. Hushour, Secretary

Copies of all files and materials presented to the BZA are attached to and become a part of these minutes. A recording of the meeting is on file for one (1) year.