

**MINUTES OF
FAUQUIER COUNTY BOARD OF ZONING APPEALS
JUNE 7, 2012**

*Work Session
11:30 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, June 7, 2012, beginning at 11:30 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; and Mrs. Mary North Cooper. 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 Mr. Adam Shellenberger, Senior Planner/Urban Designer. Member absent was Mr. Maximilian Tufts, Jr.

MINUTES:

Board members reviewed the May 3, 2012 minutes.

AGENDA REVIEW:

SPECIAL PERMIT #SPPT12-CR-026, NANCY ANN HITCH SMITH ET AL, TRUSTEES (OWNERS)/H. DOUGLAS SMITH III (APPLICANT) – SMITH EQUIPMENT CORPORATION

Applicant is requesting special permit approval to allow for an expansion of a farm equipment sales, rental, and service establishment, PIN 6982-58-2756-000, located at 8745 James Madison Highway, Cedar Run District, Warrenton, Virginia. (Holly Meade, Staff)

Ms. Meade reviewed the application.

SPECIAL PERMIT #SPPT12-MA-027, MIT RAJ, LLC (OWNER/APPLICANT) – FAUQUIER STORAGE

Applicant is requesting special permit approval to allow for a storage establishment, PIN 6981-17-2727-000, located at 9462 James Madison Highway, Marshall District, Warrenton, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the application.

SPECIAL PERMIT #SPPT12-LE-028, GLOBAL RENTAL INVESTMENT PROPERTIES LC (OWNER/APPLICANT) – AERO MECHANICIAN

Applicant is requesting special permit approval to allow for an indoor technical school for aircraft and avionic training, PIN 6990-71-0007-000, located at 10530 Global Way, Lee District, Bealeton, Virginia. (Andrew Hushour, Staff)

Mr. Hushour reviewed the application.

SPECIAL PERMIT #SPPT12-CR-029, CHARLES MILEY DEERING ET AL (OWNERS)/CHARLES BRAY DEERING (APPLICANT) – OVER THE TOP CYCLES, LLC

Applicant is requesting special permit approval to operate a motorcycle repair shop as a major home occupation, PIN 6991-91-6017-000, located at 9803 Nina Lane, Cedar Run District, Midland, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the application.

SPECIAL PERMIT #SPPT12-CR-030, ROBERT M. HEFLIN (OWNER/APPLICANT) – HEFLIN PROPERTY

Applicant is requesting special permit approval to allow for an addition to an existing dwelling located in the Commercial-Village (CV) zoning district, PIN 7940-62-7512-000, located at 10488 Brent Town Road, Cedar Run District, Catlett, Virginia. (Saundra O’Connell, Staff)

Ms. O’Connell reviewed the application.

SPECIAL PERMIT #SPPT12-SC-031, PIEDMONT EQUINE PRACTICE REAL ESTATE, LC (OWNER/APPLICANT) – PIEDMONT EQUINE PRACTICE, INC.

Applicant is requesting an amendment to a previously approved special permit to allow for an adjustment to the previously approved location of the small animal clinic and equine surgical suite. Also, the applicant is proposing to add a sixteen (16) foot shed roof overhang to the back of the existing equine clinic and add a boarding kennel use inside the small animal clinic building, PIN 6070-60-7640-000, located at 4122 Zulla Road, Scott District, The Plains, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the application.

ZONING VARIANCE #ZNVA12-LE-010, QUARLES OIL COMPANY, INC. (OWNER/APPLICANT) – 7-ELEVEN STORE #34508

Applicant is requesting a variance of the lighting standard found in Section 9-1006.5(d) of the Fauquier County Zoning Ordinance. The Applicant is asking to exceed the permitted ten (10) footcandle average under the gas dispenser canopy as part of the canopy expansion in

conjunction with a site plan amendment (SPAM12-LE-005), PIN 6899-15-9813-000, located at 11022 Marsh Road, Lee District, Bealeton, Virginia. (Rob Walton, Staff)

Mr. Walton reviewed the application.

The meeting was adjourned at 1:45 p.m.

<p><i>Regularly Scheduled Meeting</i> <i>2:00 p.m.</i> <i>Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia</i></p>

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, June 7, 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; and Mrs. Mary North Cooper. Also present were Ms. Mary Catherine Sheridan, Assistant County Attorney; Mr. Andrew Hushour, Assistant Zoning Administrator/Secretary; Ms. Holly Meade, Assistant Chief of Planning/Secretary-Elect; Mrs. Susan Eddy, Chief of Planning; Ms. Sandra O'Connell, Senior Planner; Mr. Rob Walton, Senior Planner; Mr. Adam Shellenberger, Senior Planner/Urban Designer; and Mrs. Fran Williams, Administrative Specialist. Member absent was Mr. Maximilian Tufts, Jr.

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.

ELECTION OF OFFICERS:

Mr. Meadows turned the meeting over to Ms. Sheridan to initiate the election of a new Secretary due to the reorganization of responsibilities within the Department of Community Development.

- Secretary

On motion made by Mr. Brown and seconded by Mr. Meadows, it was moved to nominate Ms. Meade as Secretary.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

The meeting was then turned over to Mr. Meadows, Chairperson.

MINUTES:

On motion made by Mr. Brown and seconded by Mr. Russell, it was moved to approve the May 3, 2012 minutes.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

ZONING APPEAL #ZNAP12-LE-001, STEICO, INC. (OWNER/APPLICANT) – SHEETZ STORE #221

Applicant is appealing a Zoning Administrator’s determination that a gasoline canopy and illuminated diesel price signs are in violation of the Fauquier County Zoning Ordinance, PIN 6980-29-9580-000, located at 10101 James Madison Highway, Lee District, Bealeton, Virginia. (Andrew Hushour, Staff) *Note: This is a public meeting, not a public hearing.*

Mr. Meadows opened the public meeting.

Mark Hyson, Esquire, representative, requested a postponement on this item.

In that there were no further speakers, Mr. Meadows adjourned the public meeting.

On motion made by Mr. Brown and seconded by Mr. Russell, it was moved to postpone consideration of this item until the next regularly scheduled meeting.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

SPECIAL PERMIT #SPPT12-CR-026, NANCY ANN HITCH SMITH ET AL, TRUSTEES (OWNERS)/H. DOUGLAS SMITH III (APPLICANT) – SMITH EQUIPMENT CORPORATION

Applicant is requesting special permit approval to allow for an expansion of a farm equipment sales, rental, and service establishment, PIN 6982-58-2756-000, located at 8745 James Madison Highway, Cedar Run District, Warrenton, Virginia. (Holly Meade, Staff)

Ms. Meade 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. Doug Smith, 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. Russell 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 use is such or designed in a manner that grass display areas will not cause an undue impact on neighboring properties.

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 drainfield shall be identified on the site plan and clearly delineated on the subject property to protect the drainfield from vehicular damage.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

SPECIAL PERMIT #SPPT12-MA-027, MIT RAJ, LLC (OWNER/APPLICANT) – FAUQUIER STORAGE

Applicant is requesting special permit approval to allow for a storage establishment, PIN 6981-17-2727-000, located at 9462 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. Ashok Lavani, applicant, expressed agreement with the staff report.

Mr. Brown stated that the plat submitted with the application lists Center Street Associates as the property owner, but they have not signed the application.

Mr. Lavani stated that he is the current property owner.

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

On motion made by Mr. Russell and seconded by Mr. Brown, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

ZONING APPEAL #ZNAP12-MA-002, MARTHA MICHAEL (OWNER/APPLICANT) – MICHAEL/BONETA PROPERTY

Applicant is appealing a Zoning Administrator's determination that the occupancy of a dwelling unit by four (4) or more unrelated persons, for a boarding house, is in violation of the Fauquier County Zoning Ordinance, PIN 6035-80-2509-000, located at 625 Federal Street, Marshall District, Paris, Virginia. (Andrew Hushour, Staff) *Note: This is a public meeting, not a public hearing.*

Ms. Meade stated that the applicant has requested a postponement on this application until the next regularly scheduled meeting.

SPECIAL PERMIT #SPPT12-LE-028, GLOBAL RENTAL INVESTMENT PROPERTIES LC (OWNER/APPLICANT) – AERO MECHANICIAN

Applicant is requesting special permit approval to allow for an indoor technical school for aircraft and avionic training, PIN 6990-71-0007-000, located at 10530 Global Way, Lee District, Bealeton, 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. John Dantonio, representative, 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. 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 hours of operation for the indoor technical school are Monday through Friday from 8:00 a.m. until 9:00 p.m., and Saturdays and Sundays from 9:00 a.m. until 5:00 p.m.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

SPECIAL PERMIT #SPPT12-CR-029, CHARLES MILEY DEERING ET AL (OWNERS)/CHARLES BRAY DEERING (APPLICANT) – OVER THE TOP CYCLES, LLC

Applicant is requesting special permit approval to operate a motorcycle repair shop as a major home occupation, PIN 6991-91-6017-000, located at 9803 Nina Lane, Cedar Run District, Midland, 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. Charles Bray Deering, applicant, expressed agreement with the staff report.

Mr. Charles Miley Deering, owner, spoke in support of the granting of this special permit.

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 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. Hours of operation shall be limited to 8:00 a.m. until 7:00 p.m., Monday through Friday.
3. All client visits to the site shall be by appointment only and such visits are limited to no more than two (2) per week and only between the hours of 10:00 a.m. and 7:00 p.m., Monday through Friday.
4. All maintenance, repair and mechanical work shall be performed in the enclosed detached garage.
5. Prior to final site plan approval, the applicant shall submit evidence of an agreement with Auto Zone or a similar provider for the disposal of all oil generated in connection with the approved use.

- 6. This special permit shall be limited to a period of three (3) years with a one (1) year administrative renewal.

After discussion, on motion made by Mr. Meadows and seconded by Mr. Russell, it was moved to amend Condition #5 of the above motion, as follows:

- 5. Prior to final site plan approval, the applicant shall submit evidence of an agreement with Auto Zone or a similar provider for the disposal of all ~~oil~~ *petroleum products* generated in connection with the approved use.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

Thereafter, the original motion, as amended, carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

SPECIAL PERMIT #SPPT12-CR-030, ROBERT M. HEFLIN (OWNER/APPLICANT) – HEFLIN PROPERTY

Applicant is requesting special permit approval to allow for an addition to an existing dwelling located in the Commercial-Village (CV) zoning district, PIN 7940-62-7512-000, located at 10488 Brent Town Road, Cedar Run District, Catlett, 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. Robert Heflin, 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. 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 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 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

SPECIAL PERMIT #SPPT12-SC-031, PIEDMONT EQUINE PRACTICE REAL ESTATE, LC (OWNER/APPLICANT) – PIEDMONT EQUINE PRACTICE, INC.

Applicant is requesting an amendment to a previously approved special permit to allow for an adjustment to the previously approved location of the small animal clinic and equine surgical suite. Also, the applicant is proposing to add a sixteen (16) foot shed roof overhang to the back of the existing equine clinic and add a boarding kennel use inside the small

animal clinic building, PIN 6070-60-7640-000, located at 4122 Zulla Road, Scott District, The Plains, 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.

Ms. Amy Pritchard, representative, expressed agreement with the staff report.

Dr. Joseph Davis, Jr., applicant, reviewed the proposal.

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 kennel operation shall not exceed twenty (20) animals at any one time.

3. The hours of operation of the kennel and small animal clinic shall be as set forth in the statement of justification.
4. The area of the structure containing the kennel operation shall be completely enclosed, adequately soundproofed, constructed, and maintained so that there will be no emission of odor or noise detrimental to other properties in the area.
5. All facilities associated with the veterinary clinic shall be within a completely enclosed building, such buildings being adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other properties in the area.
6. The extension of the carport area shall meet all side yard requirements.
7. The new stormwater management facility shall be constructed in such as way so as to minimize the impact on the landscaping buffers.
8. Dog waste generated by the permitted use shall be disposed of by:
 - a. transporting off-site;
 - b. disposing of it via the public sewer system, complying with all Fauquier County Water and Sanitation Authority requirements; or
 - c. composting the dog waste in accordance with the USDA standards for dog waste composting.

The motion carried 4 – 0, as follows:

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

NAYS: None

ABSENT: Mr. Tufts

ABSTENTION: None

ZONING VARIANCE #ZNVA12-LE-010, QUARLES OIL COMPANY, INC. (OWNER/APPLICANT) – 7-ELEVEN STORE #34508

Applicant is requesting a variance of the lighting standard found in Section 9-1006.5(d) of the Fauquier County Zoning Ordinance. The Applicant is asking to exceed the permitted ten (10) footcandle average under the gas dispenser canopy as part of the canopy expansion in conjunction with a site plan amendment (SPAM12-LE-005), PIN 6899-15-9813-000, located at 11022 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. Paul Encinas, representative, expressed disagreement with a portion of the staff report. Mr. Encinas reviewed the proposal and stated that reducing the illumination level below 30 footcandles could have a negative impact on safety.

Mr. Patrick Rienke, representative, stated that the current fixture has an output near the bottom of acceptable levels.

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

After discussion, on motion made by Mr. Brown and seconded by Mrs. Cooper, it was moved to deny 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 Ordinance does not produce unnecessary, unreasonable, or undue hardship to the property owner; and
2. That the granting of the variance will be of substantial detriment to adjacent property; and
3. That the variance is contrary to the intent and purpose of the Zoning Ordinance; and
4. That the granting of the variance does not result in substantial justice being done.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 3:10 p.m.

John R. Meadows, Chairperson

Holly Meade, 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.