



**2017 ANNUAL REPORT OF  
THE MATHEWS COUNTY BOARD OF ZONING APPEALS**

ADOPTED BY THE BOARD OF ZONING APPEALS: **March 14, 2018**

## INTRODUCTION

As required by Section 15.2-2308, Code of Virginia, 1950, as amended, which creates the local Board of Zoning Appeals:

The Board shall ... submit a report of its activities to the governing body or bodies at least once each year.

### 2017

Five (5) Administrative Variance requests were submitted in 2017, as follows:

**CASE #1-AV-17: WALTER M. & GLENDA RAMER, TM # 11A1 (2) 97B, 259 GATTEN ROAD** Applicants request an Administrative Variance from Section 175-6.4D(1) relating to the side yard setback regulation for a Residential-1 (R-1) zoned lot. Staff **approved** twenty feet (20') of encroachment into the required forty foot (40') setback from the edge of the right of way on Triangle Road to allow the single-family dwelling to be expanded with a 5' x 8' utility room. The property is currently a pre-existing non-conforming lot of record, and the existing dwelling does not currently meet the setback regulations.

**CASE #2-AV-17: MICHAEL J. STRADER, TM11A3 (10) 5, 206 SUNDOWN LANDING** Applicant requests an Administrative Variance from Section 175-6.4B relating to the front yard setback regulation for a Residential-1 (R-1) zoned lot. Staff **approved** twenty-five feet (25') of encroachment into the required fifty foot (50') setback from the edge of the right of way on Sundown Landing to allow the construction of a single family dwelling. The property is comprised of two pre-existing non-conforming lots of record, combined in a boundary line vacation recorded on May 1, 2017.

**CASE #3-AV-17: DAVID M. & SUSAN E. FAUVER, TM# 44B (2) A25, 186 CHESAPEAKE SHORE ROAD** Applicants request an Administrative Variance from Section 175-6.4D(1) relating to the side yard setback regulation for a lot within the Residential-1 (R-1) zoning district. Staff **approved** 10 feet (10') of encroachment into the required twenty foot (20') setback from the side yard property line to permit an existing, non-permitted addition to the single family dwelling. The property is a pre-existing non-conforming lot of record.

**Case 4-AV-17: Parcel 34 (A) 1, Podd** Withdrawn by applicant.

**CASE #5-AV-17: BERNADETTE TIPTON, TM #23A (1) B4, VACANT PARCEL ON LITTLE COVE WAY** Applicant requests an Administrative Variance from Section 175-6.4D(1) relating to the side yard setback regulation for a lot within the Residential-1 (R-1) zoning district. Staff **approved** seven feet (7') of encroachment into the required twenty foot (20') setback from the side yard property line to allow for the construction of a single family dwelling. The property is a pre-existing non-conforming lot of record.

One (1) appeal was submitted in 2017, as follows:

**1-AP-17: Mark & Candy Eubank:** petitioners, file an appeal to the Zoning Administrators decision set forth in the Violation Notice and Correction Order (the "NOV") issued on April 6, 2017, concerning the property located at 4 Sweet Gum Drive, Tax Map 11A4 (8) 5 (the "Property"), for the reasons to be presented to the Board of Zoning Appeals at a hearing on this matter. Section 15.2-2311(A) of the *Code of Virginia*, 1950, as amended, and Article 19, Section 175-19.10 (A) of the Mathews County Zoning Ordinance establish the procedure by which an aggrieved person may file an appeal of a decision of the Zoning Administrator. The property is zoned Residential-1 (R-1). At its June 21, 2017 meeting, the Mathews County Board of Zoning Appeals ("the Board") voted **4-0** as follows: **Item #1: Approved Applicants' appeal. Item #2: Denied Applicants' appeal and affirmed the Zoning Administrator' decision. Item #3: Approved Applicants' appeal. Item #4: Denied Applicants' appeal and affirmed the Zoning Administrator's decision.**

Officers elected were: Chairman - Mr. Small; Vice-Chair – Mr. Rowe; and Secretary – Mr. Clendenin.

### **CONCLUSION**

Staff recommends that the Board of Zoning Appeals adopt this report as the annual report of the Board for 2017 and submit same to the governing body.

  
William Small, Chairman

  
Mr. Clendenin, Secretary