



**CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE BOARD OF ZONING APPEALS
City Council Chambers, 201 James Avenue
Wednesday, August 19, 2020
4:30 p.m.**

MINUTES

I. Call to Order

The meeting was called to order at 4:34 PM.

II. Roll Call

Present:

Mr. Dean

Mr. Kohan

Mr. Taft

Absent:

Mr. Colletti

Mr. Wrenn

A quorum was determined.

III. Approval of Minutes

A. May 20, 2020 Meeting

Mr. Dean stated that he had abstained from voting last meeting because he was not present at the April meeting, and that should be reflected in the minutes.

Mr. Dean made a motion to approve the minutes as amended and Mr. Kohan seconded the motion with all board members in favor.

IV. Public Hearing of Variance Request

A. 104 Boykins Avenue

An application by Colonial Heights Associates for a variance of 25 feet of lot frontage and 1,250 square feet of lot area to Subsection A of Section 286-300.06, "Site development regulations – RL Low Density Residential District", of Chapter 286, Zoning, of the

Colonial Heights City Code. The variance will allow a minimum lot frontage of 50 feet rather than 75 feet; and allow for a minimum area of 6,250 square feet rather than 7,500 square feet for the construction of a single-family home. The variance shall be for parcel identification number 06000400003, also known as 104 Boykins Avenue, with a legal description of Boykin & Allen Subdivision, Lot 3.

Mrs. Payne presented the variance request with visuals. Staff recommended approval.

Mr. Dean asked if the lot had ever been built on in the past. Mrs. Payne replied that to her knowledge it had no previous structures.

Stacy Ingram Hansen came to the podium, owner of Colonial Heights Associates and current owner of the subject parcel. She stated that there was once a house there when Colonial Heights Associates first purchased it, and it was torn down in the 1990's.

Todd Williams, potential purchaser and developer of the lot, came to the podium. He stated that the proposed development is for a 1,356 square foot single-family home which meets all setbacks, 30 feet wide by 48 feet long. He stated that he had already done a site study and was eager to begin construction upon approval.

Randall Banks, resident of 103 Boykins Avenue, came to the podium to speak. He expressed concerns about a commercial parking lot being extended into the lot at 104 Boykins Ave. Board members explained that the variance is being done in order to allow the construction of a single-family home as the lot is smaller than current required zoning standards, and that the parking lot from the adjacent commercial use would not be extended onto the property.

Mr. Dean made a motion to approve the variance and Mr. Kohan seconded the motion.

Vote: 3-0

Yes:

Mr. Dean
Mr. Kohan
Mr. Taft

No: none

Motion: Unanimous Pass

V. New Business

Mrs. Payne announced that Mr. Colletti had resigned from the Board and asked that board members let staff know of potential citizens interested in joining the BZA.

VI. Adjournment

Mr. Dean made a motion to adjourn the meeting and Mr. Kohan seconded the motion with all board members in favor.

The meeting was adjourned at 4:54 PM.

X 
C. Scott Wrenn
Chairman

X 
Kelly Hall
Secretary