



**CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE BOARD OF ZONING APPEALS
City Council Chambers, 201 James Avenue
Wednesday, September 22, 2021
4:00 p.m.**

MINUTES

I. Call to Order

The meeting was called to order at 4:00 p.m.

II. Roll Call

Present:

Mr. Taft

Mr. Dean

Mr. Kohan

Absent:

Mr. Frenier

Mr. Wrenn

III. Approval of May 19, 2021 Minutes

Mr. Kohan made a motion to approve the May minutes and Mr. Taft seconded the motion with all board members in favor.

IV. Public Hearing of Variance Requests

A. Walnut Avenue – Lot 31

An application by William F. Maywalt for a variance of 15 feet of lot frontage 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 60 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 5500030F031, located on Walnut Avenue, with a legal description of Lot 31 of Block F of the Gregory Subdivision.

Mrs. Brown shared images of the parcel and proposed home.

Mr. Maywalt proposed the same style of home he previously requested at the May BZA

meeting.

Mr. Dean asked about a utility shed on the property line and neighboring yard and whether it would impede Mr. Maywalt's ability to build on the property. Mr. Maywalt did not believe it would impede his development. The staff determined it would not be an impediment.

Mr. Kohan asked if it was the same plan for the house as the one proposed in May. Mr. Maywalt assured him that it was the same home. Mr. Kohan stated that the last one came out well.

Mrs. Brown recited the City Code section on variances at the request of Mr. Taft. There was no public comment and staff recommended approval.

Mr. Dean made a motion to approve the variance request at Lot 31, and Mr. Kohan seconded the motion.

Vote:

Yes:

Mr. Taft

Mr. Dean

Mr. Kohan

No: none

Motion: Unanimous Pass

B. Cameron Avenue – Lot 19R

An application by Lundie Properties LLC for a variance of 7 feet of lot frontage 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 68 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of Lot 19R of Block 16 of the Riverside Park Subdivision.

Mr. Taft read a declaration of personal interest as an insurance client of Mr. Lundie.

Mr. Lundie was present to discuss his request for a variance. He stated that the house would match the other homes in the neighborhood. Mrs. Brown shared a rendering of the home.

Mr. Taft asked if there was previously a house on the lot. Mr. Lundie replied that there was a house that had been condemned and demolished at the site. He stated that the property had always been assessed as two lots.

Mr. Dean stated that based on the old plat map, it looked like four lots facing Cameron Avenue. He asked for clarification of the proposal. It was his understanding that Mr. Lundie wanted to do away with three of the lot lines and turn the lot 90 degrees creating two lots facing Washington Avenue. Mr. Lundie stated that was correct. Mr. Dean asked if Mr. Lundie built the newest house on the street and if his proposed houses would look

similar. Mr. Lundie stated that he did not, but that his renderings show the houses would match the neighborhood.

Mr. Taft stated that when he lived nearby on Jackson Avenue, the lots were similarly small.

Mr. Kohan shared that Planning Commission had approved Mr. Lundie's subdivision at their last meeting.

Mr. Kohan made a motion to approve the variance request at Lot 19R and Mr. Dean seconded the motion.

Vote:

Yes:

Mr. Taft

Mr. Dean

Mr. Kohan

No: none

Motion: Unanimous Pass

C. Cameron Avenue – Lot 22R

An application by Lundie Properties LLC for a variance of 10 feet of lot frontage 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 65 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of Lot 22R of Block 16 of the Riverside Park Subdivision.

Mr. Lundie stated that this house would be very similar to the house on Lot 19R. They would both face Washington Ave.

Mr. Dean made a motion to approve the variance request at Lot 22R, and Mr. Kohan seconded the motion.

Vote:

Yes:

Mr. Taft

Mr. Dean

Mr. Kohan

No: none

Motion: Unanimous Pass

V. New Business

Mrs. Brown noted that an application for a variance was submitted and that there would be a meeting on October 20th.

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 4:26 p.m.

Mr. Ray Taft, Vice-Chairperson


Maxie Brown, Interim Secretary