

BOARD OF ZONING APPEALS MEETING

June 20, 2019

Members Present

Ann Sasser Evans
John Hiltzheimer
Lawrence Meder
Gus Dyer

Members Absent

Gus Dolanitis
Michael Nicholas

Staff

Ken Gillie
Lisa Jones
Clarke Whitfield
Bryce Johnson

Chairman Dyer called the meeting to order at 4:00 p.m.

The meeting was turned over to Mr. Whitfield for the election of officers.

I. ELECTION OF OFFICERS

Mr. Whitfield called for nominations for Chairman.

Mrs. Evans nominated Mr. Dyer as Chairman. The nomination was approved by a 4-0 vote.

Mr. Whitfield called for nominations for Vice Chairman.

Mr. Dyer nominated Mr. Meder as Vice Chairman. The nomination was approved by a 4-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mrs. Evans nominated Mr. Nicholas for Secretary. The nomination was approved by a 4-0 vote.

Mr. Whitfield stated it needs to be noted that is why you don't miss meetings.

II. ITEMS FOR PUBLIC HEARING

Variance Application Number PLVAR20190000197, filed by Zach and Felicia Hairston, requesting a variance from Article 2, Section P, Item 4 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 56 Old Farm Rd, otherwise known as Grid 9711-003-000018 of the City of Danville, Virginia Zoning District Map. The applicant is requesting a variance to allow construction of an accessory building in the front yard where prohibited.

Mr. Dyer opened the Public Hearing.

Present to speak on behalf of this request was Zach Hairston. Mr. Hairston stated I would like to speak on this variance. I would like to do a garage, it says front yard but if you would come down the street it looks like it is on the side. They are requesting that I attached a walkway structure from the garage to the front door. I think that is a hardship; there are some pictures that should have been with the application. There is a very large concrete planter, that is present right now and that sits right in the pathway of what would be walkway. There is quite a bit of water that runs toward the lake and, there is a concrete culvert that is to the left of that. The walkway would be in the way of that culvert as well. There is one other thing that I would like to suggest where as it might not be a physical hardship as you approach the house to the left side there is a very pretty view of the lake that you will see. I think if you were to do this walkway, it would bother that aesthetic look. I would like to go back to that door that you are seeing it would probably be to the right of the planter. I'm trying to figure out in my mind how that breeze way would look attached to that roof line that is there.

Mr. Meder stated When I look at the pictures and I see where it looks like, and where the garage is laid out, which way is the doors to the garage?

Mr. Hairston stated the door would be originated to the right.

Mr. Meder stated so towards the house?

Mr. Hairston stated yes sir.

Mr. Meder stated pulling into the house and I don't know how your drive way goes but I assume that you are coming in this way and here is your house and here is the garage and this is your front door.

Mr. Hairston stated you are going to come down the hill and you would turn left in front of that large planter into the garage.

Mr. Dyer stated Mr. Meder if you would go ahead and scroll through you pictures there is an aerial of a photograph of this lot and it shows a house down by the lake. It is a very large driveway down to the house. I saw the culvert and so to go from the garage to the house the distance between the opening of the garage to when you are getting out of your car to the culvert is?

Mr. Hairston stated from opening up the garage to the culvert would be about 10 to 12 feet.

Mr. Meder stated and you are going to put something there?

Mr. Hairston stated cement.

Mr. Meder stated do you plan on planting any trees on the other side of the garage?

Mr. Hairston stated there is a very large grass area and what I planned on doing was just continuing it with grass. I kind of sense that you think trees might be a little more aesthetic.

Mr. Meder stated I think there are two reasons for that aesthetic and you are putting down a lot of space that is taking up from soaking up your water. You just told me that you have a lot of water line, so if you don't have a way to soak up the water that is not going to be diverted because that garage is there. You are going to have twice as much water running down from your house to the garage.

Mr. Hairston stated I have a plan for that. That culvert that you see there, I plan to extend it and put a grate over it that is level in concrete. The house is about two football fields off the road and as the driveway comes down, I plan to have that same culvert cut right across so the water that comes down will be diverted to the culvert.

Mrs. Evans stated is the garage going to be built to match the house?

Mr. Hairston stated everything is going to match the house.

Mrs. Evans stated have you thought about putting trees in front of your house/

Mr. Dyer stated you can't see any of the house from the road.

Mr. Hairston stated no I haven't thought about putting trees down because I am a grass person. I love good-looking grass. I don't want to create any ill will here if the process or the thought of the group is I should do something by the way of trees then I would consider that, but I have not considered that.

Mr. Dyer stated I do want to clarify a couple of things. You already have one accessory structure on this property already?

Mr. Hairston stated yes sir.

Mr. Dyer stated and you have never had any complaints about that?

Mr. Hairston stated no sir.

Mr. Dyer stated and my understanding is that there are actually lots in this neighborhood that all they have on them is accessory structures. We had some notices sent out to your neighbors and no one that lived around you objected to it. The only comment that came back from the Updikes, were the children and they said as long as the structure was not visible from the street they don't have any objection to it.

Mr. Dyer closed the Public Hearing.

Mrs. Evans stated he had mentioned that yall wanted a breeze way can you explain that?

Mr. Johnson stated that is how we have dealt with some other situations in the past. Where someone wanted to do accessory structure often it is carports, side or front yard. If you have a breeze way it is counted as one structure. That is kind of what we explained to him as well.

Mrs. Evans stated so it is not really necessary to build a breeze way?

Mr. Johnson stated to meet zoning ordinance yes.

Mr. Meder made a motion to approve Variance Application PLVAR20190000197 without the attached canopy does not add to the aesthetic nor does it structurally enhance the meeting of the two structures and I agree with staff on 2 thru 5, also with planting 2 or 3 trees. Mrs. Evans seconded the motion. The motion was approved by a 5-0 vote.

II. APPROVAL OF MINUTES

The April 19, 2018 minutes were approved by a unanimous vote.

III. OTHER BUSINESS

Mr. Dyer stated do we know if we have a meeting for next month?

Mr. Gillie stated not as of today we have not talked to anyone.

With no further business, the meeting adjourned at 4:20 p.m.

APPROVED