



CITY OF WAYNESBORO BOARD OF ZONING APPEALS

To be held in the Council Chambers,
Charles T. Yancey Municipal Building
at 503 West Main Street, Waynesboro, VA
on Wednesday, December 2, 2020 at 10:00am

SUMMARY SHEET

Applicant:	James Goalder
Address/Legal Description:	Block 2, Lot 21A (.206 /acre); Jefferson Park Est – UT 2 (2007 Replat)
Tax Map Number:	33-7-2-21A
Property owner of record:	James and Emily Goalder
Current zoning:	RS-7 Single Family Residential
Code section regarding request:	98-4.6.10.A.2 (Fences and Walls in Residential Districts)
Contents of packet:	<ol style="list-style-type: none"> 1. Summary sheet 2. Agenda 3. Minutes from meeting on November 9, 2020 4. Notice to BZA Members with legal ad 5. Adjoining property owners 6. Variance request application 7. Aerial picture and street view of subject property
Summary and action requested:	<p>Mr. Goalder's residential property is located next to a commercial property zoned H-B, Highway Business. He currently has a 6-foot wooden privacy fence along the side of his property adjacent to the commercial property. Section 98-4.6.10.A.2 of the zoning ordinance allows fences by right in the side and rear yards of up to 6-foot in height in residential zoning districts. Mr. Goalder is requesting a 2-foot variance to this section of the ordinance in order to replace the existing 6-foot fence with an 8-foot fence.</p>



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BZA BOARD MEMBERS

Richard Kane
Chair

Cary Bennett
Vice Chair

Stephen Arey

Elizabeth McInnis

Brian Mininger

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AGENDA

1. Call to order.
2. Pledge of Allegiance.
3. Adoption of agenda.
4. Review and approval of minutes of organizational meeting held November 9, 2020
5. Reading of variance request by chairperson.
6. Public hearing on variance request.
7. Adjournment.

Thank you for attending. Citizen comments are invited and welcomed during the meeting's citizen comment period. For those with special needs, please contact the Building & Zoning Department at 540-942-6628 for any accommodations required at least 3 days prior to the meeting date you wish to attend. Assisted listening devices are available.

Minutes of Board of Zoning Appeals Meeting

The Board of Zoning Appeals held an organizational meeting at 10:00am, Monday, November 9, 2020 by zoom virtual meeting and by phone teleconference. The purpose of the meeting was to select a Chairperson, Vice Chairperson and Secretary for the local Board of Zoning Appeals for the City of Waynesboro.

PRESENT: **BZA Members:** Stephen Arey (Zoom virtual meeting)
Cary Bennett (Zoom virtual meeting)
Richard Kane (Phone teleconference)
Elizabeth Anne McInnis (Zoom virtual meeting)

City Staff: Laura Martin, Zoning Administrator (Zoom virtual meeting)
Gabiela Deering, Zoning Enforcement Officer (Zoom virtual meeting)

Absent: Brian Mininger

The meeting was called to order at 10:05am by Ms. Martin. Ms. Martin stated the primary reason for this meeting was for all of the members to be introduced and then after introductions, the members of the board would need to select a Chairperson, a Vice Chairperson and a Secretary for the board.

Ms. Martin asked Mr. Arey if he would like to go first. Mr. Arey proceeded to introduce himself and his background.

Ms. Martin asked Mr. Bennett if he would go next. Mr. Bennett proceeded to introduce himself and his background.

Ms. Martin asked Ms. McInnis if she would go next. Ms. McInnis proceeded to introduce herself and her background.

Ms. Martin then introduced Ms. Deering as the Zoning Enforcement Officer for the City.

Ms. Martin asked Mr. Kane if he would go next. Mr. Kane proceeded to introduce himself and his background.

Mr. Bennett, made a motion to nominate Mr. Kane to be the Chairperson. Mr. Arey seconded the motion. There were no objections.

Mr. Kane made a motion to nominate Mr. Bennett to be the Vice Chairperson. Mr. Arey seconded the motion. There were no objections.

Mr. Arey made a motion to nominate Ms. Martin as the Secretary for the board. Mr. Bennett seconded the motion. There were no objections.

Ms. Martin then provided information regarding the upcoming variance request for 2009 W. Main Street, Waynesboro, VA to be held on Wednesday, December 2, 2020 in Council Chambers located at 503 W. Main of the Yancey Municipal Building.

Mr. Arey stated that the variance request shall be sent to the local Planning Commission for their consideration and comments. Ms. Martin stated she would make sure that was done.

With no other business to discuss, the meeting was adjourned at 10:20am.

Respectfully submitted,



Laura Martin

Zoning Administrator/BZA Secretary



Waynesboro

VIRGINIA

BUILDING & ZONING

November 16, 2020

To: Members of the Board of Zoning Appeals

Subject: Board of Zoning Appeals Variance Request

The City of Waynesboro Board of Zoning Appeals will conduct a public hearing at **10:00 A.M., Wednesday, December 2, 2020**, in Council Chambers, Suite 104, Charles T. Yancey Municipal Building, 503 West Main Street, Waynesboro, Virginia, to receive public comment and consider the following:

A request for a variance from Section 98-4.6.10.A.2 (Fences and Walls in Residential Districts) of the Waynesboro Zoning Ordinance. The subject property (the "Property") is known as 2009 West Main Street, Waynesboro, Virginia 22980, and is further described as Block 2, Lot 21A, Jefferson Park Estates, Unit 2. The Property is zoned Single Family Residential-7, which allows a fence by right in the side or rear yard of up to six feet in height. The applicant has requested a variance to build and maintain a fence eight feet in height on the Property.

Members of the Board of Zoning Appeals are requested to notify the Building & Zoning Department (942-6628), if they will not be able to attend the meeting.

Laura Martin, Zoning Administrator/Secretary

This notice will also be mailed to the owner, as well as the following adjoining property owners, as shown on Real Estate Assessor's Tax Map Page #33: (see attached)

Where Good Nature Comes Naturally

VARIANCE REQUEST
for
2009 W. Main Street
Block 2; Lot 21A (.203 acre);
Jefferson Park Est – UT 2
Acct. # 036-491
Tax Map #33-7-2-21A
Owner: James & Emily Goalder
Waynesboro, VA 22980

Adjacent property:

Tax Map: 33-7-2-17A

Advantage Valley Real Estate, LLC
943 Glenwood Station Ln, Suite 203
Charlottesville, VA 22901

Tax Map: 33-7-2-22

Federal National Mortgage Assoc.
14221 Dallas Pkwy; Suite 1000
Dallas, TX 75254

Tax Map: 33-7-2-1

City of Waynesboro
C/O Michael Hamp
503 W. Main St
Waynesboro, VA 22980

Tax Map: 33-7-2-3

Robert T & Jean M Pishkin
2000 Park Rd
Waynesboro, VA 22980

Tax Map: 33-7-2-4A

Janell K. Daus
1948 Park Rd
Waynesboro, VA 22980

Tax Map: 33-10-2-9

STALEE, LC
2032 West Main St.
Waynesboro, VA 22980



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE REQUEST
CITY OF WAYNESBORO, BUILDING & ZONING DEPARTMENT

Reference City Code Chapter 98
Sections 6.4 and 7.14

GENERAL INFORMATION/SUBMISSION REQUIREMENTS:

Application Fee: \$300.00

No such variance shall be authorized by the Board of Zoning Appeals unless it finds:

- a. That the strict application of the zoning ordinance would produce undue hardship.
b. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
c. That the authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

Please return the completed application, site plan, and any other information needed to process the request, along with the fee for each appeal, no later than 5:00pm on the deadline date (see deadline to submit schedule on page 3).

Please submit the originals along with eight (8) copies.

A.) APPLICANT INFORMATION:

Property Owner of Record: James Goalder (Printed)

Address: 2009 W. Main St. (Street Address) Waynesboro VA 22980 (City, State, Zip)

Email Address: jamesegoalder@gmail.com Phone #: 804.304.5455

*Applicant Name: James Goalder (Printed)

Address: 2009 W Main St. (Street Address) Waynesboro VA 22980 (City, State, Zip)

Email Address: jamesegoalder@gmail.com Phone #: 804.304.5455

* If applicant is not property owner of record, the Power of Attorney Form is required.

B.) LICENSED PROFESSIONAL: (Professional Engineer or Land Surveyor)

Firm Name: (Printed) Contact Name: (Printed)

Address: (Street Address) (City, State, Zip)

Phone #: Fax Number:

Email Address: Professional License #

C.) SELECT PRIMARY CONTACT PERSON FOR STAFF: [X] Owner [] Applicant [] Licensed Professional

D.) SITE INFORMATION:

Description of Request: Privacy Fence (8' height) on back, west side of property

Physical Address: 2009 W Main St. Waynesboro VA 22980

Legal Description: _____

Present Zoning: _____ Present Use: _____

Proposed Use: _____

Is the property located in any of the following overlay districts?

Special Flood Hazard Area according to local FEMA Map YES NO Planned Unit Development YES NO
 Entrance Corridor YES NO Historic District YES NO Enterprise Zone YES NO

E.) SIGNATURES:

AFFIDAVIT: The undersigned property owner, or *duly authorized agent/representative thereof [check one] certifies that the foregoing information is true and correct to the best of my knowledge and belief; with the understanding that any incorrect information submitted may result in the delay of processing, additional fees and re-advertising of the legal notice. I hereby authorize the City of Waynesboro and the Board of Zoning Appeals to review this request, visit the site, and contact any appropriate professional in relation to questions generated as a result of the review.


 Signature of Owner/Agent/Representative

10/26/20
 Date

James Boulder
 Print Name

804-304-5455
 Daytime phone number of contact

*If applicant is not property owner of record, the Power of Attorney Form is required.

F.) SUMMARY OF REQUEST: (detail of request, justification and appropriate site plan must be attached)

Our house is next to the ReMax office at the corner of Hopeman + Main St., and there is a lot of noise from traffic. We would like to build an 8' privacy fence to replace the existing 6' fence w/ lots of gaps.

FOR OFFICE USE ONLY:

INV 00001837

Date Rec'd <u>10/30/2020</u>	Application# <u>BZA-2020-0001</u>
Receipt # _____	Fee Paid \$ <u>300.00</u>
Meeting Date: <u>Dec. 2, 2020</u>	Approval Date: _____ <input type="checkbox"/> Not approved
Comments: _____	

WYBORN

PARK

EADY



