

MINUTES
PUBLIC HEARING
ZONING APPEALS BOARD
April 21, 2011
4:15 P.M.

Present: Paul Cook, Co-Chairman
Bill Patton
Charlie Lawson

Others Present: Richard Vance
Susan Whitt
Travis Hackworth, Twin Enterprise

The purpose of this meeting was a request by Twin Enterprise for a variance to regulation 3-5-2 of the Code of the Town of Richlands to build a 28' x 30' two-car garage at 1923 Fifth Street, Richlands, VA.

Mr. Cook asks for comments.

Mr. Hackworth said Mr. Doud wanted to build an attached 28' X 30' two-car garage onto his home and raise the roof pitch on his existing home and have one roof covering the entire structure. He needs a variance in order to come out within eight feet of the existing alleyway.

Pictures were presented showing the proposed garage site as well as the location of his home.

Bill Patton commented that Wayne Via, one of the adjacent property owners, had stated to him that he had no problem with the new garage being built.

Mr. Vance said he would need a variance to allow the structure to be placed eight feet from the existing alleyway. Regulations require a minimum twenty-five foot back yard.

Mr. Cook asked if there were any other comments.

Charlie Lawson asked about the rights and role of the committee as to granting these variances from the original code.

Mr. Vance read from the codes as to this particular regulation and as to what the purpose of a variance is and pertaining to that particular property as was being discussed.

Mr. Lawson expressed concern that the code itself may need to be revised. He felt that by granting this variance that they were setting precedence for future similar projects. Mr. Patton and Mr. Cook explained that similar projects had been permitted in the past.

Bill Patton made the motion to approve the variance, seconded by Mr. Paul Cook. Charlie Lawson initially voted against the motion, but upon further discussion, he changed his vote to approve the variance. Variance passed with a unanimous vote.

Charlie Lawson made the motion to adjourn the meeting, seconded by Bill Patton.

Meeting adjourned.

Paul Cook, Co-Chairman