



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Board of Zoning Appeals

FROM: Sandra K. Bunch, Zoning Administrator

DATE: August 27, 2020

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, September 3, 2020, at 1:30 P.M.**, in the Board Meeting Room, Augusta County Government Center, 18 Government Center Lane, Verona, Virginia.

Please meet in the Board of Supervisors Conference Room at the Augusta County Government Center in Verona at **9:00 A.M., Thursday**, for the Staff Briefing prior to going out to view the items on the agenda. Lunch will follow at **Country Cookin at noon**.

Enclosed are the **August** minutes, the agenda for the meeting, staff reports and site plans on each of the requests.

If you cannot attend this meeting, please notify this office as soon as possible.

SKB/bcw

Enclosures

**ADVANCED
AGENDA**

Regular Meeting of the Augusta County Board of Zoning Appeals

Thursday, September 3, 2020, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of August 6, 2020

4. PUBLIC HEARINGS

- A. A request by Adam Stanley, for a Special Use Permit to continue to have a short term cabin rental on property owned by CCW Enterprises, LLC, located at 30 Creekwood Lane, Lyndhurst in the South River District.
- B. A request by Adam Stanley, for a Special Use Permit to continue using the three existing structures for short term cabin rentals on property owned by CCW Enterprises, LLC, located at 900 Love Road, Lyndhurst in the South River District.
- C. A request by Robert or Stephanie Baiotto, for a Special Use Permit to construct an accessory building in the front yard on property they own, located at 67 Crestwood Drive, Churchville in the North River District.
- D. A request by Ashley Christopher or Shari B. Craun, for a Special Use Permit to have a slaughter/butcher shop and to have retail sales of processed meat onsite on property they own, located at 36 Lebanon Church Road, Staunton in the North River District.
- E. A request by Charles L. or Angel L. Douglass, for a Special Use Permit to construct an accessory building larger than the 900 square foot total aggregate allowed on property they own, located at 3643 Spring Hill Road, Staunton in the North River District.

5. OLD BUSINESS

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Loren Conner, agent for Five Stars, LLC, for a Special Use Permit to have an apartment within a pre-1980 structure on property owned by Five Stars, LLC, located at 1785 Lee Highway, Fort Defiance in the North River District. - **180 DAY EXTENSION OF TIME REQUEST**

- B. A request by Vyacheslav Malevaniy, for a Special Use Permit to have outdoor storage of tractor trailers on property owned by Leonid or Yelena Malevaniy, located on the east side of Little Run Road (Route 900) south of Snowflake Mill Road (Route 769) Weyers Cave in the Middle River District. - **3 MONTH EXTENSION OF TIME REQUEST**
- C. A request by Randy Showalter, for a Special Use Permit to have a motor vehicle repair operation and impound area on property owned by Kimberly A. Miller, located at 105 Shulls Lane, Mount Solon in the North River District. – **6 MONTH EXTENSION OF TIME REQUEST**

8. STAFF REPORT

19-61	Gordon O. White, Trustee
19-62	Donald R. Horn
19-63	Richard A. Dulaney, Trustee
19-64	Chester A. Riley and Pamela H. Taylor
19-65	James T., Sr. or Barbara R. Begoon – Withdrawn
19-66	Kimberly A. Miller

9. ADJOURNMENT

PROPERTY OWNER:
CCW Enterprises, LLC

Agenda Item # 4A

Date 9/3/2020

APPLICANT:
Adam Stanley

LOCATION OF PROPERTY:
30 Creekwood Lane, Lyndhurst in the South River District

SIZE OF PROPERTY:
0.691 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture
03/06 SUP approved to have rental cabins

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To continue to have a short term cabin rental

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no issue with the request. The new owner will need to apply for a lodging permit from the Health Department due to having multiple cabins for rent.

HIGHWAY DEPARTMENT'S COMMENTS:
The site has access to Creekwood Lane, a privately maintained roadway. The entrance of Creekwood onto Reeds Gap Road (Rte. 664) is adequate for the request.

SERVICE AUTHORITY'S COMMENTS:
There is no public water or sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

No additional disturbance or impervious area shown. No permit required as long as both are less than 10,000 square feet.

SECTION 25-74R – SHORT-TERM RENTALS, BED AND BREAKFASTS, AND VACATION RENTALS

There is no more than one principal dwelling, or part thereof, operating as a bed and breakfast or short-term rental per parcel.

There is only one (1) dwelling on this parcel.

There is no more than one detached accessory dwelling unit operating as a bed and breakfast or short-term rental per parcel.

There are no accessory dwelling units on this parcel.

The lot is at least five (5) acres in area, unless the Board of Zoning Appeals determines that operation of the use on a smaller acreage will be compatible with neighboring properties.

The lot contains 0.691 acres. The dwelling has been rented on a short term basis since 1990.

The owner of record or a facility operator personally resides in the principal dwelling or accessory dwelling unit.

There will be a facility operator onsite.

The owner of record shall provide to the Zoning Administrator proof of the current lease agreement between the owner and facility operator as a pre-condition of the permit. The owner shall submit subsequent lease agreements, within 10 days of signature, when the lessee changes.

Lease agreement was submitted with the application.

The Building Inspection Department has indicated that either a Building permit is not required, or can be issued for the use once the Special Use Permit has been approved.

No additions or expansions are requested. Building Inspection has no conditions.

If the principal and/or detached accessory dwelling unit is not connected to public sewer, the Virginia Department of Health has confirmed that the sewage disposal system is adequate for the proposed use.

There is an existing sewage disposal system onsite.

All parking shall be accommodated on-site.

All parking is onsite.

STAFF RECOMMENDATIONS

The applicants are purchasing the property and they are requesting to continue renting the cabin on a short term basis. The cabin has been used for rental since 1990. The previous Special Use Permit was issued non-transferrable, therefore, the new owners need a new permit to continue short term rentals. The owners will not reside onsite but they have provided a lease agreement between them and a facility operator. Staff feels that continuing to rent the cabin is compatible with the rural character of the area and recommends approval with the following conditions:

Pre-Condition:

1. Obtain Health Department approval and submit a copy to Community Development.

Operating Conditions:

1. Be permitted to continue leasing the existing cabin for short term vacation stays.
2. Site be kept neat and orderly.



CCW Enterprises, LLC



1 inch = 100 feet

Feet

PROPERTY OWNER:
CCW Enterprises, LLC

Agenda Item # 4B
Date 9/3/2020

APPLICANT:
Adam Stanley

LOCATION OF PROPERTY:
900 Love Road, Lyndhurst in the South River District

SIZE OF PROPERTY:
2.071 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
06/76 SUP approved for crafts and gifts
10/90 SUP approved for bed and breakfast
05/95 SUP approved for three (3) rental cabins
12/95 Zoned General Agriculture
03/06 SUP approved to continue to have rental cabins

LAND USE MAPS:
Agriculture Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To continue using the three existing structures for short term cabin rentals

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no issue with the request. The new owner will need to apply for a lodging permit from the Health Department due to having multiple cabins for rent.

HIGHWAY DEPARTMENT'S COMMENTS:
VDOT has no objection to the cabins continuing to be used as short term rentals. The existing entrances are adequate for the request.

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

No additional disturbance or impervious area shown. No permit required as long as both are less than 10,000 square feet.

SECTION 25-74R – SHORT-TERM RENTALS, BED AND BREAKFASTS, AND VACATION RENTALS

There is no more than one principal dwelling, or part thereof, operating as a bed and breakfast or short-term rental per parcel.

There are three (3) cabins onsite that have been rented for short term vacations for over twenty (20) years prior to the ordinance change limiting the number of dwellings.

There is no more than one detached accessory dwelling unit operating as a bed and breakfast or short-term rental per parcel.

There are three (3) cabins on the parcel being rented on a short term basis. The previous SUP was approved prior to the ordinance change.

The lot is at least five (5) acres in area, unless the Board of Zoning Appeals determines that operation of the use on a smaller acreage will be compatible with neighboring properties.

The parcel contains 2.071 acres.

The owner of record or a facility operator personally resides in the principal dwelling or accessory dwelling unit.

The owner does not reside on the property.

The owner of record shall provide to the Zoning Administrator proof of the current lease agreement between the owner and facility operator as a pre-condition of the permit. The owner shall submit subsequent lease agreements, within 10 days of signature, when the lessee changes.

The applicant submitted a lease agreement for a facility operator to reside on the property.

The Building Inspection Department has indicated that either a Building permit is not required, or can be issued for the use once the Special Use Permit has been approved.

No permits are required per the Building Inspection comments.

If the principal and/or detached accessory dwelling unit is not connected to public sewer, the Virginia Department of Health has confirmed that the sewage disposal system is adequate for the proposed use.

The cabins are connected to an approved sewage disposal system.

All parking shall be accommodated on-site.

All parking is onsite.

STAFF RECOMMENDATIONS

The applicants are purchasing the property and would like to continue leasing the three (3) cabins for short term stays. The Board approved a bed and breakfast in 1990 and rental cabins in 1995. The new owners would like to continue the same use.

The current ordinance prohibits more than one (1) principal dwelling unit or one (1) detached accessory dwelling unit operating as a short term rental per parcel. Due to the fact the cabins have been continuously used as rental cabins for over twenty (20) years and staff has not received complaints or concerns from neighboring properties, staff would recommend approval with the following conditions:

Pre-Condition:

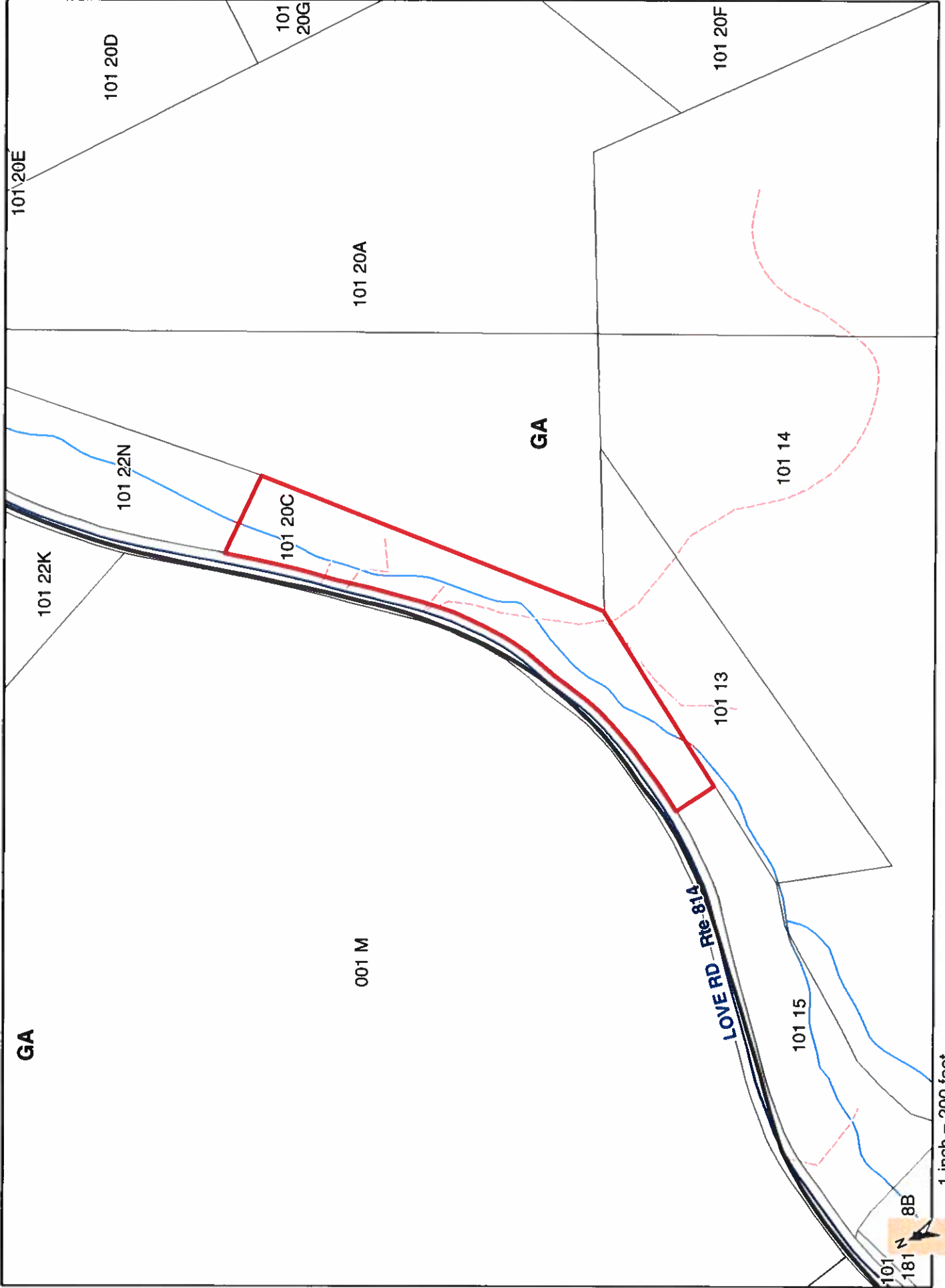
1. Obtain Health Department approval and submit a copy to the Community Development Department.

Operating Conditions:

1. Be permitted to lease the three (3) cabins on the property for short term vacation stays.
2. The applicant submit subsequent lease agreements within ten (10) days of signature when the leasee changes.
3. Site be kept neat and orderly.



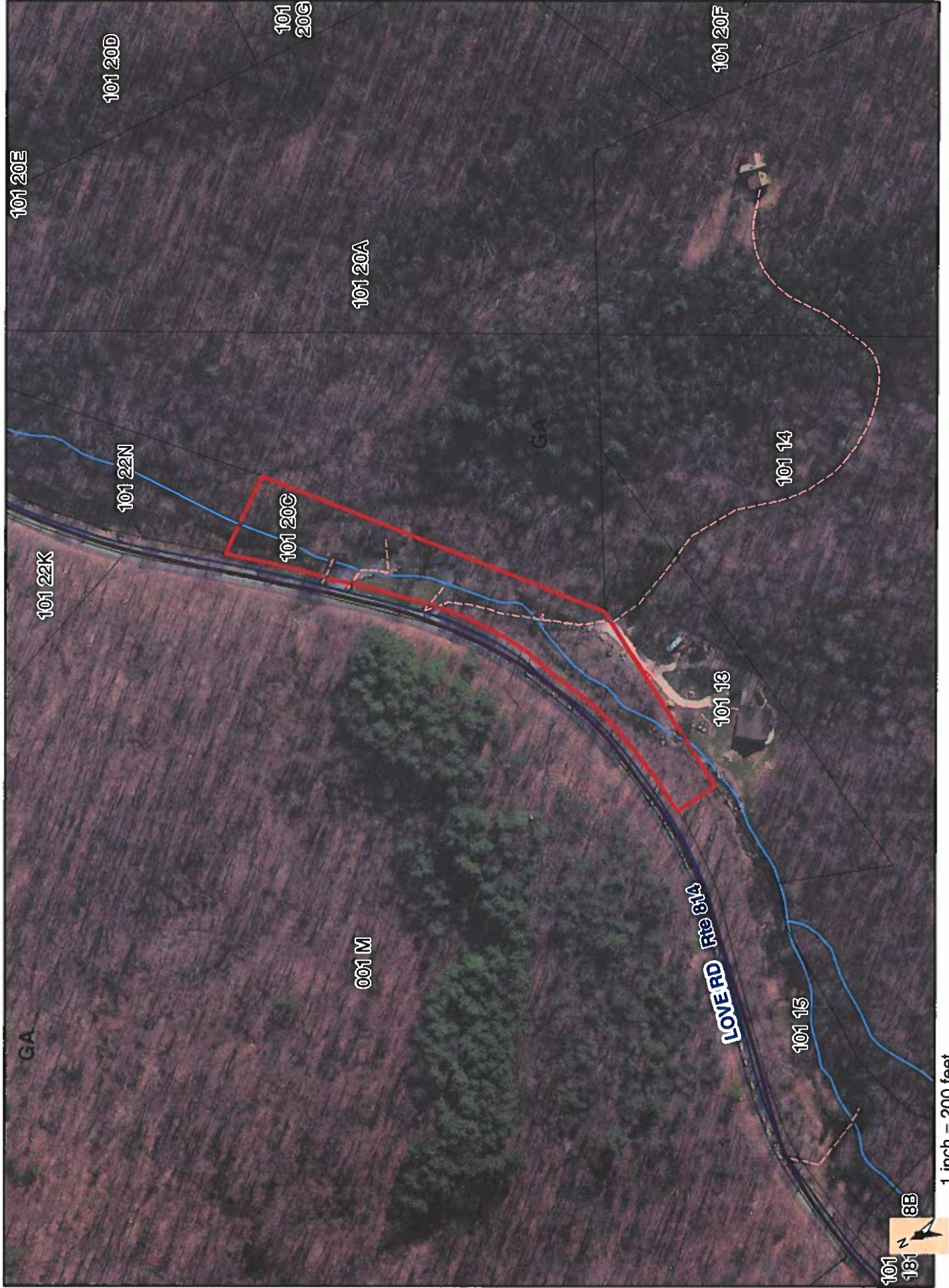
CCW Enterprises, LLC



1 inch = 200 feet



CCW Enterprises, LLC



CCW Enterprises



Beatrice Cardellicchio

From: KT Barley <knnbarley@gmail.com>
Sent: Wednesday, August 12, 2020 4:16 PM
To: ComDev
Cc: Steven Morelli
Subject: [EXTERNAL] BZA Public Comment Thursday, Sept. 3

I cannot attend the public meeting Sep 3rd. Please consider these comments at the hearing.

I support these two requests. Cabin Creekwood, as an enterprise, was foundational to my family moving, building and retiring to the Love VA area. I think the enterprise is an important economic component of this corner of the South River Magisterial District.

- A request by Adam Stanley, for a Special Use Permit to continue to have a short term cabin rental on property owned by CCW Enterprises, LLC, located at 30 Creekwood Lane, Lyndhurst in the South River District.
- A request by Adam Stanley, for a Special Use Permit to continue using the three existing structures for short term cabin rentals on property owned by CCW Enterprises, LLC, located at 900 Love Road, Lyndhurst in the South River District.

Kirk Barley
Love VA
Augusta County

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Kirk Barley
Sheltering in Place 'till 2021@
Greystone at Love
16908 Blue Ridge Parkway
Love VA 22952
757.952.6362

PROPERTY OWNER:
Robert or Stephanie Baiotto

Agenda Item # 4C
Date 9/3/2020

APPLICANT:
Same

LOCATION OF PROPERTY:
67 Crestwood Drive, Churchville in the North River District

SIZE OF PROPERTY:
5.010 acres

VICINITY ZONING:
Rural Residential to the north, east, and west; General Agriculture to the south

PREVIOUS ZONING OR S.U.P.:
04/77 Zoned Rural Residential

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To construct an accessory building in the front yard

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
The building must be kept 10'+ from the septic tank and drainfield. If plumbing is installed in the building a permit will need to be issued by the Health Department.

HIGHWAY DEPARTMENT'S COMMENTS:
The accessory building does not appear to limit parking or access. VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:
There is no public water or sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Home landscaping/accessory building. Less than 10,000 square feet. No permit required.

SECTION 25-124F – ACCESSORY BUILDINGS IN THE FRONT YARD

Accessory buildings or other accessory structures to be located in a front yard may be permitted by Special Use Permit provided:

The accessory building or structure would not appear out of character with surrounding properties; and be aesthetically damaging to the character of the surrounding properties; or adversely and substantially affect the fair market value of surrounding properties.

The property is heavily wooded and steep. An accessory building in the front of the house adjacent to the driveway should not appear out of character or affect the fair market value of the surrounding properties.

The accessory building or structure must observe the front, side and rear yard requirements.

The site sketch shows the accessory building will meet all required front, side, and rear yard requirements.

STAFF RECOMMENDATIONS

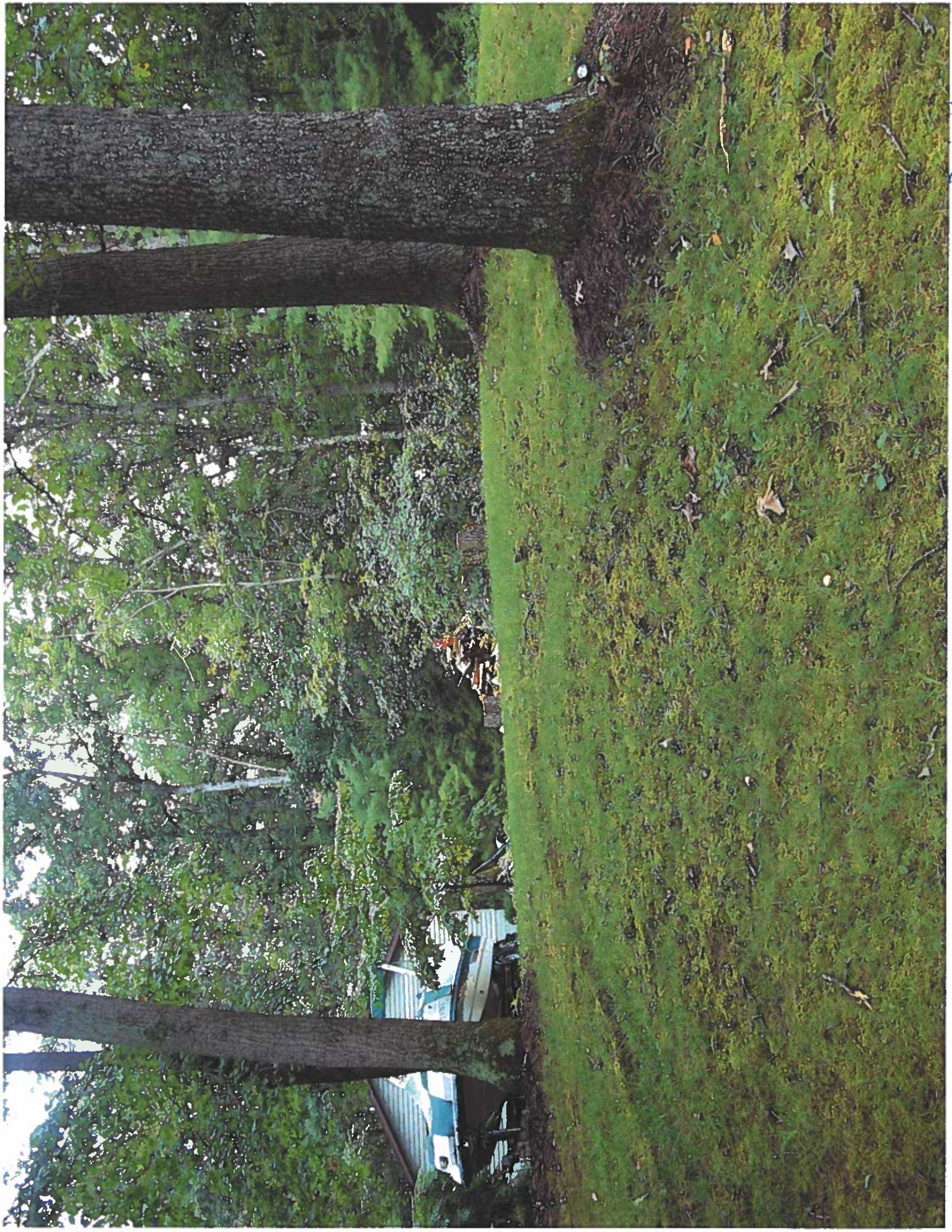
The applicant is requesting to construct a 30' x 46' garage for personal use adjacent to the driveway in front of the existing dwelling. The current Zoning Ordinance prohibits accessory buildings in the front yard without obtaining a Special Use Permit approved by the Board. The parcel contains 5.010 acres and is heavily wooded and steep on the side adjacent to the driveway and the drainfield is located behind the house. The building will be setback approximately sixty-four (64') feet from the front property line. The applicant also owns the 5.046 acre parcel adjacent to the parcel along the western property line. A boundary line adjacent will need to be submitted prior to construction of the accessory building in order to meet the required fifteen (15') foot setback for side yards. The building will be located well over the required rear setback and over thirty-five (35') feet from the eastern boundary line. Due to the fact the lot slopes along the eastern side yard and the drainfield is located in the back, and the building will be located within close proximity to the existing driveway, staff does not feel the building would be out of character with the neighborhood and would recommend approval with the following conditions:

Pre-Condition:

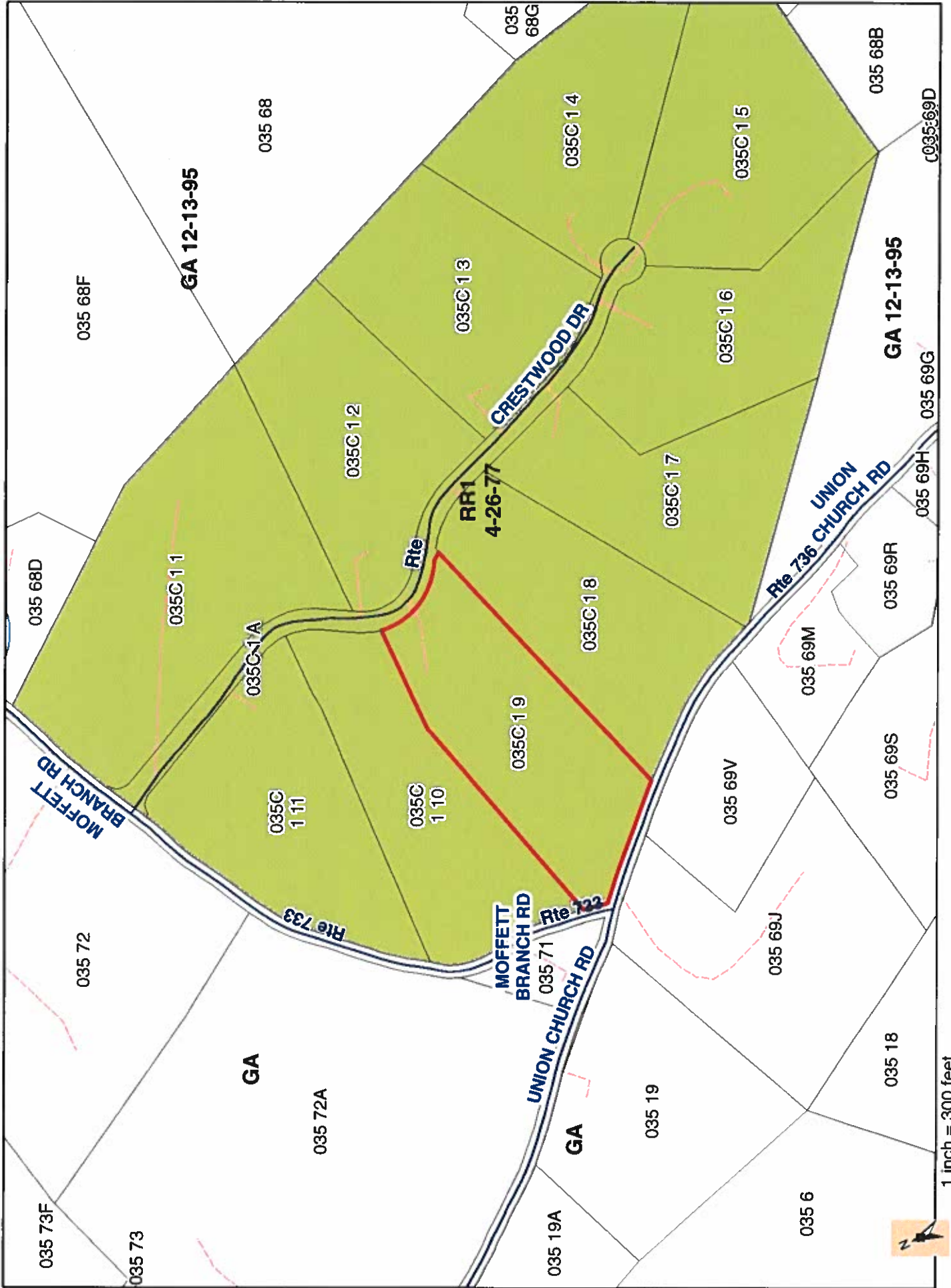
1. Submit a boundary line adjustment to be approved by Community Development showing the required fifteen (15') foot setback along the western property line.

Operating Conditions:

1. Be permitted to construct a 30' x 46' accessory building in the front yard as shown on the BZA sketch.
2. Applicant obtain all building permits and necessary inspections.
3. No junk or inoperable vehicles to be kept outside.
4. Site be kept neat and orderly.



Baiotto



1 inch = 300 feet

Feet

Baiotto



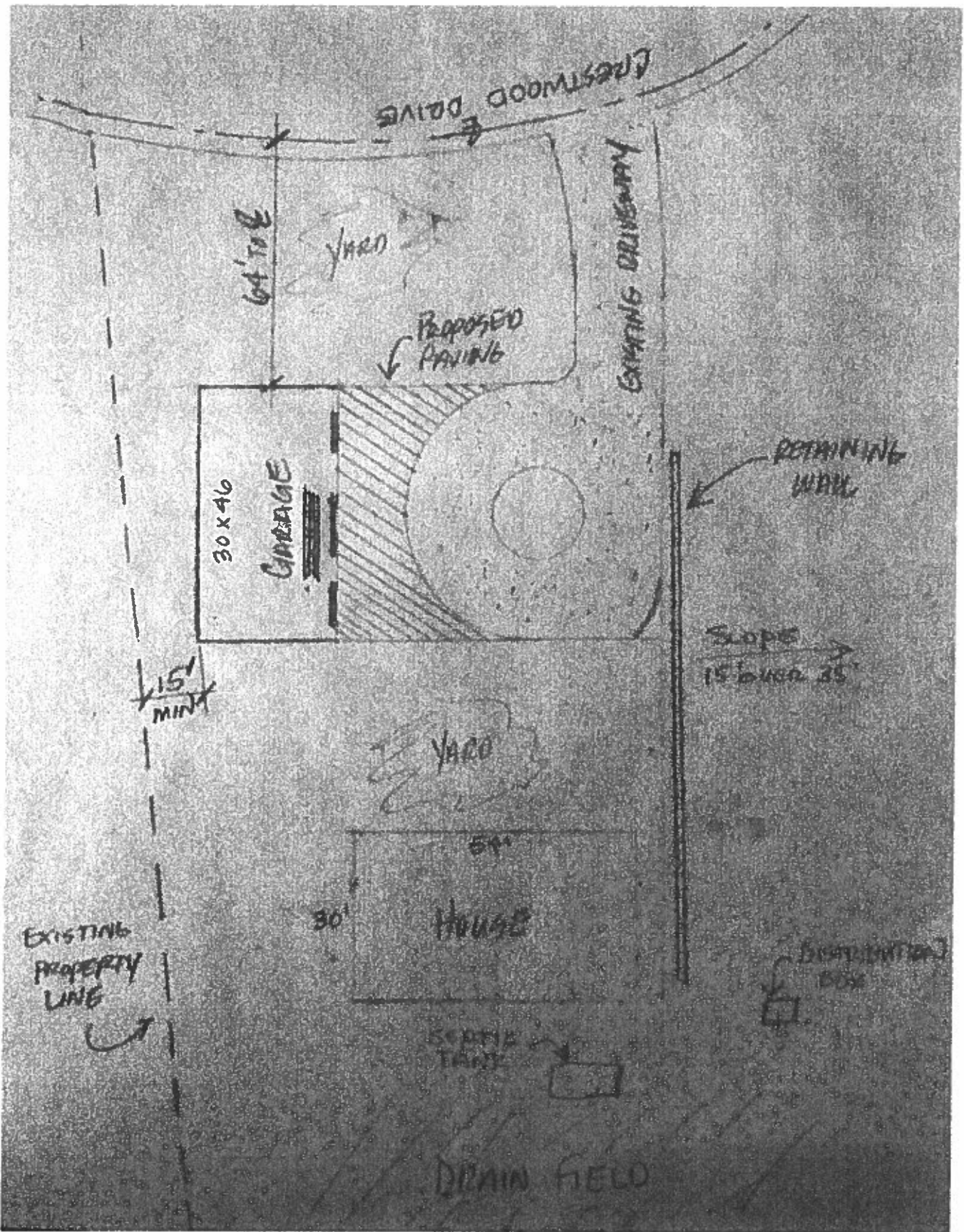
1 inch = 300 feet



Feet



PROPOSED SITE LAYOUT



PROPERTY OWNER:
Ashley Christopher or Shari B. Craun

Agenda Item # 4D
Date 9/3/2020

APPLICANT:
Same

LOCATION OF PROPERTY:
36 Lebanon Church Road, Staunton in the North River District

SIZE OF PROPERTY:
4.773 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To have a slaughter/butcher shop and to have retail sales of processed meat onsite

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, this building is farm use and we have no conditions.

HEALTH DEPARTMENT'S COMMENTS:
The applicant will need to hire an OSE/PE to design a septic system for the proposed business. Once the system is designed plans will need to be submitted to the Health Department for review and permit issuance. The applicant will also need to work with the VA Department of Agriculture for the butcher shop. The applicant will also need to reach out the VA Department of Health Office of Drinking Water Regarding the water supply.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance is adequate for the proposed use, meeting requirements of a low volume commercial entrance, as long as the cumulative vehicle trips (enter + exit) does not exceed 50 per day. If the vehicle trips exceed 50, the entrance will have to be paved to meet the requirements of a moderate volume commercial entrance.

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Disturbance and impervious area less than 10,000 square feet. No permit required as long as both are less than 10,000 square feet.

SECTION 25-74B – AGRICULTURE SUPPORT BUSINESSES

The business is reasonably related to agriculture or forestry use. Examples of such businesses are those which involve (a) the processing of agriculture or forestry products, (b) the supply and maintenance of equipment, tools, and facilities used in agriculture and forestry production, (c) the care and feeding of animals generally, or (d) the marketing of agriculture and forestry products.

The property contains an active farming operation. The slaughterhouse/butcher shop will supplement the farm income and provide a needed agricultural service to the area.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads.

The traffic generated for the current farm operation has been compatible with the public roads serving the site.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.

The 4.773 acre site should be able to adequately and safely accommodate all traffic for the operation. VDOT comments state the existing entrance is adequate for the use.

The business and anticipated enlargements thereof will be appropriate for agriculture areas.

The location of a slaughterhouse on a farm is an appropriate location for this type of business.

Setbacks for proposed structures and facilities will be sufficient to protect neighboring properties.

The proposed slaughterhouse is over one hundred (100') feet from the closest property line. Applicant will need to combine the two (2) parcels before constructing the building in order to meet setback requirements.

The permitting of the proposed business, when taking into account the presence of similar businesses in the neighborhood, will not result in such concentration or clustering of businesses as to create a business center or otherwise change the area's character and social structure.

The approval of the request should not result in a clustering of similar businesses in the area.

STAFF RECOMMENDATIONS

The applicants are requesting to construct a 30' x 60' building for a slaughterhouse and meat processing facility and have a retail meat shop. There will also be a 15' x 30' covered holding area behind the building and a 12' x 30' pre-fab building to be used as a break area and changing room for employees. They will be processing hogs, lamb, goat, beef, and occasionally deer. They will be inspected by the Department of Meat and Poultry.

The applicants are requesting up to four (4) employees and plan to operate Monday – Friday from 7:00 a.m. to 5:00 p.m. Animals can be dropped off or picked up on weekends by appointment only. Staff feels that a slaughterhouse and meat processing operation with a small retail meat shop located on a farm would be an appropriate place for this type of agricultural support business and may be a benefit to the area. Staff would recommend approval of the request with the following conditions:

Pre-Conditions:

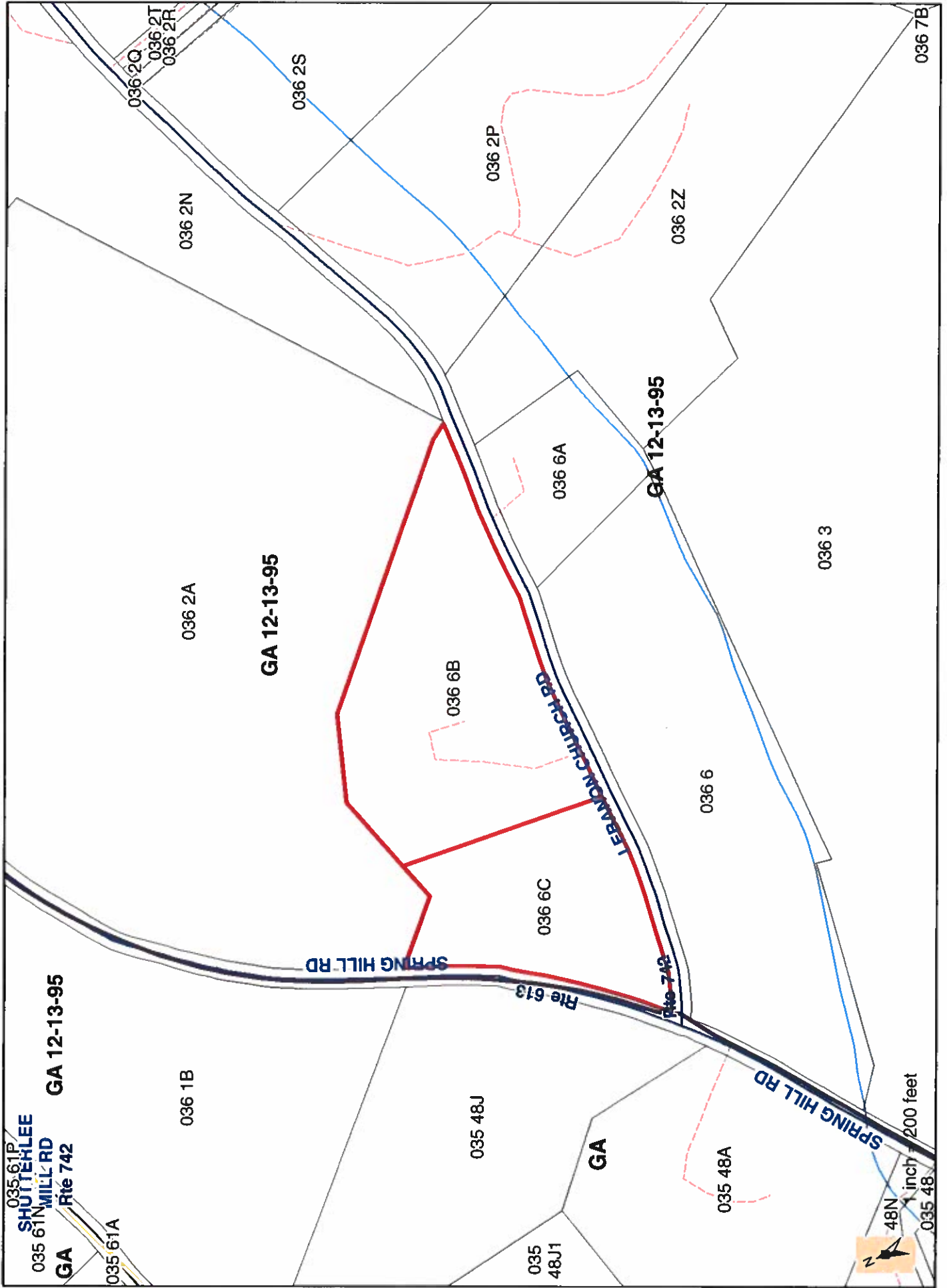
1. Applicant submit a plat to combine the two (2) lots to meet setback requirements.
2. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
3. Obtain Health Department approval and submit a copy to Community Development.
4. Obtain USDA meat processing permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a 30' x 60' building with a covered 15' x 30' holding area for the slaughter, meat processing and retail shop and to place a 12' x 30' pre-fab building for an employee breakroom.
2. The entire slaughterhouse and meat processing operation be indoors.
3. Be limited to four (4) employees other than family members.
4. Hours of operation be 7:00 a.m. to 5:00 p.m., Monday – Friday. Saturday pickup and drop off by appointment only.
5. No Sunday work.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
7. Site be kept neat and orderly.



Craun



Feet

Craun



30' x 60' building w/ ~~covered~~ covered holding area - 20' x 40' gravel parking area - ~~6x8~~ 6x8 thru crown
12' x 30' - Changing room for workers
15' x 30'



PROPERTY OWNER:
Charles L. or Angel L. Douglass

Agenda Item # 4E
Date 9/3/2020

APPLICANT:
Same

LOCATION OF PROPERTY:
3643 Spring Hill Road, Staunton in the North River District

SIZE OF PROPERTY:
0.960 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To construct an accessory building larger than the 900 square foot total aggregate allowed

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
The applicant is advised to keep the building 10'+ from the septic tank and drainfield.

HIGHWAY DEPARTMENT'S COMMENTS:
It does not appear that the accessory building will impact parking or access. VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:
There is no public water or sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Home landscaping/accessory building. Less than 10,000 square feet. No permit required.

STAFF RECOMMENDATIONS

The applicants are requesting to construct a 40' x 60' (2,400 square foot) pole building to store their RV. Because the property contains less than one (1) acre, 0.960 acre, the ordinance change effective March 1, 2010, limits the total aggregate size of accessory buildings to no more than 900 square feet. If the property is over one (1) acre, there are no limits on the buildings. Prior to March 1, 2010, there was no limit on the size or number of accessory buildings in General Agriculture districts.

There are two (2) 8' x 12' sheds on the property that total one hundred ninety-two (192) square feet. The placement of the new building will bring the total aggregate allowed to two thousand five hundred ninety-two (2,592) square feet.

In 2014, the Board of Supervisors amended the ordinance to establish an option to apply for a Special Use Permit to have larger accessory buildings if it was determined the larger building would not be out of character with the neighborhood and not be disproportionately larger than other structures in the area.

The property is surrounded by General Agriculture zoned properties containing larger structures. If the Board feels the request would be compatible and not be disproportionately larger than other structures in the area and desires to approve the request, staff would recommend the following conditions:

Pre-Condition:

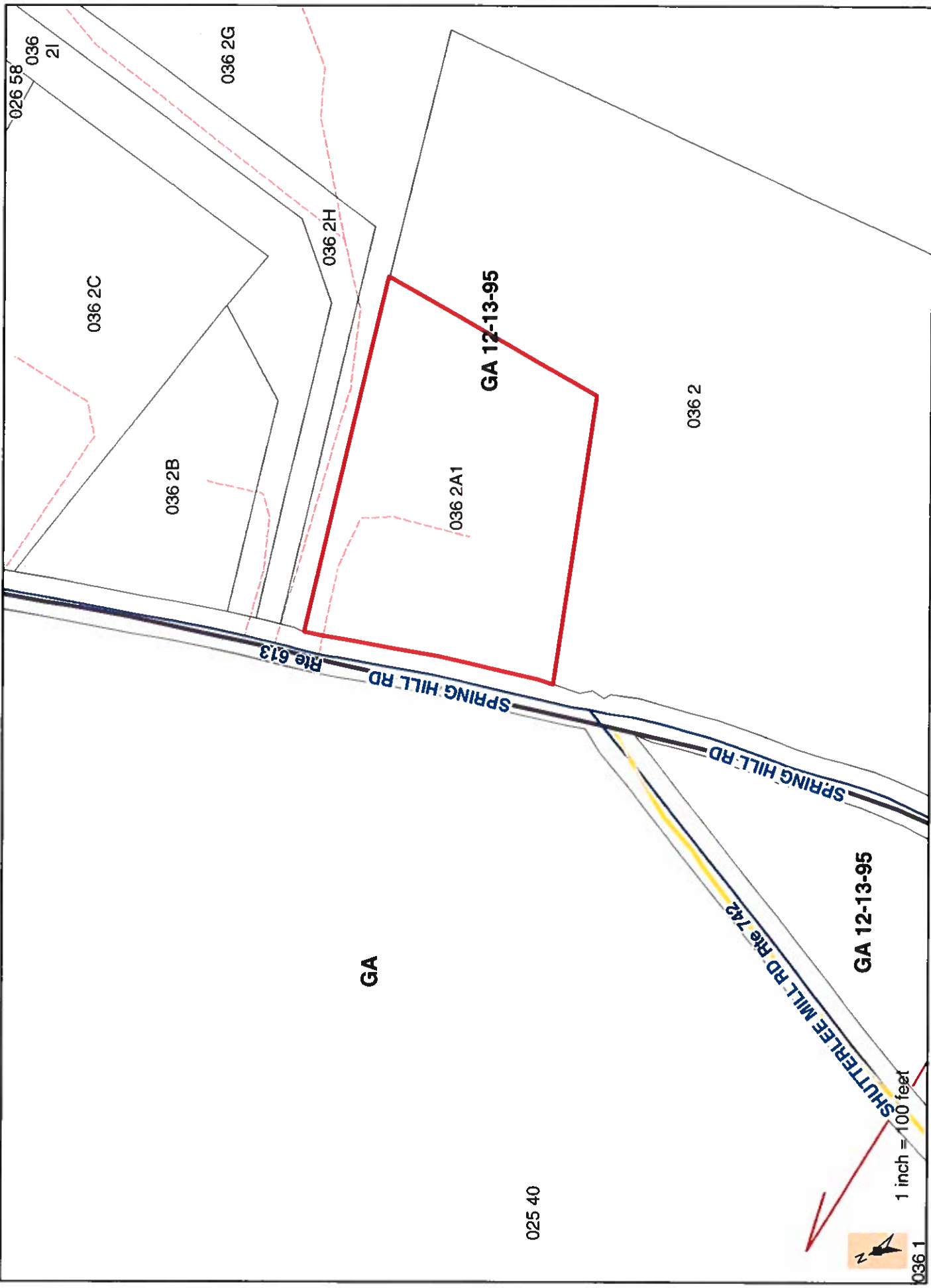
1. Applicant obtain Building Permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a 40' x 60' pole building on the property.
2. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
3. Site be kept neat and orderly.
4. No further expansion.



Douglass



Feet

036 1

Douglass



Douglass



EXTENSION OF TIME

Agenda Item # 7A

Date 9/3/2020

PROPERTY OWNER:

Five Stars, LLC

APPLICANT:

Same

LOCATION OF PROPERTY:

1785 Lee Highway, Fort Defiance in the North River District

SIZE OF PROPERTY:

0.870 acres

VICINITY ZONING:

Single Family Residential and General Agriculture to the north, Limited Business and General Agriculture to the south, General Agriculture to the east, and Single Family Residential to the west.

PREVIOUS ZONING OR S.U.P.:

- 1984 SUP approved to add gas pumps to the existing convenience store and to sell antiques and crafts
- 05/86 SUP approved for offices
- 12/95 Zoned General Agriculture
- 08/96 SUP approved for outdoor storage of construction equipment
- 01/07 SUP approved for outdoor storage of equipment and materials in conjunction With a landscape business
- 02/18 SUP approved for outdoor storage of u-hauls

LAND USE MAPS:

Urban Service Area – Medium Density Residential

UTILITIES:

Public water and sewer

APPLICANT'S JUSTIFICATION:

To have an apartment within a pre-1980 structure

The applicant is requesting a 90 day Extension of Time.

The applicants are requesting additional time to obtain all the necessary building permits for the apartment. Staff recommends approval.

The applicant is requesting a 180 day Extension of Time.

The applicants were granted an Extension of Time in June of this year to give them additional time to obtain all the necessary building permits for the apartment. The apartment is being lived in and has never received a Certificate of Occupancy. Staff feels the request should be **denied** and all permits be obtained within thirty (30) days.

EXTENSION OF TIME

Agenda Item # 7B

Date 9/3/2020

PROPERTY OWNER:

Leonid or Yelena Malevaniy

APPLICANT:

Vyacheslav Malevaniy

LOCATION OF PROPERTY:

On the east side of Little Run Road (Route 900) south of Snowflake Mill Road (Route 769) Weyers Cave in the Middle River District

SIZE OF PROPERTY:

2.729 acres

VICINITY ZONING:

Airport Business to the north; General Agriculture to the south, east, and west

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

None

APPLICANT'S JUSTIFICATION:

To have outdoor storage of tractor trailers

The applicant is requesting a 3 month Extension of Time in order to complete planting the double row of six (6') foot high evergreens for screening. The applicant is not parking trucks onsite yet. Staff recommends approval.

EXTENSION OF TIME

Agenda Item # 7C
Date 9/3/2020

PROPERTY OWNER:

Kimberly A. Miller

APPLICANT:

Randy Showalter

LOCATION OF PROPERTY:

105 Shulls Lane, Mount Solon in the North River District

SIZE OF PROPERTY:

8.312 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 – Zoned General Agriculture

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have a motor vehicle repair operation and impound area

The applicant is requesting a 6 month Extension of Time.

The applicant is requesting additional time to complete the pre-conditions of his permit. He stated business has been slow due to Covid-19, and he has not had the money. Staff recommends approval.