

## **Board of Zoning Appeals**

### **MINUTES**

**March 7, 2017**

The Rockingham County Board of Zoning Appeals met on Tuesday, March 7, 2017 in the Community Room in the Rockingham County Administration Center. Members present were Chairman Michael Harvey, Vice Chair Larry Bowman, Mr. Jon Ritenour, Mr. Henry Lilly, and Mr. Charles Dean. Staff members present were Zoning Administrator, Diana Stultz and Secretary Amanda Thomas.

At 6:07p.m., Chairman Michael Harvey called the meeting to order.

Mr. Bowman offered the Pledge of Allegiance and Invocation.

### **MINUTES**

On motion by Mr. Dean and seconded by Mr. Ritenour, the November 1, 2016, minutes were approved with a 5-0 vote.

### **ZONING VARIANCE**

VAR17-009 Dennis E. Layman, 11255 Black Jack Road, Broadway, 22815 requesting a setback reduction from 60' from center of road to 46.7' from center of road for an existing garage on property located on the southwest side of Black Jack Road (Route 611) approximately 1 mile north of Rinker Road (Route 612), Election District #1, zoned A-2. Tax Map #27-(A)-65A.

Chairman Harvey presented the request.

Mrs. Stultz presented the background information of the property.

At 6:11 p.m., Chairman Harvey opened the public hearing.

Mr. Dennis Layman, the applicant spoke, he stated that he had done everything he possibly could at the time and that he was unaware that the building did not meet the required setbacks.

Mrs. Stultz added that at the time the garage was built, a surveyor could give a statement with his seal and not actually have to do a survey if everything was over sixty feet (60'). It was approved because of the surveyors seal. It was not until the applicant had requested to divide his property and a survey was done that it was found to not meet setbacks.

At 6:12 p.m., Chairman Harvey closed the public hearing.

Mr. Bowman stated that upon looking at the property, there was no place to move the building.

Mr. Harvey added that if the road were to be widened, it would likely be to the other side. The topography and layout would just not allow for it.

Mr. Ritenour stated that Mr. Layman did conform to the County regulations in place at the time of building this garage.

Mr. Lilly concurred with the other Board members.

Mr. Dean motioned for the Board of Zoning Appeals to approve the proposed variance; Mr. Lilly seconded the motion

On a vote of 5-0 the Board of Zoning Appeals approved this variance.

### **UNFINISHED BUSINESS**

There was no Unfinished Business.

### **MISCELLANEOUS**

There were no miscellaneous items.

### **ADJOURNMENT**

At 6:15 p.m., having no further business, the Board of Zoning Appeals adjourned.

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Mr. Michael Harvey, Chairman

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Amanda Thomas, Secretary