

AT A MEETING OF THE MONTGOMERY COUNTY BOARD OF ZONING APPEALS HELD ON JUNE 7, 2016, AT 5:00 P.M. IN the MULTIPURPOSE ROOM, Second Floor, MONTGOMERY COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. DiSalvo called the meeting to order at 5:00 p.m.

Present: Richard DiSalvo, Chair
Michael Reilly, Vice Chair
Bob Miller, Member
David Moore, Member
Dari Jenkins, Planning & Zoning Administrator
Candace Ross, Senior Program Assistant

Absent: Charles (Chuck) Shorter, Member
Zach Milton, Member

Mr. Reilly established the presence of a quorum.

Approval of Minutes

On a motion by Mr. Reilly, seconded by Mr. Miller and unanimously carried, the minutes of the March 1, 2016 meeting were approved.

New Business

A request by **Walter H. Dickerson and Carol E. Dickerson** for a Special Use Permit (SUP) on approximately 23.8 acres in an Agricultural (A-1) zoning district, with possible conditions, to allow an accessory structure in excess of 1,200 square feet and/or 18 feet in height. The proposed structure will be 1520 square feet with an attached 480 square foot shed. The property is located at **1124 Union Valley Road**, and is identified as Tax Parcel No. 120- 2 3 (Account #140087), in the Riner Magisterial District (District D).

Chair DiSalvo introduced the request.

Ms. Jenkins presented a staff report, reviewed maps and photos of the property. She stated the property owner resides at property and intends to use the structure for storage of their recreational vehicle, truck, tractor and other equipment. No significant impacts to neighbors, other than vehicles traveling to and from residence. Mrs. Jenkins stated that the applicant included examples of the proposed finish and roofing for structure finish and pics of home. She said the office received one phone call inquiring about the application. Staff is recommending approval with conditions.

Mr. DiSalvo opened the public hearing.

The property owner, Mr. Dickerson stated that the use for the building is for storage of personal vehicles and equipment.

There being no comments the public address was closed.

On a motion by Mr. Reilly, seconded by Mr. Moore and carried by a 4-0 vote, the Board of Zoning Appeals granted a Special Use Permit to allow an accessory structure in excess of 2,100 square

feet and/or 18 feet in height with the following conditions:

1. The proposed accessory structure shall not exceed 2,100 sq. ft. in total area and the overall height of the structure shall not exceed 18 feet.
2. The proposed accessory structure shall substantially comply with the architectural plans and site plan submitted by the applicant.
3. No commercial work shall be permitted within the structure.
4. The landscaping proposed by the applicant and shown on the site plan sketch submitted with the Special Use Permit application shall be planted and maintained.
5. The structure shall not be used as a dwelling, accessory or otherwise, without proper permits and approvals from the Zoning Administrator, Health Department, and Building Official.

Ayes: DiSalvo, Reilly, Miller, Moore

Nayes: None

Abstain: None

Old Business

Ms. Jenkins distributed a spreadsheet showing accessory structures and their sizes that have been brought before the board.

Adjournment

On a motion by Mr. Reilly, seconded by Mr. Miller and unanimously carried, the meeting was adjourned at 5:21 PM.