

AT A MEETING OF THE MONTGOMERY COUNTY BOARD OF ZONING APPEALS HELD ON **AUGUST 4, 2015**, AT 5:00 P.M. IN THE MULTI-PURPOSE 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
Zach Milton, Member
David Moore, Member
Charles (Chuck) Shorter, Member
Dari Jenkins, Planning & Zoning Administrator
Candace Ross, Senior Program Assistant

Absent: None

Mr. Reilly established the presence of a quorum.

Approval of Minutes

On a motion by Mr. Moore, seconded by Mr. Reilly and unanimously carried, the minutes of the July 8, 2014 meeting were approved.

New Business

- (a) A request by **Glenn C. Maynard and Deborah A. Maynard** for a Special Use Permit (SUP) on approximately 77.4 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 property is located at **1671 Willis Hollow Road** and is identified as Tax Parcel No. 098-A 11 (Account #006587), in the Shawsville Magisterial District (District C).

Chair DiSalvo introduced the request.

Ms. Jenkins presented maps and photos of the property. The applicant has an existing residence on the 77.4 acre site. She explained the garage/workshop will be used for storage of personal belongings, personal vehicles, a tractor and other farm equipment. Ms. Jenkins described the materials and color of the proposed garage; she also stated that there was mature tree growth and with the large amount of acreage the structure should not be visible to any other dwellings in the area.

Mr. DiSalvo opened the public hearing.

Mr. Maynard, the applicant described the proposed garage and that it will only be used for personal use.

There being no further comments, Mr. DiSalvo closed the public hearing.

On a motion by Mr. Reilly, seconded by Mr. Shorter and carried by a 5-0 vote, the Board of Zoning Appeals granted a Special Use Permit to allow an accessory structure in excess of 1,200 square feet and/or 18 feet in height with the following conditions:

1. The proposed accessory structure shall not exceed 2,350 sq. ft. in total area and the overall height of the structure shall not exceed 20 feet.
2. The proposed accessory structure shall substantially comply with the architectural plans and site plan submitted by the applicant and received June 30, 2015.
3. No commercial work shall be permitted within the structure.
4. 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: Shorter, Reilly, Milton, Moore, DiSalvo

Nayes: None

Abstain: None

- (b) A request by **Daniel G. Thompson and Nancy W. Thompson** for a Special Use Permit (SUP) on approximately 86.5 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 property is located **50 feet south of 4945 Riner Road** and is identified as Tax Parcel No. 129-A 18H (Account #031318), in the Riner Magisterial District (District D).

Chair DiSalvo introduced the request.

Ms. Jenkins presented maps and photos of the property. She described the 32' x 40' proposed building that will have a 12' x 40' shed attached. The applicant's intent is to use the structure as a garage/workshop for storage of farm equipment, tools, ATV and utility trailer, ¾ ton truck and an antique car. Ms. Jenkins also stated the building will have light gray metal siding and a dark grey roof.

Mr. DiSalvo opened the public hearing.

Eric Griffith, nephew to Mr. Thompson, resides at 4631 Valley View Church Road spoke on behalf of Mr. Thompson that was unable to attend the hearing. He stated that his uncle would like to have this building to keep his vehicles and equipment out of the weather.

Mr. DiSalvo asked if this building will have a concrete floor.

Mr. Griffith said that it will.

Mr. Reilly said it was a nice home and property and has no problem with the proposal.

Mr. Moore suggested amending the 16 ft. in height to 18 ft.

There being no further comments, Mr. DiSalvo closed the public hearing.

On a motion by Mr. Moore, seconded by Mr. Reilly and carried by a 5-0 vote, the Board of Zoning Appeals granted a special use permit to allow an accessory structure in excess of 1,200 square feet and/or 18 feet in height with the following conditions:

1. The proposed accessory structure shall not exceed 1,200 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 and received June 30, 2015.
3. No commercial work shall be permitted within the structure.
4. 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: Shorter, Reilly, Milton, Moore, DiSalvo

Nayes: None

Abstain: None

Old Business

Mr. Reilly stated he had been by the junk yard on Piney Woods and said there has been no improvement so far on the clean-up.

Ms. Jenkins said she will make a site visit and take pictures.

Mr. DiSalvo introduced Zach Milton, the newest member to the BZA. Mr. Milton said he is a graduate of Roanoke College and is currently working in the real estate business.

Adjournment

On a motion by Mr. Shorter, seconded by Mr. Moore and unanimously carried, the meeting was adjourned at 5:32 PM.