



Agenda

Board of Zoning Appeals

Thursday, March 7, 2024

7:00 PM

- I. Call to Order and Pledge of Allegiance of the United States of America
- II. Election of Officers
 - A. Chairman
 - B. Vice-Chairman
 - C. Secretary
- III. Adoption of Agenda
- IV. Approval of Regular Meeting Minutes of September 7, 2023
- V. Public Hearing
 - A. **BZA2024-03-01 Douglas Salzman:** A request for variances to Warren County Code §180-22H(1) to allow for a front yard setback of twenty feet (20') for an accessory structure in lieu of the required minimum setback of fifty feet (50') for an accessory structure in the Residential-One (R-1) zoning district and to Warren County Code §180-16K(3)(c) to allow for an accessory structure two hundred forty square feet (240 sq ft) in size to be erected on a vacant lot zoned R-1, located within the Special Flood Hazard Area, and approved for Private Use Camping in lieu of the limit of two hundred square feet (200 sq ft) for an accessory building on a vacant lot zoned R-1, located within the Special Flood Hazard Area, and approved for Private Use Camping. A thirty foot (30') variance to the required front setback and a forty square foot (40 sq ft) variance to the accessory building size limit are sought. The property is located at the corner of Avalon Drive and Hill Side Drive and is identified on tax map 20C, section 1, block 4, as lot 42. The property is zoned Residential-One (R-1) and is located in the Shenandoah River Estates subdivision in the Shenandoah Magisterial District. The property is owned by Douglas W. & Michelle R. Salzman.
- VI. Open Discussion
 - A. Board Members
 - B. Planning Staff
- VII. Adjournment