



Agenda

Board of Zoning Appeals

Thursday, May 1, 2025

7:00 PM

- I. Call to Order/Declaration of Quorum 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 November 7, 2024
- V. Public Hearing
 - A. **BZA2025-04-01 Hugh Bratt:** A request for a variance from Warren County Code §180-22H(1) to allow for a front yard setback of twenty-five feet (25') for a principal structure in lieu of the required minimum front yard setback of fifty feet (50') for a principal structure in the Residential-One (R-1) zoning district. A twenty-five-foot (25') variance to the required minimum front yard setback is sought. The property is located at 422 Timberline Ridge Road in the Shenandoah Farms – Timberline Subdivision and is identified on tax map 15H, section 2, as lot 6. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. The property is owned by W. Properties, LLC.
- VI. Open Discussion
 - A. Board Members
 - B. Planning Staff
- VII. Adjournment