



Agenda

Board of Zoning Appeals

Thursday, September 4, 2025
7:00 PM

- I. Call to Order and Pledge of Allegiance of the United States of America
- II. Determination of a Quorum
- III. Adoption of Agenda
- IV. Consideration of Special Meeting Minutes of July 17, 2025
- V. Public Hearings
 - A. **BZA2025-09-01:** A request for a variance from Warren County Code §180-22H(2) to allow for a rear yard setback of fifteen feet (15') for a principal structure in lieu of the required minimum rear yard setback of thirty-five feet (35') for a principal structure in the Residential-One (R-1) zoning district. A twenty-foot (20') variance to the required minimum rear yard setback is sought. The property is located at (0) Spruce Rd and is identified on tax map 13C, section 3, block 3 as lots 541 and 542. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.
 - B. **BZA2025-09-02:** A request for a variance from Warren County Code §180-22H(1) to allow for a front yard setback of fifteen feet (15') 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 thirty-five-foot (35') variance to the required minimum front yard setback is sought. The property is located at (0) Valley Farms Rd and is identified on tax map 7A, section 1 as lot 179. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.
 - C. **BZA2025-09-03:** A request for variances from Warren County Code §180-22H(1) and §180-22H(3) to allow for a front yard setback of twenty-five feet (25') and a side yard setback of ten feet (10') for a principal structure in lieu of the required minimum front yard setback of fifty feet (50') and the required minimum side yard setback of fifteen feet (15') 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 and a five-foot (5') variance to the required minimum side yard setback are sought. The property is located at (0) Sycamore Ct and is identified on tax map 13C, section 1, block D, as lot 13. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.

- D. **BZA2025-09-04:** 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, Front Royal, VA 22630 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.

VI. New Business

- A. **Re-adoption of BZA By-Laws:** Re-adoption of the By-Laws of Warren County, Virginia Board of Zoning Appeals

VII. Open Discussion

- A. Board Members
B. Planning Staff

VIII. Adjournment