



Agenda

Board of Zoning Appeals

Thursday, July 2, 2026

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 6, 2025**
- V. **Public Hearing**
 - A. **BZA2025-07-01 - 0 John Marshall Highway:** A request for variances from Warren County Code §180-29.1F(2)(a)[1] to allow for a principal structure setback of fifty feet (50') and a parking setback of thirty-five feet (35') for a principle structure and parking lot on lots 19A and 19C and to allow for a structure setback of fifteen feet (15') on lot 19B in lieu of the required minimum structure setback of one hundred feet (100') and the minimum parking setback of fifty feet (50') in the Highway Corridor Overlay (HC) District. A fifty foot (50') variance to the required structure setback and a fifteen foot (15') variance to the required parking setback are sought for lots 19A and 19C and an eighty five foot (85') variance the required structure setback is sought for lot 19B. Additionally, a request for a variance from Warren County Code §180-27H(1) to allow for a principal structure setback of fifteen feet (15') in lieu of the required minimum front setback of fifty feet (50') for a principal structure in the Commercial (C) district. A thirty five foot (35') variance to the required principal structure setback is sought. The property is located at (0) John Marshall Highway and is identified on tax map 31G, section 2, block 5, as lots 19A, 19B, and 19C. The property is zoned Commercial (C) for lots 19A and 19C and is split-zoned Commercial (C) and Agricultural (A) on lot 19B. The property is located within the Highway Corridor Overlay (HC) District and is located in the Happy Creek Magisterial District. The property is owned by Valleygate, LLC.

- VI. Open Discussion
 - A. Board Members
 - B. Planning Staff

VII. Adjournment