



Agenda

Board of Zoning Appeals

Thursday, September 3, 2026

7:00 PM

- I. **Call to Order/Declaration of Quorum and Pledge of Allegiance of the United States of America**
- II. **Adoption of Agenda**
- III. **Approval of Regular Meeting Minutes of August 6, 2026**
- IV. **Public Hearing**
 - A. **BZA2026-09-01 – 0 Padre Pio Court:** A request for a variance from Warren County Code §180-22H(2) to allow for a rear yard setback of twenty feet (20') 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 fifteen-foot (15') variance to the required minimum rear yard setback is sought. The property is located at (0) Padre Pio Court and is identified on tax map 13C, section 6, block 6 as lot 1098. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.
 - B. **BZA2026-09-02 – 0 Padre Pio Court:** A request for a variance from Warren County Code §180-22H(3) to allow for a side yard setback of ten feet (10') for a principal structure in lieu of the required minimum side yard setback of fifteen feet (15') for a principal structure in the Residential-One (R-1) zoning district. A five (5') variance to the required minimum rear yard setback is sought. The property is located at (0) Padre Pio Court and is identified on tax map 13C, section 6, block 6 as lot 1097. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.
 - C. **BZA2026-09-03 – 0 Locust Grove Drive:** 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 structure in lieu of the required minimum front yard setback of fifty feet (50') for a structure in the Residential-One (R-1) zoning district. A twenty five (25') variance to the required minimum front yard setback is sought. The property is located at (0) Locust Grove Drive and is identified on tax map 13C, section 3, block 3 as lot 490. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.
 - D. **BZA2026-09-04 – 177 Guard Road:** A request for variances from Warren County Code §180-12B(4)(b) to allow for an accessory building to be located in the front yard of a property in the Residential-One (R-1) zoning district in lieu of the provision for accessory buildings to be permitted in rear and side yards only and from Warren County Code §180-

31A(1)(d) to allow a seventeen foot maximum height for an accessory building in lieu of the required twelve foot maximum height restriction for accessory buildings in the Residential-One Zoning District. A variance for a single accessory building to be located in the front yard of the subject property and a five foot variance to the maximum height restriction are sought. The property is located at 177 Guard Road and is identified on tax map 11A as lot 16. The property is zoned Residential-One (R-1) and is located in the North River Magisterial District.

V. Open Discussion

A. Board Members

B. Planning Staff

VI. Adjournment