



County of King William, Virginia

**BOARD OF ZONING APPEALS MEETING
SEPTEMBER 16, 2020 – 6:30 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA**

A G E N D A

- 1. Call to Order**
- 2. Roll Call**
 - **Laura Nunnally**
 - **Benjamin Shumaker**
 - **Sergio Tassinari**
 - **Doris White**
 - **Michael Nolan**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes**
 - a. July 15, 2020 Meeting Minutes**
 - b. August 18, 2020 Work Session Minutes**
- 5. Public Comment Period**
- 6. Public Hearing**
 - a. V-02-20 Carter & Jones**
- 7. Unfinished Business**
 - a. 39th Certified BZA Program**
- 8. New Business**
 - a. NONE**
- 9. Staff Report**
- 10. Adjournment**

4a.

July 15, 2020

Meeting Minutes

**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
JULY 15, 2020**

At a regular meeting of the Board of Zoning Appeals, held on July 15, 2020 at 6:30 P.M. in the Board Room of the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Doris White

Michael Nolan

Sergio Tassinari

Benjamin Shumaker, Chairman

Absent:

Laura Nunnally

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Agenda Item 3. Review and Adoption of Meeting Agenda

Chairman, Shumaker stated that he would like to add an item 7a. Discuss removal of Public Comment Period, to the meeting agenda. Mr. Shumaker requested a motion to approve the meeting agenda as amended. Ms. Doris White made a motion and the motion was approved by Mr. Sergio Tassinari.

The vote was unanimous on this motion.

Agenda Item 4. Review and Approval of Minutes

Chairman, Shumaker noted that the date for the minutes cover page needed to be revised. He requested a motion to approve the minutes with the amended change. Ms. Doris White made a motion and Mr. Michael Nolan seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5. Public Comment Period

NONE

Agenda Item 6. Unfinished Business

Chairman, Benjamin Shumaker stated that on June 17, 2020 Mr. Ron Etter sent out for public input on the zoning ordinance. Mr. Shumaker then sent out an email on June 25th for feedback from the BZA members.

Mr. Sergio Tassinari was curious when Mr. Etter needed the feedback by.

Mr. Ron Etter told the Board that he would be taking public comments up until the ordinance was ready to go before the Board of Supervisors. He also said he used July 31st as a standard date to prepare for the public forum and he would have the Planning Commission give input prior to public forum. Mr. Etter told the Board he would be using Facebook, NextDoor, King William County website and public invites to get feedback. Mr. Etter also told members that they received good feedback from the Solar Work Group.

Chairman, Benjamin Shumaker stated that the Board should get their comments in sooner rather than later so that they can get it to the Planning Commission to form the ordinance into what's needed.

Mr. Ron Etter told the members that the public forum would likely be mid-August. He would be making recommendations to the Planning Commission and then they would make recommendations to the Board of Supervisors.

Mr. Michael Nolan stated that the Board would need to look at the zoning that affects the BZA and possibly take some of the load off of the Planning Commission.

Chairman, Shumaker asked members if anyone had anything they wanted to discuss in the ordinance.

Members of the Board stated that they were not yet prepared.

Secretary, Krista Cole recommended the Board meet for a work session to discuss any concerns. Board agreed to meet for a work session on August 12, 2020 at 6:30 PM.

Agenda Item 7a. New Business – Remove Public Comment Period

Chairman, Shumaker recommended removing Public Comment Period from the Agendas.

Secretary, Krista Cole stated that removing the Public Comment Period would remove citizens of the County, right to speak at our meetings and could potentially upset the citizens.

Mr. Sergio Tassinari agreed that taking the Public Comment Period out would probably not be the best idea in the eye of the public.

Members decided to leave the Public Comment Period on the agenda.

Agenda Item 8a. Staff Report – Zoning Ordinance

Mr. Ron Etter told members that the RFP for the Comprehensive Plan would be going out within a couple of weeks and that the Master Utility Plan was being finalized. He also gave updates on personnel changes such as Brian Purvis and John Bull retiring and Steve Hudgins taking over as the Director of Operations.

Mr. Etter informed the members that SmartScale would be kicking off on July 20th in the Route 360/30 corridor.

Agenda Item 9. Adjourn

Chairman, Shumaker requested a motion to adjourn. The motion to adjourn was made by Mr. Michael Nolan and was seconded by Ms. Doris White.

The vote was unanimous on this motion.

Chairman, Benjamin Shumaker

Secretary, Krista Cole

4b.

August 18, 2020

Work Session Minutes

**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
AUGUST 18, 2020**

At a regular meeting of the Board of Zoning Appeals, held on August 18, 2020 at 6:00 P.M. in the Board Room of the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Doris White

Michael Nolan

Benjamin Shumaker, Chairman

Laura Nunnally

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Agenda Item 3. Review and Adoption of Meeting Agenda

Chairman, Shumaker requested a motion to adopt the August 18, 2020 Work Session Meeting Agenda. Vice-Chairman, Nolan made a motion that was seconded by Ms. Nunnally.

The vote was unanimous on this motion.

Agenda Item 4. Work Session Topics

Mr. Ron Etter told members of the Board that doing a crosswalk of the Subdivision Ordinance would not be feasible. He also explained that the Use Matrix had been revised and the current Zoning Ordinance minimum lot sizes are five acres but that people are wanting it from anywhere between two and fifteen.

Vice-Chairman, Nolan was curious as to whether non-conforming lots would be grandfathered in.

Mr. Etter explained to the Board that some residents already believe that 5 acres is too big, whereas other residents want 15 acre minimums to stop the growth in the County.

Vice-Chairman, Nolan wanted to know if residents could do a Cluster under family division and Mr. Etter explained that it was not an option as they want to make these divisions available and affordable for the residents.

Members had brief discussion on the road frontage and flag lots, as there is a proposal of 500ft of road frontage.

Vice-Chairman, Nolan and Ms. Nunnally stated that 500 ft was far too much.

Members and Staff held discussion on the use table.

Vice-Chairman, Nolan wanted to know if a guest house was considered primary or secondary.

It was brought to the attention of staff, to remove “Tables 1 & 2” on the permitted use table, as there is no second table.

Vice-Chairman, Nolan expressed question on short term business rental being in Residential area.

Ms. Nunnally wanted to know what the general complaints of the ordinance were.

Agenda Item 10. Adjourn

Chairman, Shumaker requested a motion to adjourn. The motion to adjourn was made by Ms. Nunnally and Vice-Chair, Michael Nolan seconded the motion.

Chairman, Benjamin Shumaker

Secretary, Krista Cole

6a.

Public Hearing

V-02-20 Carter & Jones



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

FROM: Sherry Graham, Zoning Administrator

SUBJECT: V-02-20

DATE: September 16, 2020

Summary of Request

The applicant, Antonio Jones and the property owners, Russell and Joyce Carter are requesting a variance from Article VI, Section 86-203 of the Zoning Ordinance, which requires the minimum lot size to be 5 acres in the A-C Agricultural-Conservation District. The property currently has 13.83 acres with a manufactured home on the property. The owners would like to give their grandson, Antonio Jones, 1.7 acres under the family subdivision. Mr. Jones is planning to have a manufactured home placed on his property for his primary residence. The applicant and owners are requesting a reduction in the required 5-acre lot size to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District.

Ordinance Requirements

Article VI, Section 86-203 of the Zoning Ordinance of King William County requires a minimum lot area of 5 acres. The Board of Supervisors amended this Ordinance in 2012.

Attachments

Application
Adjacent Owner List
Adjacent Property Owner Letters
Owner/Applicant Letters
Pictures
Zoning Map
GIS Map

Code of Virginia

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Additional findings:

1. The property for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The applicant is acquiring the property through his family. The applicant did not create the hardship.

2. The proposed lot would consists of approximately 1.7 acres.

Staff Comment: Most of the lots located in the area of the subject property are less than the minimum lot size required; therefore, the proposed parcel would be consistent with many of the adjacent parcels.

If the Board approves the request, staff would recommend the following conditions:

- 1) If all required building and zoning permits have not been obtained on or before September 16, 2022, this variance shall become null and void. After which time, any construction that does not fully meet the requirements of the Zoning Ordinance shall require re-application for variance and approval by the Board of Zoning Appeals.



VARIANCE APPLICATION
King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 Fax (804) 769-2235

1. Owner(s): Russell + Joyce Carter

Address: 15728 King William Rd King William Va
23086

Phone Number: 804-769-3498

Email Address: cell# 804-385-3658

2. Applicant (if different from owner): Antonio Jones

Address: 70 Buster Lane West Point Va 23181

Phone Number: 804-836-2049

Email Address: _____

3. Property Identification

Tax Map: 38-104 - 86 Buster Lane

Physical Address of Property: _____

Deed Book or Instrument Number for title of property: A.C

Zoning District: S.F. Residential

Present Use of Property: agriculture

4. A variance is requested from the requirements of Article _____, Section _____, of the Zoning Ordinance for King William County, Virginia.

Describe requested variance request in detail and provide information to each of the items the Board of Zoning Appeals will be considering in granting or denying the request:

I was born and raised in King William County, My Family lives there. My Mom is sickly, she needs some one to help her cut grass, Carry trash to the Dump, and Keep things clean and organized at her home. My grandparent also live there, they Need some one they can Count on to help Carry trash to Dump and Keep their yard clean. Also the Property I am requesting Does Not have any Homes in that particular area on that side of the property.

(a) Strict application of the ordinance will produce undue hardship relating to the property;

I Need somewhere to live, I have a son, I would like for him to grow up near his grandparent as much as possible. I like to fish and hunt and have quiet times as much as possible with My family.

(b) The hardship is not shared generally by other properties in the same zoning district and in the same vicinity;

The Area has been Perked and the sight has been Checked by a licence and Very respectful Authorized Person in his field.

(c) Authorization of the variance will not be detrimental to adjacent properties and the character of the district will not be changed; and

The only difference to the Property is a well and Septic be put in for the Convience of a Home on the Property once accepted and Completed.

(d) The condition or situation giving rise to the variance is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Zoning Ordinance.

If there is to be my Home on the property, I Will not do any harm or disturb the land more so than necessary to Complete the rules abided by this County.

(e) The hardship seeking relief from is not self-inflicted by the owner.

NO

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner.

[Signature]
Applicant

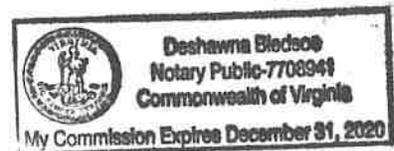
Russell L. Carter
Joyce G.H. Carter
Owner

CERTIFICATE OF NOTARY PUBLIC

STATE OF: Virginia COUNTY OF Henrico : to wit:

The foregoing instrument was acknowledged before me this 28 day of April, 2020.

[Signature]
Notary Public



My Commission Expires

(e) The hardship seeking relief from is not self-inflicted by the owner.

NO

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner.

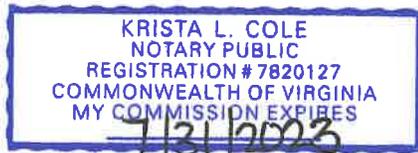
Joyce y.H. Carter
Applicant

Joyce y.H. Carter
Owner

CERTIFICATE OF NOTARY PUBLIC

STATE OF: Virginia COUNTY OF King William: to wit:

The foregoing instrument was acknowledged before me this 26 day of August, 2020.



K. Cole
Notary Public

7/31/2023
My Commission Expires

Adjacent Property Owner List For

Russel & Joyce Carter, Property Owners
Antonio Jones, Applicant
86 Buster Lane
Tax Map Parcel 38-104

Estate of Julia A. Paul
C/o Patricia Sperry
7265 Cactus Road
Mechanicsville, VA 23111
Tax Map Parcel 38-105
Zoned A-C, 8.75 acres
Located to the rear of subject property

City of Newport News Virginia
2400 Washington Avenue
Newport News, VA 23607
Tax Map Parcel 38-109C
Zoned A-C, 37.3 acres
Located to the eastern side and rear of subject property
Tax Map Parcel 38-108D
Zoned A-C, 3.87 acres
Located on the eastern side of subject property

RJS, LLC
8318 Brays Point Road
Hayes, VA 23072
Tax Map Parcel 38-108
Property address: 21954 King William Road
Zoned A-C, 4.55 acres
Located on the eastern side of subject property

Cassandra M. Carter
22064 King William Road
West Point, VA 23181
Tax Map Number 38-106
Property address; 98 Buster Lane
Zoned A-C, 2.11 acres

Areatha Jones
70 Buster Lane
West Point, VA 23181
Tax Map Number 38-106C
Zoned A-C, 1.8 acres
Located in front of subject property

Patricia A. Buck
22052 King William Road
West Point, VA 23181
Tax Map Parcel 38-104A
Zoned A-C, 1.04 acres
Located in front of subject property

Joseph H. Phillips, IV
22096 King William Road
West Point, VA 23181
Tax Map Parcel 38-103
Zoned A-C, 1 acre
Located in front of subject property

Clyde E. Atkins
Dorothy P. Atkins
22144 King William Road
West Point, VA 23181
Tax Map Parcel 38-102
Zoned A-C, 5 acres
Tax Map Parcel 38-101
Zoned A-C, 4.66 acres
Located on the western side of subject property

Raymond L. Atkins
P.O. Box 697
Tappahannock, VA 22560
Property Address, 22290 King William Road
Tax Map Parcel 38-99
Zoned A-C, 10 acres
Located on the western side of subject property



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Estate of Julia A. Paul
C/o Patricia Sperry
7265 Cactus Road
Mechanicsville, VA 23111
Owner(s) of Record Tax Parcel 38-105

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, September 16, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needed assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sincerely,

Sherry L. Graham
Zoning Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

City of Newport News Virginia
2400 Washington Avenue
Newport News, VA 23607
Owner(s) of Record Tax Parcel 38-109C & 38-108D

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

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A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

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Sincerely,

Sherry L. Graham
Zoning Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

RJS, LLC
8318 Brays Point Road
Hayes, VA 23072
Owner(s) of Record Tax Parcel 38-108

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

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A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

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Sincerely,

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Ms. Cassandra M. Carter
22064 King William Road
West Point, VA 23181
Owner(s) of Record Tax Parcel 38-106

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

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A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

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Sincerely,

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Ms. Areatha Jones
70 Buster Lane
West Point, VA 23181
Owner(s) of Record Tax Parcel 38-106C

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

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Sincerely,

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Ms. Patricia A. Buck
22052 King William Road
West Point, VA 23181
Owner(s) of Record Tax Parcel 38-104A

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, September 16, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sincerely,

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Mr. Joseph H. Phillips, IV
22096 King William Road
West Point, VA 23181
Owner(s) of Record Tax Parcel 38-103

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, September 16, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

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Sincerely,

Sherry L. Graham
Zoning Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Mr. and Mrs. Clyde E. Atkins
22144 King William Road
West Point, VA 23181
Owner(s) of Record Tax Parcel 38-102 and 38-101

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, September 16, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

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Sincerely,

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Mr. Raymond L. Atkins
P.O. Box 697
Tappahannock, VA 22560
Owner(s) of Record Tax Parcel 38-99

**RE: Notice to adjacent property owners
Request for Variance, V-02-20
Tax Map Parcel 38-104
Owner: Russell and Joyce Carter
Applicant: Antonio Jones**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, September 16, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

A request for a variance to reduce the required lot size from 5 acres to 1.7 acres. The property is located at 86 Buster Lane, tax map parcel 38-104 and consists of approximately 13.83 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created under the family subdivision requirements and the applicant is proposing to have a manufactured home installed on the property which will be used as his primary residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

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Sincerely,

Sherry L. Graham
Zoning Administrator

**Variance Application
V-02-20
86 Buster Lane
Tax Map Parcel 38-104**

Property Owners:

Russell & Joyce Carter
15728 King William Road
King William, VA 23086
804-769-3498
804-385-3658

Applicant:

Antonio Jones
70 Buster Lane
West Point, VA 23181
804-836-2049



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Mr. and Mrs. Russell Carter
15728 King William Road
King William, VA 23086

RE: Application for a Variance

Dear Mr. and Mrs. Carter:

The Board of Zoning Appeals will hold a Public Hearing on Wednesday, September 16, 2020, at 6:30 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to consider your request for a variance for a reduction in the required lot size in order to create a lot under the family subdivision requirements at 86 Buster Lane, Tax Map Parcel 38-104.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

September 8, 2020

Mr. Antonio Jones
70 Buster Lane
West Point, VA 23181

RE: Application for a Variance

Dear Mr. Jones:

The Board of Zoning Appeals will hold a Public Hearing on Wednesday, September 16, 2020, at 6:30 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to consider your request for a variance for a reduction in the required lot size in order to create a lot under the family subdivision requirements at 86 Buster Lane, Tax Map Parcel 38-104.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Zoning Administrator







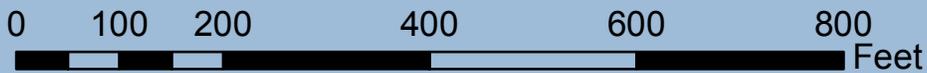
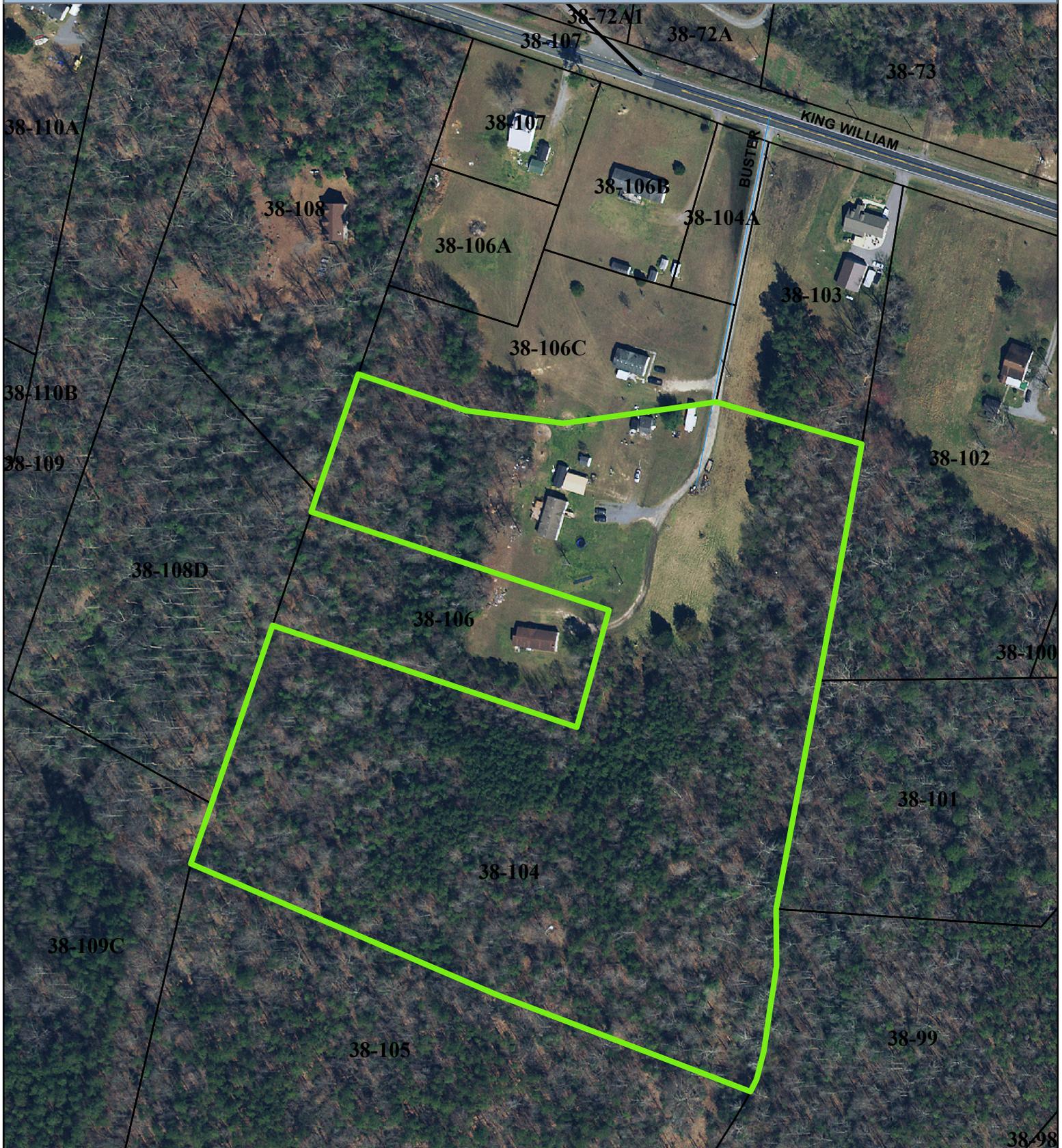




Case: V-02-20

Owner: Russell & Joyce Carter/Applicant:: Antonio Jones

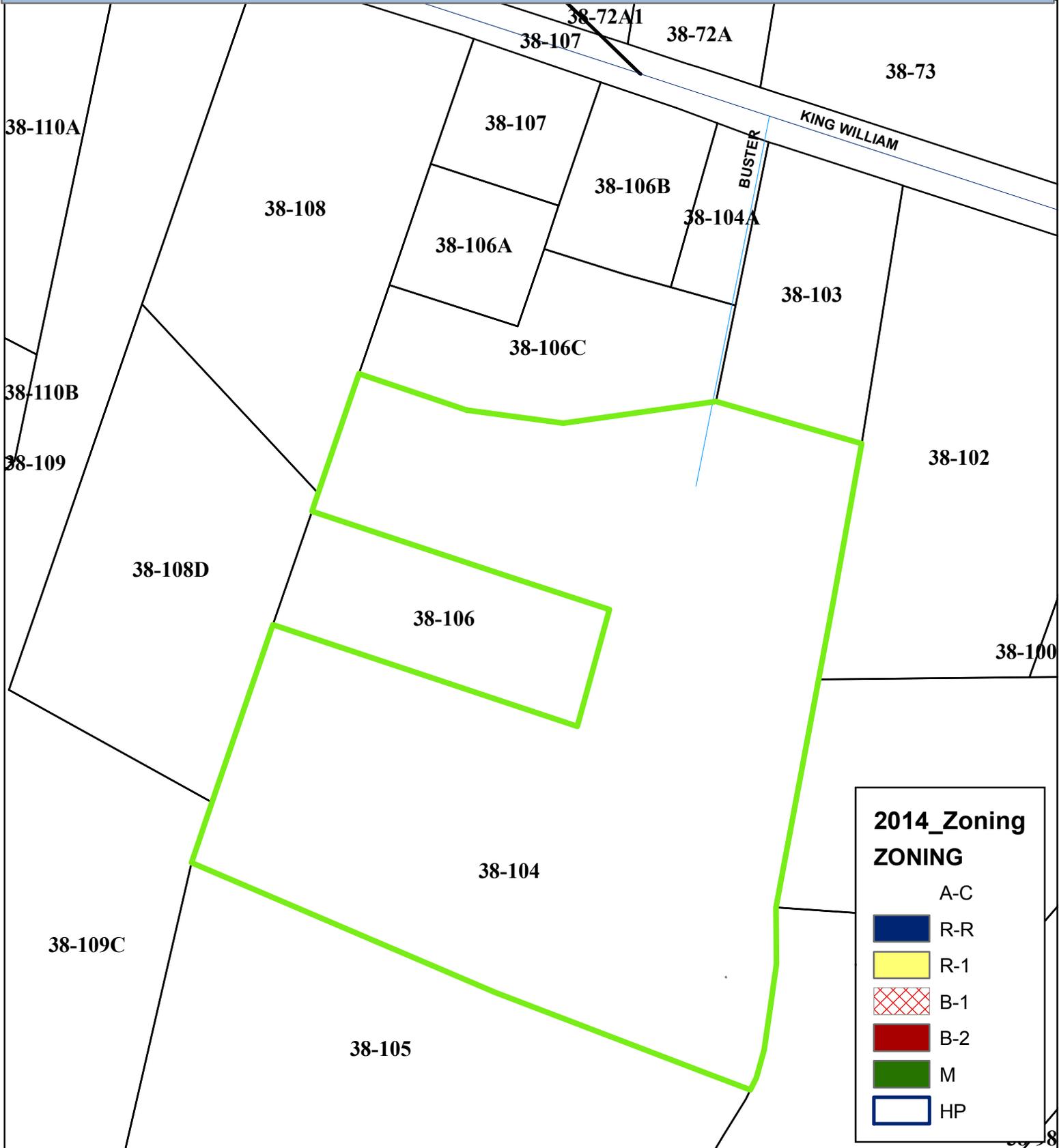
Tax Parcel: 38-104



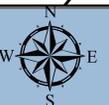
Case: V-02-20

Owner: Russell & Joyce Carter/Applicant:: Antonio Jones

Tax Parcel: 38-104



0 100 200 400 600 800 Feet



7a.

Unfinished Business
39th Certified BZA Program

[Summary](#)[Register Now](#)

39th Certified Board of Zoning Appeals Program

October 8, 2020–
December 10, 2020
8:00 AM-3:30 PM

VCU Raleigh Building
1001 W. Franklin Street, Room
B-001
Richmond, VA 23284

The Certified BZA Program is designed to provide each registrant with a comprehensive overview of zoning in Virginia and the critical role the BZA plays in deciding issues involving zoning and zoning decisions. The course covers the legal foundations of zoning as well as the duties, powers and responsibilities of the BZA. The program also reviews the role of procedural and substantive due process in BZA deliberations as well as principles of meeting management and decision making.

The BZA class consists of three parts: an in-person opening session, home study, and an in-person closing session. The dates of the opening and closing sessions are as follows:

Opening session: October 8-9

Closing session: December 10

Countdown to the Event

50

DAYS

16

HOURS

41

MINUTES

25

SECONDS

Register By

October 1, 2020 11:59 PM

Register Now

[Already registered?](#)

Contact Us

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