



AGENDA

BOARD OF ZONING APPEALS TOWN OF WARRENTON

August 5, 2014
5:00 PM

1. Call to Order
2. Establishment of a Quorum
3. Approval of Minutes: June 3, 2014
4. **Public Hearings:**
 - A. **BZA #14-02. Application for a Variance pursuant to Section 2-19.1 Fences and Walls, of the Town of Warrenton 2006 Zoning Ordinance.** The request is for a Variance to the height requirements for a fence within the area bounded by the front setback and side lot lines, which is limited to four (4) feet per the Ordinance. The request would permit the owner to install a wood fence six (6) feet in height within the area bounded by the front setback and side lot lines to enclose a green space to be leased for the school's use. The lot is on Green Street (GPIN 6984-32-8680) and zoned Residential Multi-Family (RMF). The owner is Mary Byrne McDonnell and the applicant is St. James Episcopal School.
 - B. **BZA #14-03. Application for a Variance pursuant to Section 3-4.10.4, Lot and Yard Regulations for the Commercial District of the Town of Warrenton 2006 Zoning Ordinance.** The request is for a Variance to the restriction of off-street parking areas forward of the front setback line, which is sixty (60) feet in the Commercial District. The request would permit the owner to accommodate the off-street parking requirements of the Zoning Ordinance, the topography to limit slopes along accessibility routes, and provide safe access for customers and circulation for delivery trucks. The lot is to the north of 238 Broadview Avenue and is identified as Broadview Acres Subdivision, Lot 8 Block A (GPIN 6984-17-0485) and is zoned Commercial (C). The owner is Shantam Holding LLC and the applicant is Advance Auto Parts Inc.
5. Old Business
6. New Business
7. Adjourn