



BOARD OF ZONING APPEALS AGENDA
WEDNESDAY, AUGUST 28, 2019 @ 4:30 P.M.
CONFERENCE ROOM
6TH FLOOR, CITY HALL
801 CRAWFORD STREET

CALL TO ORDER **Curtis Gunn, Chairman 4:30 pm**

ROLL CALL **7 Members Present**
Absent Members: Stevenson

TRANSCRIPT OF THE MARCH 27, 2019 PUBIC HEARING **Approved 7-0**

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- NEXT MEETING: **SEPTEMBER 25, 2019 @ 4:30 P.M.**
(6TH FLOOR CONFERENCE ROOM)

BOARD OF ZONING APPEALS RULES LIMIT A SPEAKER UP TO FIVE (5) MINUTES

PUBLIC HEARING ITEM:

Approved 7-0
106 Afton Parkway - (CRADOCK) CPN: 04040110. (UR) Urban Residential District. Nancy Covington request a variance from article 40.1-3.3 Subsection (E) of the Portsmouth Zoning Code to allow that an accessory structure/building may be located between the principal building and any front or side street. The application of the standards of this Ordinance would result in hardship to the landowner and the need for the variance.

Approved 7-0
5617 Greenfield Drive - (GREENEFIELD FARMS) CPN: 07940080. (GR) General Residential District. Franklin Baker request a variance from article 40.1-3.3 Subsection (D) of the Portsmouth Zoning Code to allow that an Accessory Structure/Building may be located between the principal building and any front or side street. The application of the standards of this ordinance would result in hardship to the landowner and the need for the variance. If approved the variance would permit a Detached Accessory Structure to be located between the principle dwelling and the front street, it would decrease the required front yard setback from 25' to approximately 10', decrease the side yard setback from 10' to approximately 6' and allow the height of the structure to exceed the 12' in height standard to 15'.

Denied
7-0

[84 Webster Avenue](#) - **(PARK VIEW)** CPN: 00300290. (HR) Historic Residential District. Joseph V. Sherman request a variance from the following: Section 40.1-3.6 Special Base Zoning Districts Subsection (E): Historic Districts [6] Accessory buildings must observe a five-foot rear yard setback. Side Yard Setbacks shall be as established per 40.1-3.6(E)(4)(c)(ii) Lots 30 feet wide or wider shall maintain side yards of at least five feet. (iii) No new construction shall be located within a required side yard. If approved the variance would permit a Detached Accessory Structure to decrease the side yard setback from 5' to approximately 0.2 and the rear yard from 5' to approximately 0.3. New development or redevelopment within a historic district requires approval of a certificate of appropriateness.

Approved 6-1
Moody

[3003 Carney Street](#) - **(GREEN ACRES)** CPN: 07670181. (NR) Neighborhood Residential District. Kevin and Sherri Crum request a variance from ARTICLE 40.1-3:Section 3.3 Residential Base zoning Districts Subsection (C): Required side yard minimum setback , The lesser of: 10 ft. or the average side yard on lots within 300 feet along the same block face, provided there are 3 or more lots with existing residential structures within the 300-foot area - except no side yard shall be less than 5 feet unless part of a zero side lot line development. The application of the standards of this ordinance would result in hardship to the landowner and the need for the variance. If approved the variance would permit a Single family dwelling to be located at the side yard property line and would decrease the required setback from 10' to approximately 0'.

Approved 7-0

[3308 Dartmouth Street](#) - **(WESTHAVEN PARK)** CPN: 03130360. (UR) Urban Residential District. Sherri Riddle request a variance of 40.1-5: DEVELOPMENT STANDARDS -5.1 Off-Street Parking, Loading, and Circulation Subsection (O): Driveway Standards (6) Lots with two or more driveways along the same street frontage shall provide at least 75 feet between driveways. The application of the standards of this ordinance would result in hardship to the landowner and the need for the variance. If approved the variance would permit a second driveway less than 75' between driveways on the same street frontage

Deferred to
September
25, 2019
7-0

[738 and 742 Florida Avenue](#) - **(PORT NORFOLK)** CPN: 01660450, 01660460. (IL) Light Industrial District. David Johnson on behalf of Timmons Group request a relief of Zoning Ordinance Section 40.1-4: Use Standards Section 4.3 Subsection (D)(3)(c) before the Board of Zoning Appeals that says a Warehouse (Distribution or Storage) shall be located at least 500 feet from any residential district, school, or day care center. Approval of the Variance Permit shall authorize only the particular variance that is approved, the use is contingent on meeting all other conditions and securing all other permits required by the ordinance or any other applicable ordinance and regulations of the city.

ADJOURNMENT : 6:04pm