



**BOARD OF ZONING APPEALS AGENDA  
WEDNESDAY, NOVEMBER 29, 2023 @ 4:30 P.M.**

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF OCTOBER 25, 2023 PUBLIC HEARING MINUTES:**

**APPROVAL OF JULY 18, 2023 JOINT PLANNING COMMISSION/BZA MINUTES:**

**OLD BUSINESS: The amendment to City Code Ch. 40.2 Zoning Ordinance for a Special Exception to request modification of the required side yard setback on interior lots 30 feet in width or less was adopted by City Council on November 14, 2023.**

**NEW BUSINESS: The amendment to City Code Ch. 40.2 Zoning Ordinance to prohibit privately operated correctional facilities scheduled to be heard by City Council December 12, 2023.**

**ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS:**

- **NEXT MEETING: JANUARY 24, 2024 @ 4:30 P.M.**

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

1. **600 Windsor Rd (Park Manor)**, CPN: 06460150, Zoning District: Urban Residential, (UR). Steve Rosso, on behalf of Jane Bailey, requests a Variance of *City Code Ch. 40.2 Zoning Ordinance Table 40.2-218(1) Area and Bulk Requirements* to reduce the corner side yard setback from 10 feet to 3 feet on the right corner side of the property in order to construct an attached carport on an 88.24 ft. wide corner lot with an existing single-family dwelling.
2. **SE-23-06 (Prentis Park)** 926 Fayette Street, CPN: 00570410, Zoning District: Urban Residential (UR). Gary Muhammad, with Pyramid Investment Group, Inc., requests a Special Exception before the Board of Zoning Appeals (BZA) in accordance with *Zoning Ordinance Sec. 40.2-535(B) (13)* to authorize a reduction of the required side yard setbacks from 7 feet to 3 feet to construct a detached single-family dwelling on a lot 25 feet in width and 113 feet in depth. The property is owned by Katrina R. Muhammad and is identified as Tax Map 57, Parcel 410. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this parcel for Mixed Residential uses.
3. **SE-23-07 (Brighton)** 2607 Roanoke Avenue, CPN: 01290060, Zoning District: Urban Residential (UR). Gary Muhammad, with Pyramid Investment Group, Inc., requests a Special Exception before the Board of Zoning Appeals (BZA) in accordance with *Zoning Ordinance Sec. 40.2-535(B) (13)* to authorize a reduction of the required side yard setbacks from 7 feet to 3 feet to construct a detached single-family dwelling on a lot 25 feet in width and 160 feet in depth. The property is owned by Katrina R. Muhammad and is identified as Tax Map 129,

Parcel 60. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this parcel for Mixed Residential uses.

4. **SE-23-04 (Prentis Place)** 1618 Prentis Av, CPN: 00690350, Zoning District: Multi-Family Urban Residential (UR-M). David Perry, with David Perry Realty, LLC, requests a Special Exception before the Board of Zoning Appeals (BZA) in accordance with *Zoning Ordinance Sec. 40.2-535(B)(13)* to authorize a reduction of the required side yard setbacks from 7 feet to 3.5 feet and 5.5 feet to construct a detached single-family dwelling on a lot 25 feet in width and 100 feet in depth. The property is owned by Portsmouth Redevelopment and Housing Authority (PRHA) and is identified as Tax Map 69, Parcel 35. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this parcel for Mixed Residential uses.
5. **SE-23-05 (Greenbrier)** 9 Llewellyn Street, CPN: 03770040, Zoning District: Urban Residential (UR). Antonio West requests a Special Exception before the Board of Zoning Appeals (BZA) in accordance *Zoning Ordinance Sec. 40.2-402(B)(8)* to authorize the expansion of a nonconforming structure. The applicant requests to construct an addition to the rear of the existing dwelling. The property is owned by Carlos Medina and is identified as Tax Map 377, Parcel 4. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this parcel for Low to Medium Density Single-Family Residential use.
6. 4225 Burnham Drive, CPN: 08740050, (Edgefield) GR-General Residential District. **CASE HAS BEEN DEFERRED TO THE JANUARY 2024 MEETING.**

**If the public would like to provide comments on these applications, please feel free to fax us at (757) 393-5223, mail a letter to the Zoning Office, 801 Crawford Street Portsmouth, Virginia 23704-3822, email us at millhousek@portsmouthva.gov or attend the meeting that day. Please submit correspondence prior to the public hearing day. If you would like to speak with us, we can be reached at 757-393-8836.**

**-ADJOURNMENT-**