



*County of Roanoke*  
**BOARD OF ZONING APPEALS**

**Mr. Eric Thomas, Chairman**  
**Mr. Richard Jones, Jr., Vice-Chairman**  
**Mr. Eldon Karr**  
**Mr. Carlton Wright**  
**Mr. Barry Beckner**

**Vinton District**  
**Catawba District**  
**Windsor Hills District**  
**Hollins District**  
**Cave Spring District**

**ROANOKE COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**

**Wednesday, January 15, 2014**

**BUSINESS MEETING ONLY: 4:00 P.M.**  
**(Roanoke County Administration Center, Conference Room 215)**

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes: September 18, 2013
- D. Election of Officers
- E. Approval of 2014 Schedule of Public Hearings
- F. Appointment of Secretary and Alternates
- G. Comments of the Board and Staff
- H. Adjournment



# *County of Roanoke* **BOARD OF ZONING APPEALS**

**PUBLIC HEARING MINUTES  
SEPTEMBER 18, 2013**

**BZA Members Present:** Mr. Eric Thomas, Chairman  
Mr. Barry Beckner  
Mr. Richard Jones  
Mr. Eldon Karr  
Mr. Carlton Wright

**Staff Present:** Mr. Chris Patriarca, Alternate Secretary  
Ms. Ruth Ellen Kuhnel, Senior Assistant County Attorney  
Ms. Susan McCoy, Recording Secretary

## **CALL TO ORDER**

Mr. Thomas called the meeting to order at 7:00 p.m.

## **APPROVAL OF AGENDA**

Mr. Jones made a motion to approve the agenda. Mr. Wright seconded the motion, which passed 5-0.

## **APPROVAL OF MINUTES**

Mr. Karr made a motion to approve the May 15, 2013, minutes. Mr. Jones seconded the motion, which passed 5-0.

## **PUBLIC HEARING**

The petition of a variance requested by W. Radford Thomas and Sue S. Thomas of Section 30-41-3(B)1a of the Roanoke County Zoning Ordinance to reduce the minimum front setback for a principal structure from the required 30 feet to a proposed 21 feet. The purpose of this request is to construct an attached carport addition to an existing primary structure located at 4853 Hunting Hills Drive, Cave Spring Magisterial District. Mr. Chris Patriarca wrote the staff report and was present to answer questions regarding the variance request.

Mr. Radford Thomas discussed access and topography issues of his property, noting the previous owner removed many of the trees from the backyard.

Mr. Karr inquired if the requested variance of the front setback was from the overhang or the post structure. Mr. R. Thomas stated he would be able to make it from the overhang. He stated the slope of the driveway increases difficulty of building on the property. Mr. Karr discussed the possibility of needing a retaining wall if the existing berms are excavated.

Mr. E. Thomas inquired if the petitioner has received any objections regarding the request. Mr. R. Thomas stated he has not received any objections from neighbors.

Mr. Thomas opened the public hearing for public comment

With no citizens requesting to speak, Mr. Thomas closed the public comment portion of the meeting.

Mr. Wright made a motion to approve the variance request based on the findings: the property was acquired by the owner in good faith, that the property is an unusual shape, topography, and a strict application of the zoning ordinance would affect the use of the property, such hardship is not shared generally by other properties in the same zoning district and the same vicinity, the authorization of the variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting the variance. The motion included the following condition:

1. The berm on the property shall remain intact.

Mr. Jones seconded the motion which passed with the following vote:

AYES: Beckner, Jones, Karr, Thomas, Wright  
NAYES: None  
ABSTAIN: None

**COMMENTS**

Mr. Patriarca stated the BZA Public Hearing scheduled for October 1, 2013, has been canceled since no petitions have been received.

There being no further business, Mr. Thomas adjourned the meeting at 7:12 p.m.

Respectfully Submitted,

---

Susan McCoy, Recording Secretary  
Roanoke County Board of Zoning Appeals

---

John Murphy, Secretary for Christopher Patriarca, Alternate Secretary  
Roanoke County Board of Zoning Appeals

**ROANOKE COUNTY  
BOARD OF ZONING APPEALS  
SCHEDULE OF PUBLIC HEARINGS  
2014**

**APPLICATION DEADLINES**

JANUARY 3, 2014

FEBRUARY 7, 2014

MARCH 7, 2014

APRIL 4, 2014

MAY 2, 2014

JUNE 6, 2014

JULY 2, 2014

AUGUST 1, 2014

SEPTEMBER 5, 2014

OCTOBER 3, 2014

NOVEMBER 7, 2014

DECEMBER 5, 2014

**PUBLIC HEARINGS**

FEBRUARY 19, 2014

MARCH 19, 2014

APRIL 16, 2014

MAY 21, 2014

JUNE 18, 2014

JULY 16, 2014

AUGUST 20, 2014

SEPTEMBER 17, 2014

OCTOBER 15, 2014

NOVEMBER 19, 2014

DECEMBER 17, 2014

JANUARY 21, 2015

**ALL PUBLIC HEARINGS HELD IN THE BOARD MEETING ROOM  
ROANOKE COUNTY ADMINISTRATION CENTER  
5204 BERNARD DRIVE, ROANOKE  
7:00 P.M.**