

Town of Christiansburg  
Board of Zoning Appeals

100 East Main Street  
Christiansburg, Virginia 24073-3029  
Telephone: (540) 382-6128  
Fax: (540) 382-7338  
July 30, 2015

To all concerned parties:

**Board of Zoning Appeals**

Chairperson  
James C. Stewart

Secretary  
Tacy Newell-Foutz

Other Members  
Karen Drake  
James W. Kirk  
H. Earnest Wade

**Planning Director**  
Nichole Hair

**Town Manager**  
Barry D. Helms

**Town Attorney**  
Gynn, &  
Waddell, P.C.

Notice is hereby given that the Christiansburg Board of Zoning Appeals will be meeting in the Christiansburg Town Hall located at 100 E. Main Street, Christiansburg, Virginia on **Thursday, August 6, 2015 at 7:00 p.m.** for the purpose of allowing the full Board to review the following:

1) A request by George Gray for a variance to Section 42-130 of Chapter 42 "Zoning" of the Christiansburg Town Code for property at 45 Clearview Drive (tax parcel 526 – ((A)) - 46) in the B-3 General Business District. Section 42-9130 applies to setbacks and states: "Structures shall be located 30 feet or more from any street right-of-way, or, in the event that buildings are already constructed on the same side of the street in the same block, no new structure shall be closer to the street right-of-way line than a distance equal to the average of the distance to the street right-of-way of all existing structures in the same block on the same side of the street. This shall be known as the setback line. See article XVII for special setback regulations pertaining to the widening of highways and streets. Parking lots shall have a minimum setback of 15 feet from any street right-of-way." The requested variance is to allow a detached garage with a setback from Bower Street right-of-way of approximately 18 feet (rather than 35 feet).

A copy of the preceding application, the Town's Zoning Map and Zoning Ordinance may be viewed in the Office of the Planning Director, 100 E. Main Street, Christiansburg, VA 24073-3029 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Written comments may be sent to the preceding address; please allow adequate mailing time.

Sincerely,

*Sara Morgan*

*for* Tacy Newell-Foutz, Secretary  
Christiansburg Board of Zoning Appeals

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