

The Christiansburg Board of Zoning Appeals met on Thursday, July 10, 2014 at 100 East Main Street, Christiansburg to conduct a Public Hearings. Present were James Stewart, Chairman, Tacy Newell-Foutz, Secretary; member James L. Kirk and Nichole Hair, Planning Director. Member H. Earnest Wade was absent.

Ms. Hair informed the Board that approximately five applications for the vacancy had been received by the Town Manager, who would refer the matter to Council which will decide on how to fill the position.

At 7:30 pm, the Public Hearing was opened to receive information on an application submitted by Steve Hiatt for a variance to Section 42-97 (b) of Chapter 42 "Zoning" of the *Christiansburg Town Code* for property located at 220 Baldwin Lane, SW (tax parcel 557-(6)-26) in the R-1 Single Family Residential District.

Section 42-97 (b) applies to rear yards and states: "Each main structure shall have a rear yard of 35 feet or more." The requested variance is to allow a rear yard of 29 feet (rather than 35 feet).

Applicant Steve Hiatt was present to answer questions and provided renderings of the proposed two car garage. It was noted the application indicated "detached" whereas the intent is to construct a 30' x 30' attached two car garage. He indicated that the topography would not allow construction of a detached garage as entry clearance would be too low. He indicated this was his primary residence.

Ms. Hair confirmed this property was in a platted subdivision. Chairman Stewart noted that setbacks had been modified from 30' to 35' feet, a change from when this property was initially developed. It was noted that several of the residences in this area had accessory buildings placed in yards, in conformance with Code.

Mr. Kirk asked whether adjoining property owners had been notified. Ms. Hair confirmed this had been done, as well as posting the property about the Public Hearing, noting no comments had been received.

There being no further speakers, the Chairman closed the Public Hearing at 7:40 pm.

Board members discussed the existing character of this community and reviewed related documents.

Mr. Kirk made a motion to approve the variance application, noting that without such it presented an inability to improve the property which would present a hardship not generally shared by other properties in the same zoning district. Ms. Newell seconded the motion. AYES: Stewart, Kirk, Newell. Motion carried.

There being no further business, the meeting was adjourned at 7:45 pm.

Respectfully submitted by:

Tacy L. Newell, Secretary

11-July-2014