



BOARD OF ZONING APPEALS

AGENDA

October 16, 2023

4:00 P.M.

Agenda

1. Call To Order

Members of the public have been invited to attend in person or access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at www.regionalwebtv.com/fredcc, or Facebook live at [WWW.FACEBOOK.COM/FXBGGOV](https://www.facebook.com/fxbggo).

2. Determination Of A Quorum

3. Determine Public Notice Requirements Have Been Met

4. Disclosure Of Ex Parte Communication

5. Disclosure Of Conflicts Of Interest

6. Approval Of Agenda

6.A. October 16, 2023 Agenda

Documents:

[2023-10-16 AGENDA.PDF](#)

7. Approval Of Minutes

7.A. Draft Minutes March 20, 2023

Documents:

8. Public Hearing Items

Citizens who wish to comment on the public hearing without attending the meeting will be able to send their comments in writing by (1) delivering to the Community Planning and Building office located at 601 Caroline Street - 4th Floor, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, or (3) email to planning@fredericksburgva.gov. Comments must be received by 1:00 p.m. the day of the meeting. These comments will be read out loud during the public comment portion of the Board of Zoning Appeals meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address the topic of the public hearing. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

8.A. Variance FY24-0001

Emory and Elaine Farmer are requesting a variance to Section 72-31.3 of the Zoning Ordinance to construct an addition on rear of the existing single-family detached dwelling at 1106 Winchester Street/GPIN 7779-95-8290. The request is to reduce the rear yard setback from 24 feet to 17 feet, for a reduction of 7 feet. The parcel is in the R-4 Residential Zoning District and the property owner is Ellen S. Jarrell Rev. Trust.

Documents:

- [1 VAR2024-01_BZA STAFF REPORT.PDF](#)
- [2_DRAFT RECORD OF DECISION.PDF](#)
- [3_ APPLICATION VARIANCE 1106 WINCHESTER STREET.PDF](#)

9. Other Business

10. General Public Comments

A general public comment period is provided at each regular meeting for comments by citizens regarding any matter related to Board of Zoning Appeals business that is not listed on the agenda for public hearing. The Chair will request that speakers state their name, address and zip code; observe the three-minute limit, and yield the floor when the Clerk indicates their time has expired. No dialogue between speakers will be permitted.

Citizens who wish to make general public comments without attending the meeting will be able to send their comments in writing by (1) delivering to the Community Planning and Building office located at 601 Caroline Street - 4th Floor, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404 (3) email to planning@fredericksburgva.gov. Comments must be received by 1:00 p.m. the day of the meeting. The plan is to read these comments out loud during the public comment portion of the Board of Zoning Appeals meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 3 minutes or less (read

aloud); and address a topic of City business. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

11. Staff/Board Comments

12. Adjournment