



**BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING**

**September 20, 2021
4:00 P.M.**

Notice is hereby given that the Board of Zoning Appeals of the City of Fredericksburg, Virginia, will hold a public hearing beginning at 4:00 p.m. on Monday, September 20, 2021, on the following applications. **The meeting can be viewed live on Cox Channel 84 and Verizon Channel 42, on the City's Facebook page, and at <https://www.regionalwebtv.com>.**

- A) **2607 Charles Street** – Christopher Hallberg requests a variance and a fence special exception for 2607 Charles Street/GPIN 7779-79-8783, which is located 60 feet north of the intersection of Charles and Bridgewater Streets. The property is zoned Creative-Maker. The Comprehensive Plan designates this parcel as T-5M Core-Maker Zone, which is characterized as up to 12-24 units per acre and a commercial Floor-Area-Ratio of 1.0-3.0

The applicant requests a fence special exception to erect a chain link fence. Unified Development Ordinance Section 72-56.4 prohibits chain link fences in the Creative-Maker zoning district. The applicant desires to put a chain link fence for security.

The first variance request is from Unified Development Ordinance Appendix I Section 6-2 'Building Type 2', which requires a rear setback of 20 feet for multifamily, non-residential, and mixed-use buildings and a rear setback of 24 feet for residential structures. The applicant requests a rear setback of 5 feet, so as to enlarge the main structure.

The applicant also requests a variance from Unified Development Ordinance 72-82.4.B.2, which regulates side setbacks. The side setback for the property is 5 feet, and the applicant wishes to have side setbacks of 0 feet, so as to enlarge the main structure. **SEF2021-01, VAR 2021-01**

- B) **812 Weedon Street** – John Mersiovsky requests a variance for 812 Weedon Street/GPIN 7779-93-6198, which is located 165 feet south-east of the intersection of Weedon and Hanover Streets. The property is zoned Residential-8. The request is for a variance from Unified Development Ordinance Section 72-31.4.B, which requires a rear setback of 24 feet. The applicant desires a rear setback of 5 feet to put an addition to the rear of the house. The Comprehensive Plan designates this parcel as T-3 Sub-Urban, which is characterized as 4-8 units per acre and a commercial Floor-Area-Ratio of up to .5. **VAR 2021-02**

The application may be examined online on the City's website at <https://www.fredericksburgva.gov/1098/Public-Notices>, or by request for a mailed copy. Contact 540-372-1179 to request a mailed copy. Additional information will be available on the City website, by close of business on September 15, 2021. Please check the Public Information page <https://www.fredericksburgva.gov/AgendaCenter>.

The Board of Zoning Appeals public hearing will be held as an in person meeting. Written comments on the hearings may be submitted in one of the following ways:

- (1) dropping them in the Deposit Box at City Hall,
- (2) U.S. Mail (PO Box 7447, Fredericksburg, VA 22404), or
- (3) e-mail to Planning@fredericksburgva.gov.

Comments received before 3:00 p.m. on September 20, 2021, will be read into the record at the Board of Zoning Appeals meeting.

Jay Jarrell III
Board of Zoning Appeals Vice-Chairman
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Run Dates: September 6 and September 13, 2021