



## BOARD OF ZONING APPEALS NOTICE OF PUBLIC HEARING

**September 19, 2022**  
**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 in Council Chambers of City Hall (715 Princess Anne Street) beginning at 4:00 p.m. on **September 19, 2022**, 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>.

1. **Variance FY2023-01: Hamilton Palmer** is requesting three variances in order to construct a garage at 307, 309, and 311 Prince Edward Street (GPINS 7789-12-8624/ 7789-12-8616/ 7789-12-8608) These parcels are located approximately 110 feet south-east of the intersection of Frederick Street and Prince Edward Street, and are zoned Residential-8. The Comprehensive Plan identifies these properties as Transect T-4 General-Urban. The requested variances are:

- A variance from Unified Development Ordinance Section 72-42.2.B.7 *"No accessory use shall be located on a lot prior to development of an associated principal use."*
  - Applicant seeks to construct a garage prior to building a principal structure at 309 Prince Edward Street.
- A variance from Unified Development Ordinance Section 72-42.3.C *"No accessory use or structure shall be closer than five feet to a side or rear lot line, except that if the principal structure has a setback of less than five feet, then the setback of an accessory structure may be the same as exists for the principal structure. No accessory use or structure requiring a building permit within the R-2, R4, or R-8 zoning districts shall be closer than five feet to the principal structure"*.
  - The proposed garage will cross property lines and have reduced side setbacks on all three properties.
- A variance from Unified Development Ordinance Section 72-42.4 *"No accessory structure shall exceed 25 feet in height, or 12 feet in height if located in a side or rear yard."*
  - The proposed garage may be built up to 14 feet in height.

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 16, 2022. 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 drop box located in the lobby of the Executive Plaza - 601 Caroline Street,
- (2) U.S. Mail (PO Box 7447, Fredericksburg, VA 22404), or
- (3) e-mail to [Planning@fredericksburgva.gov](mailto:Planning@fredericksburgva.gov).

Comments received before 1:30 p.m. on September 19, 2022, will be read into the record at the Board of Zoning Appeals meeting.