

**MINUTES
BOARD OF ZONING APPEALS
TOWN OF SHENANDOAH**

JANUARY 5, 2023

The Shenandoah Board of Zoning Appeals held a meeting and public hearing on Tuesday, January 5, 2023. The meeting was called to order at 4:30 p.m.

ATTENDANCE: Members present were: Chair Brenda Haggett; Vice Chair Jonathan Comer; Members Matt Queen, and Ian Rudolph.

Members absent were: Member Jennifer Bowling.

Others attending were: Town Clerk Lora Jenkins.

Citizens: Fire Chief Dustin Lucas; Treasurer David Huffman, Shenandoah Fire Company; Linda Rose; Jean Stanley

Media: None.

APRIL 19, 2022 PUBLIC HEARING MEETING MINUTES

A *motion* was made by Member Rudolph, *seconded* by Member Comer, to approve the *Public Hearing Meeting Minutes* held on April 19, 2022, as presented.

Members vote was as follows:

YEA: Chair Haggett
Vice Chair Comer
Member Queen
Member Rudolph

NAY: None.

Abstain: None.

Absent: Member Bowling

VOTE: Unanimous in favor of motion.

Chair Haggett opened the public hearing at 4:31 p.m. She stated the purpose of the public hearing was regarding a variance request from Shenandoah Volunteer Fire Co, Inc. who owns a parcel of property located at 420 Second Street, Shenandoah, VA, and 201 Pennsylvania Avenue, Shenandoah, VA identified by tax map number 102A3-(1)-E lots 9, and 10 and now approved to be combined as one lot. The applicant is requesting a variance be granted, on the above referenced property, to allow for the construction of a 108' x 60' addition.

This property is zoned R-2 and Section 50-67 of the Town of Shenandoah Zoning Ordinance has

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a setback requirement of 25 feet from rear yard. The applicant is requesting a variance from the 25-foot setback requirement to a 2-foot rear yard setback, to allow construction of this proposed addition.

If approved, this variance will allow for a new addition to be constructed which will set 2-foot from the rear property line-next to the alley, to house existing and future equipment. The structure is not large enough to house fire trucks unless they are special ordered, which is very costly.

Chair Haggett inquired if there was anyone present to speak *for* the variance request?

Chief Dustin Lucas stated the Volunteer Fire Company is at a financial standpoint where they can build an addition. The building is 50 plus years and is not designed for the size of current apparatuses. Currently, they have apparatuses which have to sit outside because there is no room in the Fire Hall. A tanker has to be drained of water to avoid freezing because it sits outside.

Linda Rose asked if the bay doors will open to the alley?

Chief Lucas stated 3 bays will open on Pennsylvania Avenue and 2 bays will open on Second Street. The addition will not hinder the alley in any way, the alley can still be used.

Treasurer David Huffman stated there will be a 30-40 foot apron with the new bays which will allow room for the Fire Company to prepare or clean the apparatuses without blocking the sidewalk or roads. The current fire hall does not have this apron.

Chair Haggett inquired if there was anyone present to speak *against* the variance request?

There was no one present to speak against the variance request.

Chair Haggett closed the public hearing at 4:36 p.m. She inquired if any Board Members had any questions?

There being no questions, a *Motion* was made by Vice Chair Comer, *seconded* by Member Queen, to recommend approval of the variance request as submitted by the Shenandoah Volunteer Fire Co, Inc to allow a variance from the 25-foot setback requirement to a 2-foot rear yard setback, to allow construction of a 108' x 60' addition.

Members vote was as follows:

YEA: Chair Haggett
Vice Chair Comer
Member Queen

NAY: None.

Abstain: Member Rudolph*

Absent: Member Bowling

VOTE: Unanimous in favor of motion.

*Member Rudolph abstained as he is a Member of the Shenandoah Volunteer Fire Co, Inc

ADJOURNMENT: There being no further business, a *Motion* was made by Member Rudolph, *seconded* by Member Queen, to adjourn the meeting at 4:38 p.m.

Members vote was as follows:

YEA: Chair Haggett
Vice Chair Comer
Member Queen
Member Rudolph

NAY: None.

Abstain: None

Absent: Member Bowling

VOTE: Unanimous in favor of motion.

Approved: 
Daniel E. Haggett, Chair

Attested: 
Angela Schrimsher, Town Clerk