

## September 28, 2010 BZA Agenda

### STAFFORD COUNTY BOARD OF ZONING APPEALS

#### AGENDA

ADMINISTRATION CENTER  
BOARD CHAMBERS  
1300 COURTHOUSE ROAD

September 28, 2010  
REGULAR MEETING  
7:00 P.M.

A. Call to Order by Chairman

B. Roll Call

C. Determination of a Quorum

D. Declarations and Disqualifications

#### PUBLIC HEARINGS

1. **A10-2/1000064 - H. CLARK LEMING** - Appeal of the Zoning Administrator's electronic mail dated March 18, 2010, regarding reconsideration of the January 14, 2010, vesting determination for Chesapeake-Stafford & Associates, LLC, Assessor's Parcel 38-83H, on Venture Drive in the Wyche Industrial Park.

2. **V10-3/1000197 - H. CLARK LEMING** - Requests a Variance from Stafford County Code, Section 28-256(c)(1), "Required standards and improvements generally", to reduce the required right of way dedication for future development on Assessor's Parcel 44-75. The property is zoned B-2, Urban Commercial, located at 1006 Warrenton Road.

3. **V10-4/1000238 - BRUCE PHILLIPS** - Requests a Variance from Stafford County Code, Section 28-35, Table 3.1, "District Uses & Standards", A-1, Agricultural, of the front yard requirement for an existing single family dwelling on Assessor's Parcel 56E-13. The property is zoned A-1, Agricultural, and is located at 315 Sandy Ridge Road.

4. **V10-5/1000242 - RYAN P. MAGEE** - Requests a Variance from Stafford County Code, Section 28-35, Table 3.1, "District Uses & Standards", R-1, Suburban Residential, of the side yard setback and Section 28-38(c) "Performance regulations, Accessory Buildings/Structures", to allow an accessory structure to remain closer than the required ten (10) feet of any other structure on Assessor's Parcel 22D-2A-287. The property is zoned R-1, Suburban Residential, and is located at 44 Barclay Lane, Stonebridge at Widewater Subdivision.

5. **V10-6/1000244 - H. CLARK LEMING** - Request a Variance from Stafford County Code, Section 28-62(f) "Development Conditions" and 28-62(g)(2) "General Performance Criteria", to permit encroachment of the Critical Resource Protection Area for the construction of a quarry on portions of Tax Map 19 parcels 64 and 65. The property is zoned A-1, Agricultural, and M-2, Heavy Industrial, located at 80 Toluca Road and 100 Vulcan Quarry Road.

#### UNFINISHED BUSINESS

6. **A10-5/1000198 - H. CLARK LEMING** - Appeal of the Director of Planning and Zoning's determination at the July 7, 2010 Planning Commission meeting regarding Stafford County Code, Section 28-256(c)(1) pertaining to dedication of ultimate right of way.

7. **A10-1/1000030 - CLARK LEMING** - Appeal of the Zoning Administrator's vesting determination dated January 14, 2010, regarding vesting of land use under the M-1, Light Industrial zoning district, Chesapeake-

Stafford & Associates, LLC, Assessor's Parcel 38-83H, on Venture Drive in the Wyche Industrial Park. This parcel was zoned to B-3, Office, on March 18, 2008.

OTHER BUSINESS

8. Discussion of Bylaws

ADOPTION OF MINUTES

9. August 24, 2010

ZONING ADMINISTRATOR REPORT

ADJOURNMENT