

# STAFFORD COUNTY BOARD OF ZONING APPEALS

## AGENDA

ADMINISTRATION CENTER  
BOARD CHAMBERS  
1300 COURTHOUSE ROAD

SEPTEMBER 22, 2009  
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. **SE09-4/2900207 - ROSE PANTAZIS** - Requests a Special Exception per Stafford County Code, Section 28-35, Table 3.1 "District Uses & Standards", R-1, Suburban Residential, to allow an office as a Home Business on Assessor's Parcels 30A-3-17 & 18. The property is Zoned R-1, Suburban Residential, located at 12 Stafford Avenue.
2. **A09-2/2900205 - DGF LAND COMPANY LLC AND JOHN FIELDS** - Appeal of the Zoning Administrator's determination letter dated June 18, 2009 regarding violation of the requirement to construct an enclosed building for the crushing process and removal of automobile fluids, Section 28-39(b)(1), "Performance standards in M-1 & M-2 districts", on Assessor's Parcels 22-28B & 28E, zoned M-2, Heavy Industrial, located at 164 and 182 Norman Road.
3. **A09-3/2900213 - SEVEN LAKES HOMEOWNER'S ASSOCIATION** - Appeal of the Zoning Administrator's letter dated June 26, 2009 stating Stafford County has no authority to regulate a subdivision sign to reflect the approved name of the subdivision on Assessor's Parcel 27F-2-B1. The property is zoned A-1, Agricultural, located in the Christy Farms Subdivision.
4. **A09-4/2900216 - HCS HOLDING CO, LLC** - Appeal of the Zoning Administrator's letter dated June 26, 2009 regarding a cemetery with a funeral home/chapel as accessory use on Assessor's Parcel 19-22. The property is zoned A-1, Agricultural, located at 154 Shelter Shop Road.

### UNFINISHED BUSINESS

### ZONING ADMINISTRATOR REPORT

### ADOPTION OF MINUTES

5. August 25, 2009

### OTHER BUSINESS

### ADJOURNMENT