

## STAFFORD COUNTY BOARD OF ZONING APPEALS

### AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

FEBRUARY 28, 2006  
REGULAR MEETING  
7:00 P.M.

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- A. Call to Order by Chairman
- B. Roll Call
- C. Determination of a Quorum

#### PUBLIC HEARINGS:

**SE05-03/2501662 – William & Jo Anne Cannon** – Requests a Special Exception per Stafford County Code, Section 28-35, Table 3.1, “District Uses and Standards, A-1, Agricultural”, to amend existing Rural Home Business to allow indoor weddings and small business meetings on Assessor’s Parcel 18V-3. The property is zoned A-1, Agricultural, and is located at 228 Rock Hill Church Road.

**SE05-4/2501666 – Jack Weyant, P.E., Richmond American Homes, Inc.** – Requests a Special Exception per Stafford County Code, Section 28-57 (h)(3), “Permitted Uses in the Floodway District”, to allow the construction of a proposed road on Assessor’s Parcels 29-53. The property is Zoned A-1, Agricultural, A-2, Rural Residential, and PD-2 Planned Development, located in the proposed Embrey Mill subdivision.

**V05-19/2501667 – Thomas Burkhalter** - Requests Variances from Stafford County Code, Section 28-35, Table 3.1, “District Uses & Standards, A-2, Rural Residential”, front yard requirement and Section 28-273, “Nonconforming Structures”, to allow an addition to a non-conforming single family dwelling on Assessor’s Parcel 45-278. The property is zoned A-2, Rural Residential, and is located at 134 Mountain View Road.

**SE05-06/2600089 - SAMUEL C. SMART** - Requests a Special Exception per Stafford County Code, Section 28-35, Table 3.1, "District Uses & Standards", to allow a reduction of the open space requirement on Assessor's Parcel 54F-12-1B. The property is zoned B-3, office, and is located at 230 Butler Road.

**SE05-05/2600090 - NEW LIFE COMMUNITY CHURCH OF STAFFORD** - Requests a Special Exception per Stafford County Code, Section 28-35, Table 3.1, "District Uses & Standards, A-1 Agricultural", to allow a reduction of the open space requirement on Assessor's Parcel 30-137C. The property is zoned A-1, Agricultural, located at 1449 Courthouse Road.

**VO5-20/2600091 - KEVIN SULLIVAN** - Request a Variance of Stafford County Code, Section 28-35, Table 3.1, "District Uses & Standards, M-1, Light Industrial", and Section 28-273, "Nonconforming Structures", front and side yard requirement, to allow a carport addition to an existing nonconforming structure on Assessor's Parcel 54E-3-8. The property is Zoned M-1, Light Industrial, located at 16 Pine Road.

UNFINISHED BUSINESS

REPORT BY DEPUTY ZONING ADMINISTRATOR

ADOPTION OF MINUTES

October 25, 2005

January 24, 2005

OTHER BUSINESS

ADJOURNMENT