



**BOARD OF ZONING APPEALS OF THE TOWN OF WARRENTON  
TOWN HALL  
21 MAIN STREET  
WARRENTON, VIRGINIA 20186**

**MINUTES**

**A REGULAR MEETING OF THE BOARD OF ZONING APPEALS WAS HELD ON  
NOVEMBER 1, 2022 AT 5:00 P.M. IN WARRENTON, VIRGINIA**

**PRESENT** Mr. Larry Kovalik; Ms. Melea Maybach; Ms. Betsy Sullivan; Mr. Amos  
Crosgrove; Mr. Rob Walton, Director of Community Development; Ms.  
Kelly Machen, Zoning Administrator;

**PRESENT VIA ZOOM** Mr. Martin Crim, Town Attorney

**ABSENT**

**CALL TO ORDER AND DETERMINATION OF A QUORUM**

The meeting was called to order at 5:00pm. There was a quorum of members present.

**ELECTION OF OFFICERS**

The Board briefly discussed the election of officers, no changes were made.

**APPROVAL OF MINUTES**

**Draft Minutes- July 5, 2022**

Ms. Melea Maybach motioned to approve the minutes for July 5, 2022, as presented. Ms. Betsy Sullivan Seconded. All in favor.

***Ayes: Mr. Larry Kovalik, Chair; Ms. Melea Maybach, Ms. Betsy  
Sullivan, Mr. Amos Crosgrove***

***Nays:***

***Absent During Vote:***

**PUBLIC HEARING**

BZA 2022-3- Zoning Determination Appeal for 61 Winchester Street

Ms. Machen gives a detailed presentation on the appeal application and provides the board with the opportunity to view the Town Zoning Maps laid out before them.

Mr. Crim notified staff he was unable to hear majority of the presentation due to audio issues.

*Audio issues are resolved.*

Mr. Crim speaks on the nature of the request and advises the Board of prior disruptive behavior from the Applicant.

Mr. Kovalik asks if there are any questions from the Board. No questions.

Mr. Kovalik asks the applicant if they would like to speak.

Mr. Keith Macdonald, applicant, addressed the board on the appeal request. He also provided the board with additional justification documents on the appeal.

The Board and Mr. Macdonald briefly discuss the additional documentation provided.

Mr. Macdonald presents his research and reasoning for the proposed zoning change for the property.

Mr. Kovalik asks the Board for questions for the Applicant.

Mr. Kovalik asks Mr. Macdonald to clarify aspects of the provided amended zoning map.

Mr. Macdonald provides his reasoning for the proposed adjustments, and advised he had previous conversations with staff on the zoning map errors.

Mr. Kovalik asks Mr. Macdonald about the zoning at time of purchase and if written supporting evidence of the staff conversations can be provided.

Mr. Macdonald reiterates his arguments for the proposed changes and states there is no written document, only verbal conversations with staff.

Mr. Kovalik asks the Board for any further questions. The Board has no questions.

Mr. Kovalik opens the Public Hearing at 5:30pm.

Mr. Robert Lawrence, the property owner, provides a brief history of the property and neighborhood and expresses his desire that the property maintain its residential zoning.

Mr. Kovalik asks for any further speakers.

With no further speakers the Public Hearing was closed at 5:51pm.

Mr. Kovalik asks the Board for comments. The Board has no comments.

Mr. Kovalik thanks Staff and the Applicant and speaks briefly on the evidence provided to the Board. Asking the Board for further discussion or a motion.

Mr. Amos Cosgrove Motions to affirm the Zoning Determination, Seconded by Ms. Maybach. All in favor, no discussion.

The vote was as follows:

**Ayes:** *Mr. Larry Kovalik, Chair; Ms. Melea Maybach, Vice Chair;  
Mr. Amos Cosgrove; Ms. Betsy Sullivan*

**Nays:**

**Abstention:**

**Absent During Vote:**

Mr. Kovalik advises the applicant of his right to appeal the board's decision to the Circuit Court.

Mr. MacDonald stated it was likely he would do so.

## **UPDATES**

Ms. Machen advised the board they would have a December meeting to discuss a variance request.

## **ADJOURNMENT**

Mr. Kovalik motioned to adjourn. Ms. Maybach seconded, all in favor. No discussion.

The meeting was adjourned at 5:57pm.