



**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
DECEMBER 6, 2022 AT 5:00 P.M. IN WARRENTON, VIRGINIA**

PRESENT Mr. Larry Kovalik; Ms. Melea Maybach; Mr. Amos Crosgrove; Mr. Rob Walton, Director of Community Development; Ms. Amber Heflin, Zoning Official; Ms. Kelly Machen, Zoning Administrator;

PRESENT VIA ZOOM

ABSENT Ms. Betsy Sullivan;

CALL TO ORDER AND DETERMINATION OF A QUORUM

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

APPROVAL OF MINUTES

Draft Minutes- July 5, 2022

Ms. Melea Maybach motioned to approve the minutes for November 1, 2022, as presented. Mr. Larry Kovalik Seconded. All in favor.

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

Nays:
Absent During Vote: Ms. Betsy Sullivan

PUBLIC HEARING

BZA 2022-2 – Alexandria Pike

Mr. Rob Walton provides a brief overview of voting requirements due to number of members present.

Ms. Amber Heflin provides a detailed overview of the application.

Mr. Mr. Larry Kovalik asks about the driveway location.

Ms. Heflin responds outlining potential driveway locations.

Mr. Kovalik asks about changes to determination of front yard based on driveway location.

Ms. Kelly Machen responds briefly touching on site frontage.

Ms. Heflin continues presentation, moving into proposed floor plan.

Mr. Kovalik asks again about changes to determination of front yard based on driveway location.

Ms. Kelly Machen responds again briefly touching on site frontage.

Ms. Heflin presents the definition of a variance and their criteria.

Ms. Heflin presents the pattern motion of approval and pattern motion of denial.

Mr. Kovalik asks for questions for staff.

Mr. Kovalik opens the public hearing at 5:12pm.

Mr. Kovalik closes the public hearing at 5:12pm as no potential speakers are present.

Mr. Kovalik asks for any discussion or a motion.

Mr. Amos Cosgrove Motions to approve the variance with the pattern motion for approval and additional conditions as presented by staff, Seconded by Ms. Maybach. All in favor, no discussion.

Pattern Motion of Approval

In application BZA #2022-2, I move to grant the Variance, after due notice and hearing as required by Code of Virginia

The vote was as follows:

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

Nays:

Abstention:

Absent During Vote: *Ms. Betsy Sullivan*

UPDATES

Ms. Machen advised the board that after December 19th Mr. Rob Walton will be staff member to

the BZA.

ADJOURNMENT

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

The meeting was adjourned at 5:15pm.