



HANOVER COUNTY

Board of Zoning Appeals

AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

BOARD OF ZONING APPEALS

Dale Mullen – Chairman
South Anna Magisterial District
Bret Schardein
Ashland Magisterial District
Ronnie Charles
Beaverdam Magisterial District
John Delbridge
Beaverdam Magisterial District
Brad Shelton
Chickahominy Magisterial District
Corey Blunt
Cold Harbor Magisterial District

February 14, 2023

- I. Meeting Call to Order – Roll Call
- II. Welcome and Pledge of Allegiance
- III. Approval of Minutes

A. Approval of Minutes from June 8, 2021

- IV. Nomination and Election for Vice Chair
- V. Public Hearings Advertised for 7:00p.m

A. **VAR2022-00002, DELTA LAND COMPANY LLC**

Requests a Variance from Section 26-26. 1. (b) of the Hanover County Zoning Ordinance, which specifies that corner lots in the A-1, Agricultural District, when located on a 100 foot ultimate right-of-way, shall be required to maintain a minimum of one - half the required front yard setback of fifty (50) feet on a corner lot, as well as a minimum side yard setback of twenty five (25) feet, and a minimum rear yard setback of forty (40) feet. The request is for a 46.9 foot side yard variance, a 10 foot side yard variance, and a 15 foot rear yard variance, which would allow a minimum side yard setback from the west side edge of easement of 3.1 feet, an east side yard setback of 10 feet, and a rear yard setback of 15 feet. The property is identified as GPIN 7812-06-6539, consisting of approximately 0.46 acres, and located on the North line of Mountain Road (State Route 33) at its intersection with Blessed Place (private road). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed variances would permit the construction of a new dwelling. (PUBLIC HEARING) **Magisterial District: South Anna**

- VI. Legal review with Rebecca Randolph Deputy County Attorney
- VII. Miscellaneous

A. Consideration of amendments to Board of Zoning Appeals Rules and Meeting Start Time

- VIII. Adjournment