



**HANOVER COUNTY
BOARD OF ZONING APPEALS
AGENDA**

Hanover County Administration Building
7516 County Complex Road
Board Room

February 12, 2024

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

- I. Meeting Call to Order - Roll Call
- II. Welcome and Pledge of Allegiance
- III. Approval of Minutes
 - A. Approval of Minutes
- IV. Public Hearings Advertised for 6:00 P.M.
 - A.

VAR2023-00003, CHICK-FIL-A INC

Requests a Variance from Section 26-123 of the Hanover County Zoning Ordinance, which specifies that dwellings in the B-2, Community Business District, shall maintain a minimum front yard setback of 35 feet. The request is for a 10.8-foot front yard Variance, which would allow a lot to have a front yard setback of 24.2 feet. The property is identified as GPIN 8714-46-2819, consisting of approximately 6.15 acres, zoned B-2(c), Community Business District with conditions, and is located at the terminus of Battle Hill Drive (State Route 307) approximately 180 feet west of its intersection with Bell Creek Road (State Route 642). (PUBLIC HEARING)
Magisterial District: Mechanicsville

B. VAR2024-00001, JUNIOUS C. MAYS

Requests a Variance from Section 26-26(1)(d) of the Hanover County Zoning Ordinance, which specifies that lots in the A-1, Agricultural District, when located on a 50-foot ultimate right-of-way, must be required to maintain a minimum front yard setback of 60 feet. The request is for a 21.68-foot front yard Variance, which would allow a minimum front yard setback of 38.32 feet. The property is identified as GPIN 7804-63-3356, consisting of approximately 2.13 acres, and located on the north line of Old Ridge Road (State Route 631) approximately 50 feet east of its intersection with Gun Barrel Road (State Route 664). (PUBLIC HEARING) **Magisterial District:**

Beaverdam

V. Miscellaneous

- A. Consideration of Amendment to Board of Zoning Appeals Rules, Change of the Meeting Date

VI. Adjournment