



MADISON COUNTY BOARD OF ZONING APPEALS

MADISON VIRGINIA 22727

Agenda: June 1st, 2020 at 7:00 p.m.

1. Call to Order
2. Review of Minutes from March 16th, 2020 Meeting
3. Public Hearings :
 - A) Christine & Richard Bradley request a variance from Article 3-3 (area regulations) from Madison County's Zoning Ordinance. The applicants are seeking to construct an additional dwelling on a C1 (conservation) zoned property which contains one (1) existing dwelling on 5.4 acres. In the C1 zoning district, the code states "all dwelling(s) located on a single parcel shall require a minimum of ten (10) acres per dwelling." The parcel is identified on Madison County's Tax Maps as 20-3F and its address is 699 Finks Hollow Road, Syria, VA.
 - B) Running Cedar LLC (John Williams) request a variance for a boundary line adjustment (BLA) between two (2) adjoining properties which he owns. The parcels are zoned A1 (general agriculture) and are identified on Madison County's Tax Maps as 22-29E and 22-28. Parcel 29E contain a single-family dwelling and is 12.43 acres; and parcel 28 is 15 acres. The proposed BLA would result in parcel 29E containing 2.64 acres and parcel 28 containing 24.77 acres. Because the BLA presented to County staff results in a diminution of parcel 29E below the required three (3) acre minimum lot size in the A1 zoning district, the survey/plat submitted for administrative approval was denied. The applicants are seeking a variance from article 4-3 (area regulations) of the zoning ordinance. If the variance is granted staff would sign/approved the BLA. The postal address for parcel 29E is 2122 S. FT Valley Road, Banco, VA.
 - C) Mr. Scott Lohr requests a variance from Article 4-3 (area regulations) from Madison County's Zoning Ordinance. The applicant is seeking to construct a single-family dwelling on an A1 (general agriculture) zoned parcel. The parcel is roughly 1.9 acres in size and in the A1 zoning district the minimum required lot size is three (3) acres. The parcel was (apparently) created prior to the adoption of a County zoning and subdivision ordinance. The parcel is identified on Madison County's Tax Maps as 57-62D and is located on Beautiful Run Road (Rt. 621), Aroda, VA. The property does not presently have a postal address.

- D) Shuman Builders Inc. (Chris Shuman) requests a variance from Article 4-3 (area regulations) from Madison County's Zoning Ordinance. The applicant is seeking to construct a single-family dwelling on an A1 (general agriculture) zoned parcel. The parcel is roughly 2.97 acres in size and in the A1 zoning district the minimum required lot size is three (3) acres. The parcel was (apparently) created prior to the adoption of a County zoning and subdivision ordinance. The parcel is identified on Madison County's Tax Maps as 30-105 and is located on Williamsburg Pike, Madison, VA. The property does not presently have a postal address.
- E) Mr. Michael Shifflett requests a variance from Article 3-4-1 (setback regulations) from Madison County's Zoning Ordinance. The applicant intends to construct a detached garage in the property's side yard. Due to the presence of a swale in the property's rear, a variance is requested to allow for the proposed garage's front setback to be 80 feet from the center of Blue Ridge Turnpike (Rt. 670), instead of the required 100 feet setback; all other setbacks can be met. The property is zoned C1 (conservation) and is identified on Madison County's Tax Maps as 20-8B. The property's postal address is 4579 Old Blue Ridge Turnpike, Madison, VA.

4) Adjournment