

AT A MEETING OF THE MONTGOMERY COUNTY BOARD OF ZONING APPEALS HELD ON **SEPTEMBER 1, 2015**, AT 5:00 P.M. IN THE MULTI-PURPOSE ROOM, SECOND FLOOR, MONTGOMERY COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. DiSalvo called the meeting to order at 5:00 p.m.

Present: Richard DiSalvo, Chair  
Michael Reilly, Vice Chair  
Zach Milton, Member  
David Moore, Member  
Charles (Chuck) Shorter, Member  
Dari Jenkins, Planning & Zoning Administrator  
Candace Ross, Senior Program Assistant

Absent: None

Mr. Reilly established the presence of a quorum.

**Approval of Minutes**

On a motion by Mr. Reilly, seconded by Mr. Moore and unanimously carried, the minutes of the August 4, 2015 meeting were approved.

**New Business**

A request by **Bryan Rice** for a Special Use Permit (SUP) on approximately 2.3 acres in an Agricultural (A-1) zoning district, with possible conditions, to allow an accessory structure in excess of 1,200 square feet and/or 18 feet in height. The property is located at **1075 Cassatt Lane** and is identified as Tax Parcel No. 106- 19 11 (Account #036185), in the Riner Magisterial District (District D).

Chair DiSalvo introduced the request.

Ms. Jenkins presented maps and photos of the property. The applicant has an existing residence on the 2.3 acre site. She explained the use would be a 2- car garage with office space and bath on the first floor, and a recreation room on the second floor. Ms. Jenkins described the materials and color of the proposed garage; she also stated no screening was required due to proposed location. Mr. Jenkins stated that Mr. Rice recalculated the height, with the structure being no greater than 21 feet in height instead of 20 feet.

Mr. DiSalvo opened the public hearing.

There being no comments the public address was closed

Mr. DiSalvo said the slope on the proposed garage appears to be steeper than the house.

Mr. Rice said that it is slightly, to give more stand-up room on the second floor and to complement the existing dwelling that is fairly tall. Mr. Rice also shared a picture of what the completed structure will look like.

Mr. DiSalvo also inquired of the bathtub that is shown on the plans.

Mr. Rice said they only intend to have a toilet and sink in the bathroom.

On a motion by Mr. Moore, seconded by Mr. Reilly and carried by a 5-0 vote, the Board of Zoning Appeals granted a Special Use Permit to allow an accessory structure in excess of 1,200 square feet and/or 18 feet in height with the following conditions:

1. The proposed accessory structure shall not exceed 1,600 sq. ft. in total area and the overall height of the structure shall not exceed 21 feet.
2. The proposed accessory structure shall substantially comply with the architectural plans and site plan submitted by the applicant and received August 3, 2015.
3. No commercial work shall be permitted within the structure.
4. The structure shall not be used as a dwelling, accessory or otherwise, without proper permits and approvals from the Zoning Administrator, Health Department, and Building Official.

Ayes: Shorter, Reilly, Milton, Moore, DiSalvo

Nayes: None

Abstain: None

### **Old Business**

Ms. Jenkins stated she made a site visit out to the Piney Woods site that was discussed at the previous meeting.

The members discussed if there really is a need to meet to review only Special Use Permits that are for accessory structures in excess of 1,200 sq. ft. and or/ 18 feet in height.

Ms. Jenkins said she will talk with our Planning Director and possibly bring it up to the Planning Commission.

### **Adjournment**

On a motion by Mr. Shorter, seconded by Mr. Moore and unanimously carried, the meeting was adjourned at 5:23 PM.