



County of King William, Virginia

**BOARD OF ZONING APPEALS MEETING
JANUARY 26, 2022 – 6:30 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA**

A G E N D A

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes**
 - a. December 2, 2021**
- 5. Public Comment Period**
- 6. Public Hearing**
 - 1. V-04-2021 Owners, Arthur & Jennifer Dandridge**
 - 2. V-05-2021 Owners, Mark & Beverly Remick**
 - 3. V-06-2021 Owner, Margaret Snead**
 - 4. V-07-2021 Owners, Todd & Kim Brueckmann**
- 7. New Business**
 - a. Organization of the Board of Zoning Appeals for Calendar Year 2021**
 - 1. Election of Board Chairman**
 - 2. Election of Board Vice-Chairman**
 - 3. Election or Appointment of Commission Secretary**
 - 4. Adoption of Board of Zoning Appeals By-Laws**
 - b. Approval and Adoption of 2021 Board of Zoning Appeals Annual Report**
 - c. Update on Comprehensive Plan and Ordinance Revisions**
- 8. Adjourn**

Approval of Minutes

December 2, 2021

**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
DECEMBER 2, 2021**

At a regular meeting of the Board of Zoning Appeals, held on December 2, 2021 at 6:30 P.M. in the Board Room of the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. CALL TO ORDER

Chairman Shumaker called the meeting to order.

Agenda Item 2. ROLL CALL

The members were polled:

Doris White	Aye
Yvonne Broaddus	Aye
Michael Nolan	Aye
Amanda Walker	Aye
Chairman Shumaker	Aye

Also in Attendance:

Christina Grover, Zoning Administrator
Sherry Graham, Director of Community Development

Agenda Item 3. NEW BUSINESS

a. Welcome new member to the Board of Zoning Appeals

Chairman Shumaker extended a welcome to Ms. Walker.

Chairman Shumaker also extended a welcome to Mr. Wagner from the Planning Commission who was in attendance.

Agenda Item 4. REVIEW AND ADOPTION OF MEETING AGENDA

Chairman Shumaker asked if there was a motion to approve the meeting agenda as written. Mr. Nolan made the motion to adopt and Ms. Broaddus seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5: CONSIDERATION OF MEETING MINUTES

a. September 15, 2021

Chairman Shumaker asked if there were any changes to the meeting minutes from September 15, 2021. There were no changes and Mr. Nolan made a motion to approve the minutes as submitted. Ms. Broaddus seconded the motion.

The vote was unanimous on this motion.

Agenda Item 6. PUBLIC COMMENT PERIOD

Chairman Shumaker opened the Public Comment Period for comments on non-public hearing matters. There was no one who wished to speak, so the Public Comment Period was closed.

Agenda 7. PUBLIC HEARING

a. V-03-21 Berb Built Inc

Chairman Shumaker indicated we will conduct the hearing based on current rules of procedure.

Ms. Glover presented the facts of this variance request, along with a power point presentation. Mr. Berberich applied for a zoning permit to convert a barn to a single family dwelling. The barn is a nonconforming structure, so he is requesting a variance from the required 25' setback. The setback would become 10 feet.

Ms. Glover indicated Mr. Berberich had purchased a 10' easement on the adjacent parcel for the septic tank drain field.

Mr. Nolan asked Ms. Glover to clarify what the setback would actually be. Ms. Glover indicated that the reduction would be 15', making a 10' actual setback. Ms. Glover presented various pictures of the structure with the current additions.

Mr. Nolan asked Ms. Glover if the building as an agricultural building had been a conforming structure. Ms. Glover indicated yes.

Mr. Berberich came up to make his presentation, and provided handouts to the Board. His presentation began with Mr. Berberich reading a letter from his neighbor, Ms. Powell. She supports Mr. Berberich's request for the this reduction, allow Mr. Berberich to convert the barn into a single family residence. Mr. Berberich detailed his financial constraint which prevent him from building a new home. Converting this barn into a single family home allows him to provide a home for himself and his son, all within his financial constraints.

Mr. Berberich had an engineer certify the structure and framework. Mr. Berberich had begun the conversion, unaware of the required set back issue.

Chairman Shumaker asked if there were any questions for Mr. Berberich. Mr. Nolan commented on the thoroughness of the presentation, but asked if there were any other structures on the property. Mr. Berberich indicated there were no other buildings on the property.

Chairman Shumaker opened the public comment period on this variance request. There were none, and the public comment period was closed.

Chairman Shumaker asked Ms. Glover if there had been any written correspondence in either opposition or support for the variance. Ms. Glover indicated there had not been any, but added that staff does support the request for variance.

Without any other questions, Chairman Shumaker asked if the Board was prepared to vote. Ms. Broaddus made a motion to approve the variance request, and Ms. White seconded the motion. The members were polled.

The members were polled:

Doris White	Aye
Yvonne Broaddus	Aye
Michael Nolan	Aye
Amanda Walker	Aye
Chairman Shumaker	Aye

Variance request V-03-21 was approved.

Chairman Shumaker asked Ms. Graham if there was any upcoming variance requests. Ms. Graham indicated that with the new ordinance not allowing assessory structures in the front yard, they have had four people recently (all but one are 100+ feet from the front property line) inquiring about putting a structure in the front yard. Making variance requests very possible going forward. Ms. Graham indicated they are planning to ask the Planning Commission to allow assessory structures in the front yard in AC zoning.

Ms. Graham reminded the Board that January of the new year begins with election of officers, as well as any changes to the by laws for the Board of Zoning Appeals.

With no further business before us, Chairman Shumaker asked for a motion to adjourn. Mr. Nolan made a motion to adjourn, and all were in favor.

The meeting was adjourned.

Chairman, Benjamin Shumaker

Secretary, Yvonne Broaddus

Meeting Minutes of King William County Board of Zoning Appeals

Regular Meeting of December 2, 2021

Page 3 of 3

Public Hearing

Arthur & Jennifer
Dandridge

V-04-2021



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

TO: Board of Zoning Appeals
FROM: Sherry Graham, Director of Planning
SUBJECT: Variance-04-2021
DATE: January 26, 2022

Summary of Request For V-04-2021

The applicants/owners, Arthur and Jennifer Dandridge are requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 30' x 50' detached garage in the front yard. The property is located at 118 Kendal Drive, Tax Map Parcel 27B-3-C-29. The property is zoned R-1 (Suburban-Residential) and consists of 3.55 acres.

Materials/Background

The Variance packet includes the following:

Application
Health Department Approval
Plat
Public Hearing Notice
Public Notice – Adjacent Property Owners List
Adjacent Property Owner Letters
Notice – Property Owners
Zoning Map
GIS View
Zoning District Map
Ordinance
Pictures

Ordinance Requirements

Article VI, Section 86-110 of the Zoning Ordinance of King William County requires that accessory buildings and structures be located in the side or rear yard.

Code of Virginia

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Additional findings:

1. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The proposed detached garage will be located 150’ from the front property line, and 55’ from the side property line. The minimum front setback for a dwelling in the R-1 zoning district is 40’.

2. The reduction will not be out of character in the development.

Staff Comment: The proposed detached garage will be in an area that is not visible to the adjacent neighbors.

Recommendations:

Staff recommends approval of this application.



VARIANCE APPLICATION
King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 Fax (804) 769-2235



1. Owner(s): Arthur and Jennifer Dandridge

Address: 118 Kendall Drive, Aylett, Virginia 23009

Phone Number: 804-647-1435

Email Address: 1959bluuu@gmail.com

2. Applicant (if different from owner): Owner

Address: _____

Phone Number: _____

Email Address: _____

3. Property Identification

Tax Map: 27B-3-C-29

Physical Address of Property: 118 Kendall Drive

Deed Book or Instrument Number for title of property: DB 201, Pg 188 and PB 13, Pg 174

Zoning District: R-1

Present Use of Property: Single Family Residential

4. A variance is requested from the requirements of Article IV, Section 86-24, of the Zoning Ordinance for King William County, Virginia.

Describe requested variance request in detail and provide information to each of the items the Board of Zoning Appeals will be considering in granting or denying the request:

We respectfully appeal the Zoning Officer's determination that our proposed garage may not be placed any closer to the street than the existing home is. This opinion is not clearly supported in the King William County Zoning and Subdivision Ordinance.

Although the plat recorded with the Clerk of the King William County Circuit Court shows the front building setback line at 100' from the street, Article VI, Section 86-110 clearly states the Minimum Setback shall be 40' from the street, and 150' is proposed.

(a) Strict application of the ordinance will produce undue hardship relating to the property;

Application of the Zoning Officer's determination and compliance with her suggestion to build our further back on the property will cause excessive grading of a historic clay berm, disturbance of an existing drainage swale, and destruction of mature trees. Doing so will also diminish the wooded buffer between our property and Mr. Woolard's adjacent property to the west.

(b) The hardship is not shared generally by other properties in the same zoning district and in the same vicinity;

Other properties in the vicinity were developed as part of the Manquin Farms subdivision. Those lots are much smaller in size (1 acre) than our lot, which is 3.55 acres. And those houses are built much closer to the street (50') with open yards. Our home is set back 230' from the street on a heavily wooded lot. To our knowledge, most other lots in the subdivision do not have the berm, drainage easement or thick woods preventing us from building in to the rear of our lot.

(c) Authorization of the variance will not be detrimental to adjacent properties and the character of the district will not be changed; and

In our opinion, successful appeal of the Zoning Officer's determination and approval of a zoning permit allowing placement of our garage where originally proposed will not be detrimental to adjacent properties. In fact, doing so will maintain the wooded buffer between neighbors and will prevent destructive disturbance to the berm and drainage swale.

(d) The condition or situation giving rise to the variance is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Zoning Ordinance.

We are not aware of the frequency of this issue for other property owners. Our home was built very far back on the property to create privacy in a wooded area. In our opinion, such placement our house should not hinder our ability to develop other suitable areas of our property, as long as that development complies with the minimum building setback distances prescribed in the zoning ordinance.

(e) The hardship seeking relief from is not self-inflicted by the owner.

The dwelling, berm, heavy woods, and drainage swale and easement where all existing at the time we purchase the property 30 years ago. The proposed location of our garage takes into consideration those pre-existing conditions as well as neighboring properties and our own wellbeing.

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner.

Arthur Sandridge Jr.
Applicant

Arthur Sandridge Jr.
Owner

CERTIFICATE OF NOTARY PUBLIC

STATE OF: Virginia COUNTY OF King William : to wit:

The foregoing instrument was acknowledged before me this 3rd day of December, 20 21.

Betty B. Brooks
Notary Public



Aug. 31, 2023
My Commission Expires



COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH
King William County
172 Courthouse Lane • P.O. Box 155
King William, VA 23086

Findings and Worksheet for a Courtesy Review of Building Plans not designed for Human Occupancy

Name: Arthur Dandridge

Tax Map : 27-8-3-C-29

Phone Number: (804) 647-1435

Subdivision: (If Applicable) Manquin Farms Section: C Lot: 29

Physical Address:

118 Kendall Drive
Aylett, Virginia 23009

Section 1 Courtesy Review:

For pools, decks, garages, pole barns, sidewalk installations, and other structures not designed for human occupancy, the local building official may ask VDH to consider whether proposed construction could impact the existing sewage system's function. For these situations, VDH lacks authority to determine whether the sewage system is safe, adequate, and proper as contemplated by the Code. However, as a courtesy to the building official, and by request (see attachments 2a and 2b), VDH may process the request.

Comments:

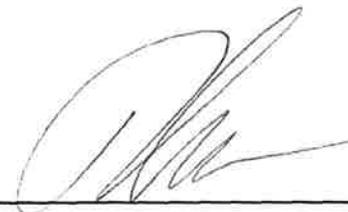
Based upon records on file at the King William County Health Department, and a 10/15/2021 site visit, there is no obvious evidence that suggests the proposed construction (30'x50' prefabricated garage) will have any negative impact on the existing sewage disposal system and private water well serving this property. The proposed construction (as indicated by the applicant on site) appears to be adequately setback from all existing sanitary features.

There is no guarantee given or implied that the proposed construction will not interfere with any components of the sewage disposal system and/or water supply. The Department is simply performing a courtesy review for the locality to try and identify any potential conflicts based on information available. In the event of damage to a sewage disposal system or well during construction, the owner will be responsible for any repairs or other actions deemed necessary by the Department to correct the situation.

Site Sketch:

*****See Attached**

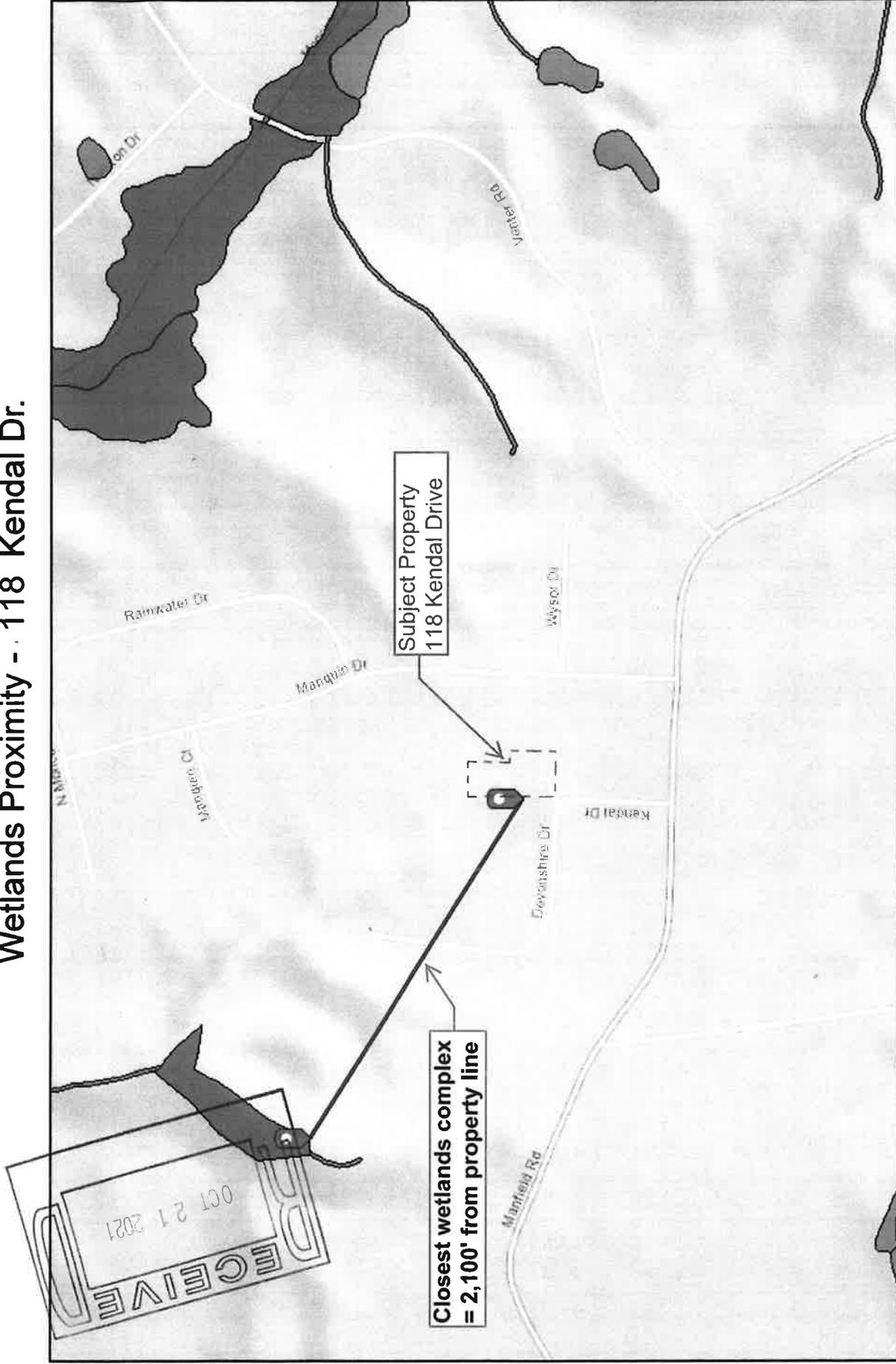
Health Department Official Signature:

A handwritten signature in black ink, appearing to be 'R. Becker', written over a horizontal line.

Robert Becker, Environmental Health Specialist

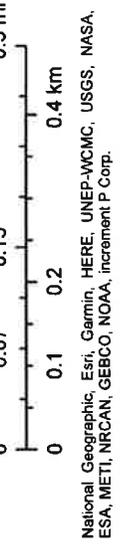
DATE: October 15, 2021

Wetlands Proximity - 118 Kendal Dr.



October 20, 2021

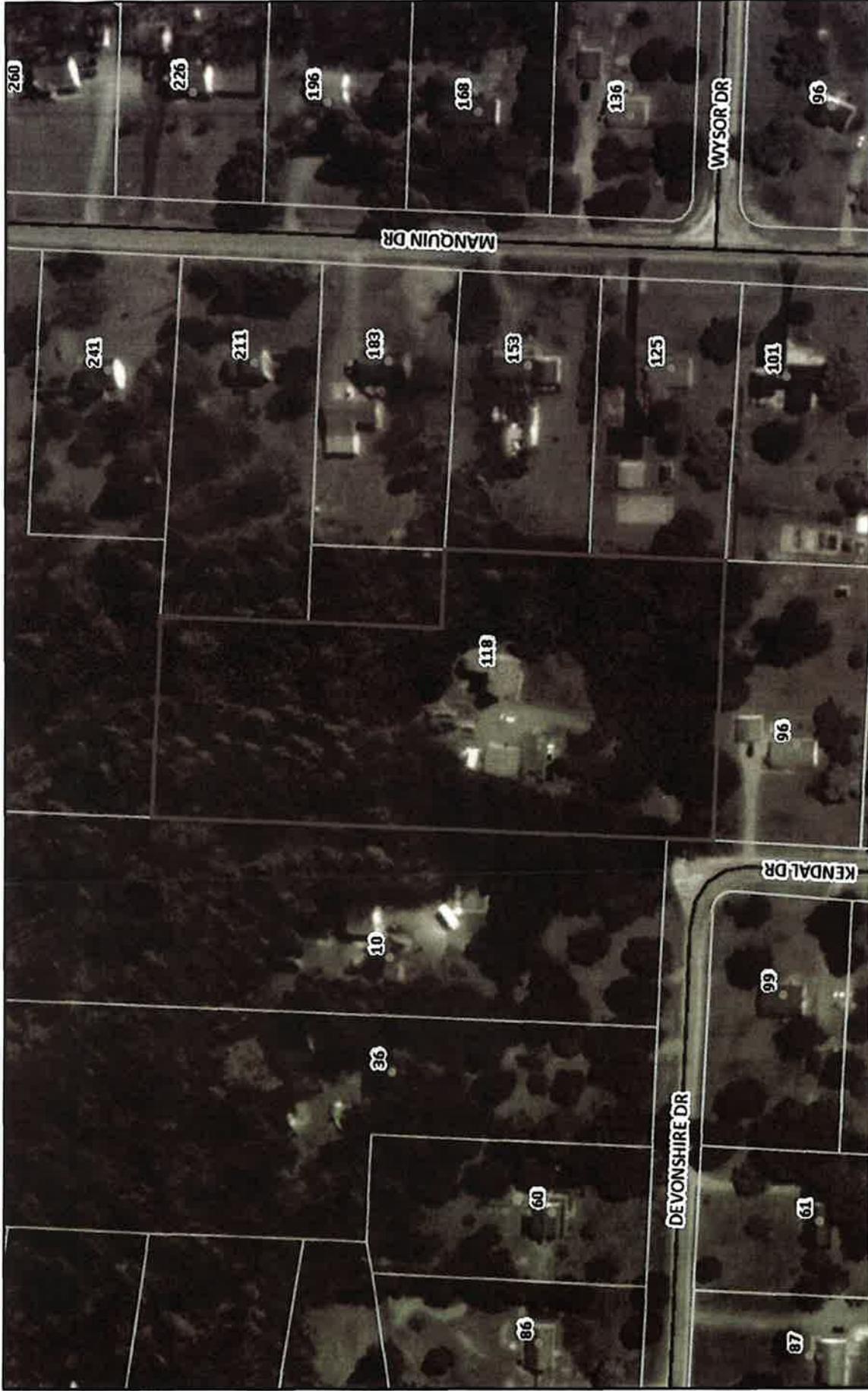
1:10,969



- National Wetlands Inventory**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment, P Corp.

118 KENDAL DRIVE



November 23, 2021

- Provisioning Boundary
- West Point Boundary
- Road Centerline
- County Boundary
- Site Address Points

1:2,257
0 80 160 320 ft
0 25 50 100 m
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**KING WILLIAM COUNTY
PUBLIC HEARING NOTICE**

The Board of Zoning Appeals of King William County, Virginia will hold a Public Hearing on Wednesday, January 26, 2021, at 6:30 p.m., or as soon thereafter as may be heard, via Zoom to receive public comment and consider approval on the following matters:

Variance V-04-2021 – Owners, Arthur and Jennifer Dandridge

A request for a variance to construct a 30' x 50' detached garage in the front yard. The property is located at 118 Kendall Drive, Tax Map Number 27B-3-C-29 and consists of approximately 3.55 acres. The property is zoned R-1 (Suburban-Residential) and is located in the Manquin District.

Variance V-05-2021 – Owners, Mark and Beverly Remick

A request for a variance to construct a 30' x 45' detached garage in the front yard. The property is located at 1123 Scotland Landing Road, Tax Map Number 38-80C and consists of 7.33 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse District.

Variance V-06-2021 – Owners, Margaret Snead

A request for a variance in order to construct a 24' x 24' detached garage in the front yard. The property is located at 687 Waterville Cove, Tax Map Number 60-1-2A and consists of 5.51 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Sweethall District.

Variance V-07-2021 – Owners, Todd and Kim Brueckmann

A request for a variance in order to construct a 50' x 40' detached storage building in the front yard. The property is located at 526 Dover Lane, Tax Map Number 6-4-1 and consists of 15.21 acres. The property is zoned R-R (Rural-Residential) and is located in the Mangohick District.

All interested persons may present their views during the meeting via ZOOM. **Those attending via Zoom must preregister at kingwilliamcounty.us by noon on the day of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, Virginia 23086; or by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Planning and Zoning Office at 180 Horse Landing Road, King William, Virginia during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Planning and Zoning Office at (804) 769-4978 or email to sgraham@kingwilliamcountv.us.

By the authority of
Sherry L. Graham
Director of Planning

Please publish in the Tidewater Review on January 12th and 19th, 2022.

**Arthur W. Dandridge
Jennifer A. Dandridge
118 Kendal Drive
27B-3-C-29
Zoned R-1, 3.55. acres
Variance Request V-04-2021**

Richard B. Woolard
10 Devanshire Drive
Aylett, VA 23009
27B-3-C-28
R-1, 3.9 acres

Eric Brown
267 Manquin Drive
Aylett, VA 23009
27B-2-B-14
R-1, 3.09 acres

Bernita S. Fajardo
211 Manquin Drive
Aylett, VA 23009
27B-2-B-12
R-1, 1 acre

Gordon C. Davis, Jr.
Deborah F. Davis
183 Manquin Drive
Aylett, VA 23009
27B020B-11
R-1, 1 acre

Stephen & Cindy McCray
153 Manquin Drive
Aylett, VA 23009
27B-2-B-10
R-1, 1 acre

Nokomis Custalow
125 Manquin Drive
Aylett, VA 23009
27B-2-B-9
R-1, 1 acre

Glen and Jean Witt
101 Manquin Drive
Aylett, VA 23009
27B-2-B-8
R-1, 1 acre

Linda L. Hoffman
96 Kendal Drive
Aylett, VA 23009
27B-2-B-6
R-1, 1 acre

Adam Michael Bessellieu
Michael W. Bessellieu
96 Kendal Drive
Aylett, VA 23009
27B-2-C-9
R-1, 1 acre



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

RE: Notice to adjacent property owners
Request for Variance: V-04-2021
Tax Map Parcel: 27B-3-C-29
Owner/Applicant: Arthur and Jennifer Dandridge

Dear Property Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m., or as soon thereafter, in person and via ZOOM to receive public comment on the following matter:

The applicant is requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 30' x 50' detached garage in the front yard. The property is located at 118 Kendal Drive.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views in person or via ZOOM at the above time and place. **If you are planning to participate via Zoom, you must pre-register in advance of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086: by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sincerely,

Sherry L. Graham
Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

Mr. and Mrs. Arthur Dandridge
118 Kendal Drive
Aylett, VA 23009

RE: Request for Variance, V-04-2021, Tax Map Parcel 27B-3C-29

Dear Mr. and Mrs. Dandridge:

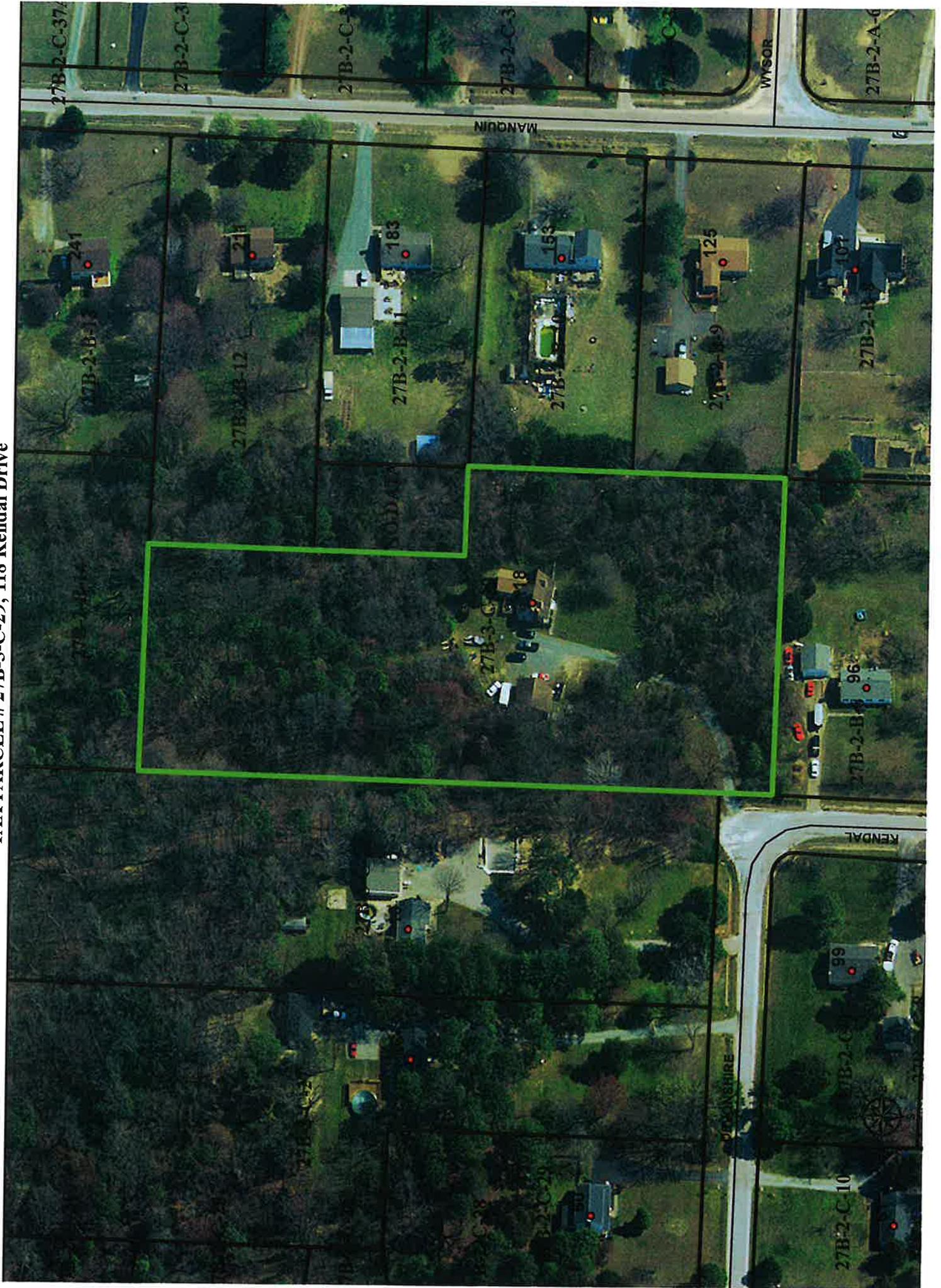
The Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m. to consider your request for a variance in order to construct an accessory structure in the front yard on your property located at 118 Kendal Drive.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

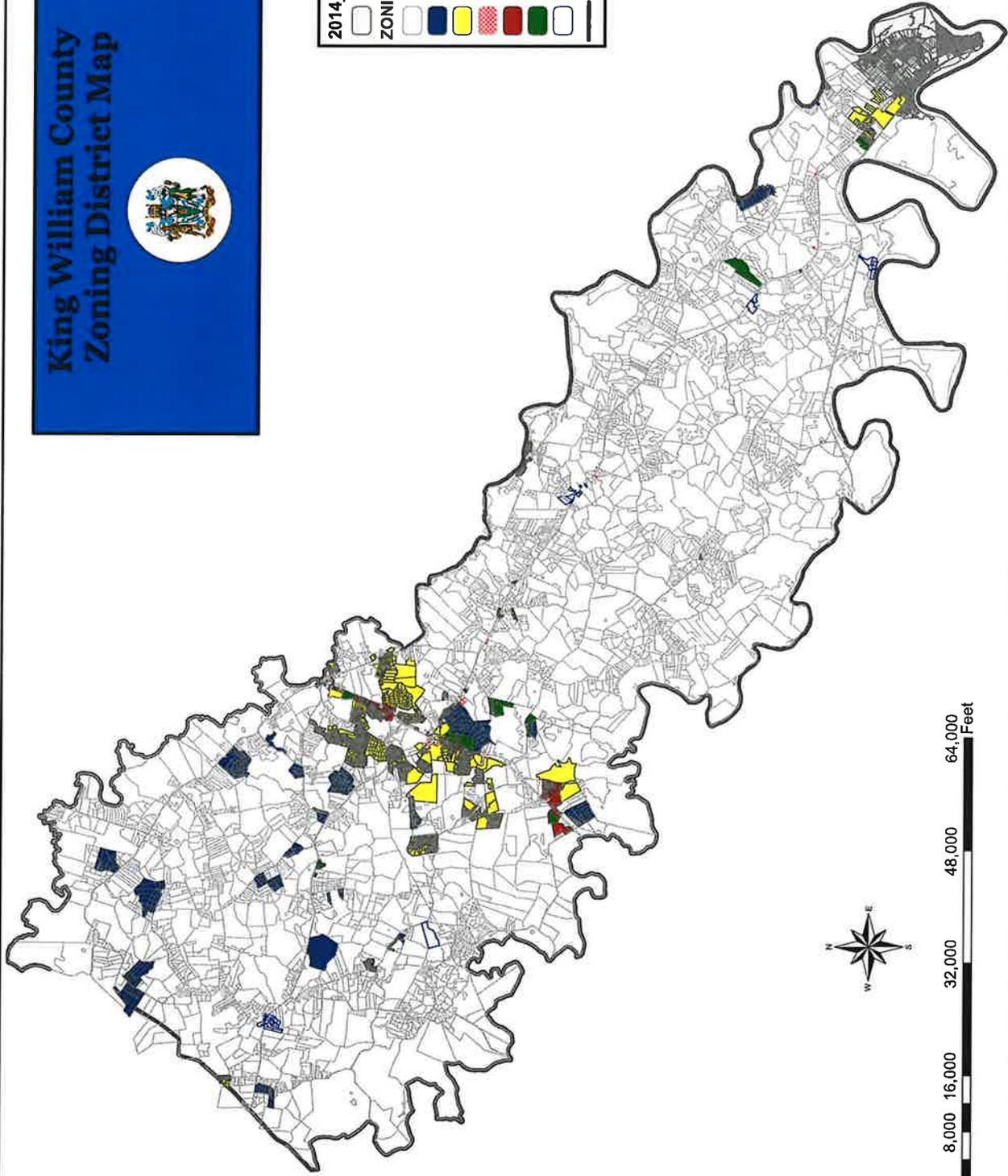
Sincerely,

Sherry L. Graham
Director of Planning

APPLICANT/OWNER: Arthur & Jennifer Dandridge
TAX PARCEL # 27B-3-C-29; 118 Kendal Drive



King William County Zoning District Map

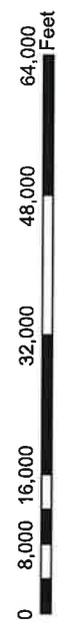


2014_Zoning

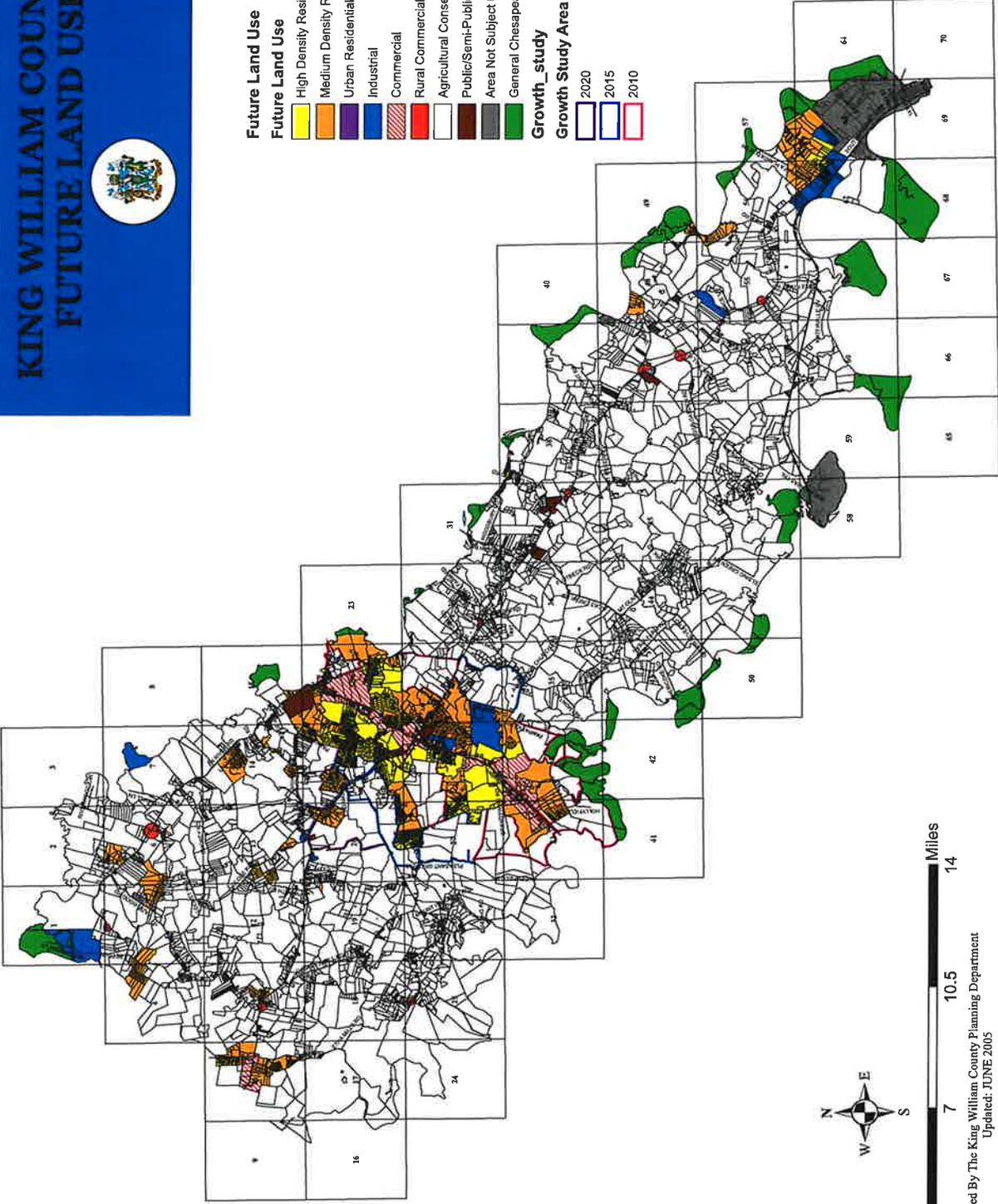
- Town Of West Point

ZONING

- A-C (Agricultural-Conservation)
- R-R (Rural Residential)
- R-1 (Suburban Residential)
- B-1 (Local Business)
- B-2 (General Business District)
- M (Industrial)
- HP (Historic Preservation)
- county



KING WILLIAM COUNTY FUTURE LAND USE



Future Land Use

- High Density Residential
- Medium Density Residential
- Urban Residential
- Industrial
- Commercial
- Rural Commercial
- Agricultural Conservation
- Public/Semi-Public
- Area Not Subject to County Land Use Regulations
- General Chesapeake Bay Preservation Area

Growth Study Area

- 2020
- 2015
- 2010



Prepared By The King William County Planning Department
Updated: JUNE 2005

King William County Zoning and Subdivision Ordinance

envisioned as the major development style of this R-R district, although slightly higher densities are acceptable where public water is provided for larger subdivisions.

3. *Intent of the R-1 suburban residential district.* The R-1 district is to provide for higher residential development together with recreational facilities, public uses, and accessory uses as may be necessary or are normally compatible with residential surroundings. Since substantial tracts of vacant land are or may be included in the R-1 district, agricultural and open uses are permitted, but in general, urbanization is planned, and utilities and public services exist or are planned which will be adequate for the types of development contemplated. While a major purpose of the R-1 district is to protect and conserve areas of predominantly single-family detached residences, other types of residences may be permitted in order to provide for a wide spectrum of housing needs, provided that these new units are of generally compatible architectural character and are located on tracts of sufficient size so that necessary amenities can be provided and harmonious relationships between residences of different types ensured by means of careful planning and the process of subdivision plat review and approval.
4. *Intent of the B-1 local business district.* The B-1 district is to provide primarily for retail shopping and personal service uses, to be developed either as a unit or in individual parcels, and to serve the needs of families living in the County or the needs of the traveling public on the highways. To enhance the general character of the B-1 district, its function of local service, and its compatibility with its surroundings, the size of certain uses is limited.
5. *Intent of the B-2 general business district.* The B-2 district is to provide sufficient space in appropriate locations for a wide variety of commercial and light industrial activities, serving a wide area of the County and generally located in or near development centers where a mixture of commercial and service activity now exists or is planned, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, or the nuisance factors of dust, odor, and noise, associated with medium or heavy industrial activity.
6. *Intent of the I industrial district.* The I district is to provide for a wide variety of manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located for access by highways and providing a controlled environment within which signage is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the I district and residential uses are restricted.

Sec. 86-101—86-109. Reserved.

Division 2 – Primary Zoning District Yard, Height and Bulk Requirements

Sec. 86-110. Minimum site area and dimensional regulations for primary zoning districts

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
Minimum Lot Area						
	5-acres ¹	3-acres	Dependent upon public utilities ²	N/A	N/A	N/A
Minimum Lot Depth (in feet)						

King William County Zoning and Subdivision Ordinance

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
	500	300	150	100	100	100
Minimum Lot Frontage (in feet)						
Fronting Primary Road	400	200	200	100	100	100
Fronting Secondary Road	300	200	150	100	100	100
Fronting Subdivision Street	150	150	100	100	100	100
Minimum Setback (in feet)						
From Primary Road	100	75	75	75	75	75
From Secondary Road	75	50	40	50	50	50
From Subdivision Street	50	50	40	50	50	50
Minimum Yard (main building – in feet)						
Side	25	25	15	0 ³	0 ³	0 ⁴
Rear	50	50	40	0 ³	0 ³	0 ⁴
Minimum Yard (accessory buildings – in feet)						
Side	15 ⁵	15	15	0 ⁶	0 ⁶	0 ⁶
Rear	15 ⁵	15	15	0 ⁶	0 ⁶	0 ⁶
Maximum Height (in feet)						
	45 ⁷	45	45	45	100 ⁸	100 ⁸

¹ The minimum lot area for a family subdivision shall be 3 acres.

²15,000 square feet (sf) for properties served by both public water and sewer;
20,000 sf served by public water only or public sewer only;
30,000 sf not served by public water or public sewer

³50 foot main building setback required from any residentially zoned parcel

⁴100 foot main building setback required from any residentially zoned parcel

⁵For non-agricultural accessory buildings only

⁶25 foot accessory building setback required from any residentially zoned parcel

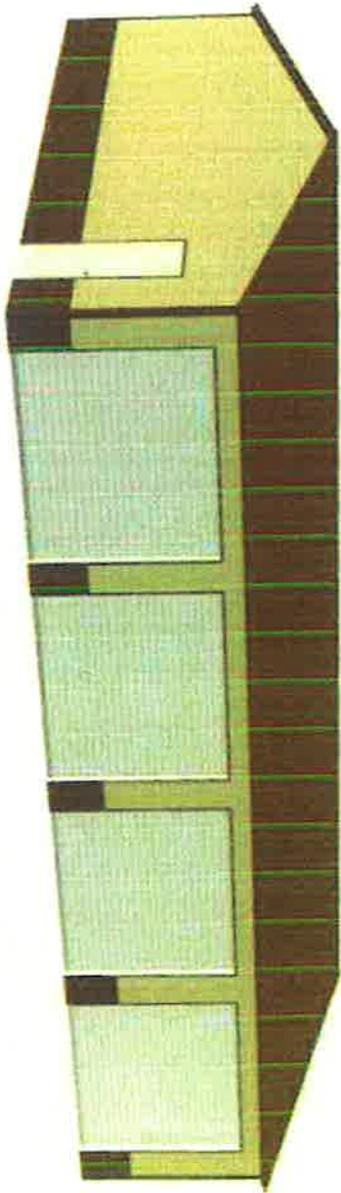
⁷Agricultural structures may exceed 45 feet in height as long as they are exempt under the building code.

⁸No part of a building that is located within 200 horizontal feet of any R-R or R-1 residential zoning district may exceed 45 feet in height.

Sec. 86-111. Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning district.

Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning districts are as follows:

Minimum Lot Size and Dimensions

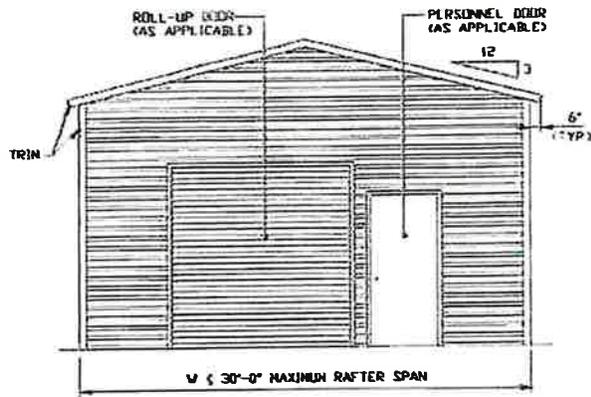


Garage

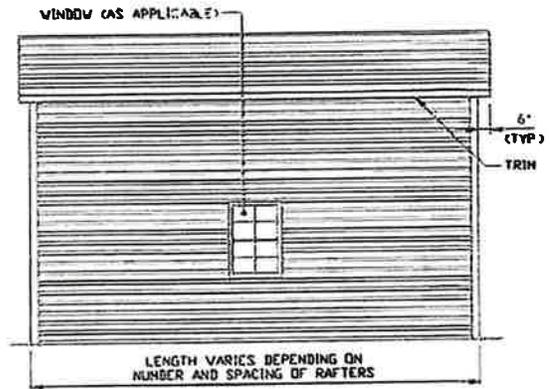
30' W x 50' L x 9' H



BOX EAVE FRAME RAFTER STRUCTURE

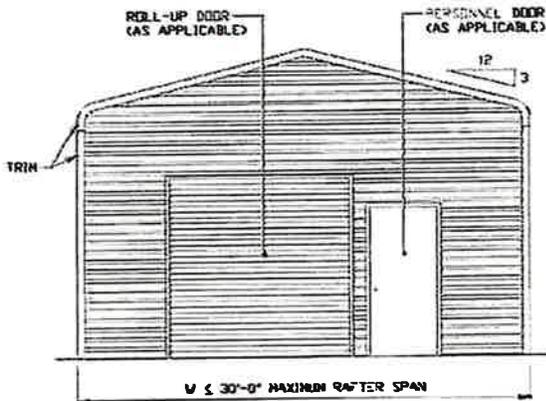


TYPICAL END ELEVATION
SCALE: NTS

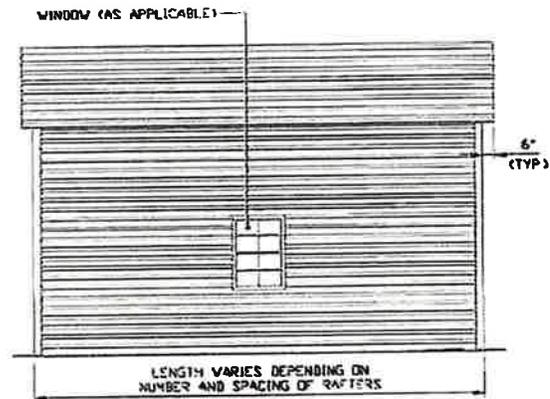


TYPICAL SIDE ELEVATION
SCALE: NTS

BOX EAVE FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSN

CLIENT: A PLUS

A PLUS CARPORTS, LLC
4297 HWY 268 EAST
PILOT MOUNTAIN, NC 27041
30'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 11-11-20

SHT. 4

SCALE: NTS

DWG. NO SK-3

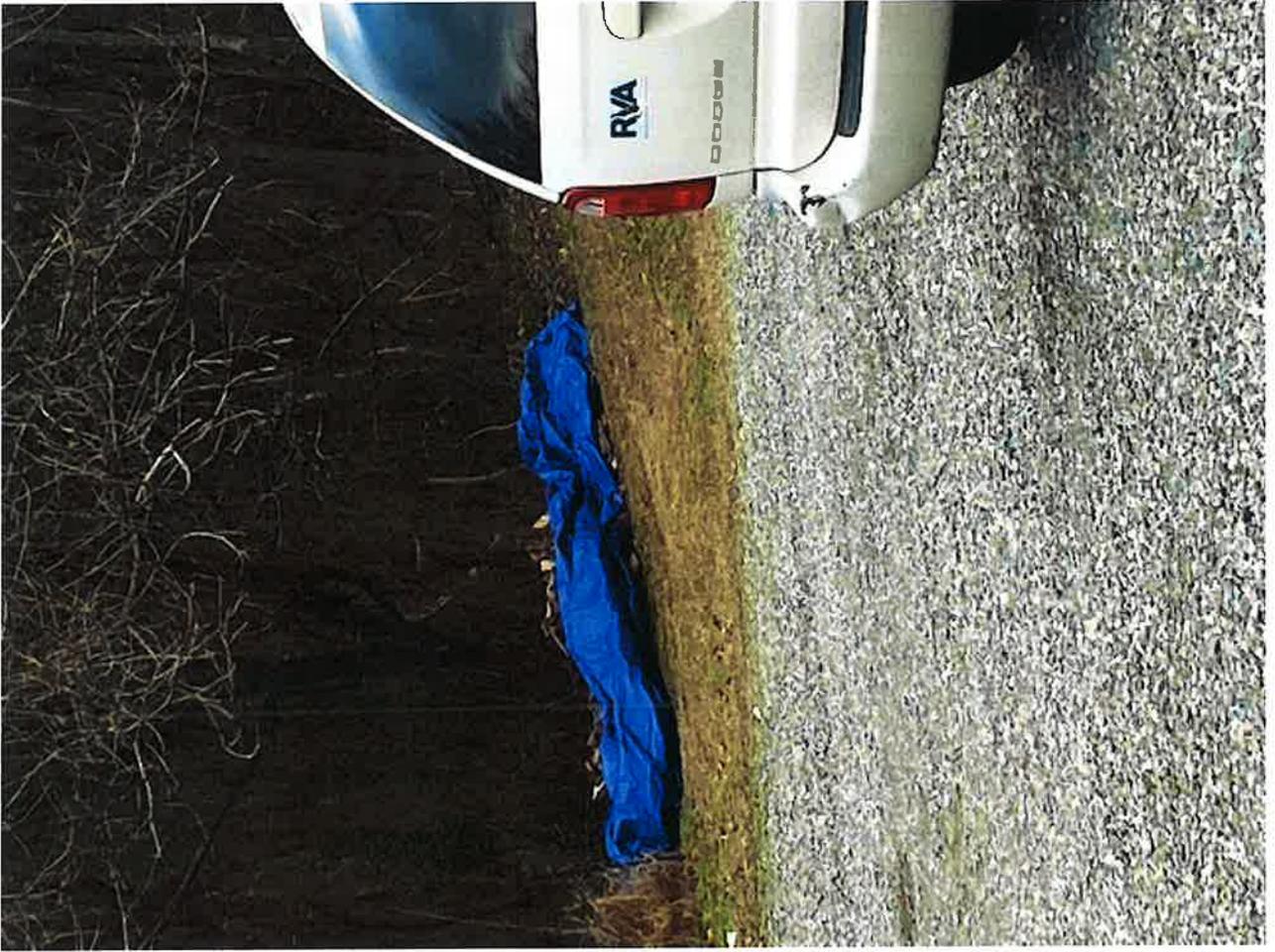
JTB NO: 2020SS

REV: 0

THIS DOCUMENT IS THE PROPERTY OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING. THE UNAUTHORIZED REPRODUCTION, COPYING, OR OTHERWISE USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND ANY INFRINGEMENT THEREUPON MAY BE SUBJECT TO LEGAL ACTION.













Public Hearing

Mark & Beverly
Remick

V-05-2021



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

TO: Board of Zoning Appeals
FROM: Sherry Graham, Director of Planning
SUBJECT: Variance-05-2021
DATE: January 26, 2022

Summary of Request For V-05-2021

The applicants/owners, Mark and Beverly Remick are requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 30' x 45' detached garage in the front yard. The property is located at 1123 Scotland Landing Road, Tax Map Parcel 38-80C. The property is zoned A-C (Agricultural-Conservation) and consists of 7.33 acres.

Materials/Background

The Variance packet includes the following:

Application
Health Department Approval
Plat
Public Hearing Notice
Public Notice – Adjacent Property Owners List
Adjacent Property Owner Letters
Notice – Property Owners
Zoning Map
GIS View
Zoning District Map
Ordinance
Pictures

Ordinance Requirements

Article VI, Section 86-110 of the Zoning Ordinance of King William County requires that accessory buildings and structures be located in the side or rear yard.

Code of Virginia

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Additional findings:

1. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The proposed detached garage will be located approximately 650’ from the front property line, and 100’ from the side property line. The minimum front setback for a dwelling in the A-C zoning district is 75’.

2. The reduction will not be out of character in the development.

Staff Comment: The proposed detached garage will be in an area that is not visible to the adjacent neighbors. Also, due to the location of the septic system and the RPA, the proposed garage could not be constructed in the side or rear yard.

Recommendations:

Staff recommends approval of this application.



VARIANCE APPLICATION
 King William County
 Department of Community Development
 180 Horse Landing Rd. #4 King William, VA 23086
 Phone (804) 769-4980 Fax (804) 769-2235



1. Owner(s): Mark A Remick and Beverly Kay Carter Remick

Address: 1123 Scotland Landing Road

Phone Number: 989 - 400 - 2901

Email Address: KC.remick@kellogg.com

2. Applicant (if different from owner): NA

Address: NA

Phone Number: NA

Email Address: NA

3. Property Identification

Tax Map: 38 - 80C

Physical Address of Property: 1123 Scotland Landing Road

Deed Book or Instrument Number for title of property:

Deed book 328, Page 1200

Zoning District: A-C

Present Use of Property: Private Residence

4. A variance is requested from the requirements of Article _____, Section _____, of the Zoning Ordinance for King William County, Virginia.

app. # 2854

Describe requested variance request in detail and provide information to each of the items the Board of Zoning Appeals will be considering in granting or denying the request:

Detached structure in front of house.
Restrictions of geography: Back of house is on the river; RPA (River Protection Act) restrictions; drain field and septic in backyard; Ravine on side of house prevents building proposed structure on side of house.

(a) Strict application of the ordinance will produce undue hardship relating to the property;

We purchased the home (we did not build the home). This ordinance will prevent us from making improvements to the property.
The vast majority of the property is in front of the home. The property is on the Mattaponi River and subject to restrictions of RPA.

(b) The hardship is not shared generally by other properties in the same zoning district and in the same vicinity;

River is back of house; RPA (River Protection Act)
Ravine borders one side of property and prevents building on side of house
Drain field and septic are back of house.

(c) Authorization of the variance will not be detrimental to adjacent properties and the character of the district will not be changed; and

Adjacent property has building in front (see pictures)
Additional properties on Scotland Landing Road have buildings in front of homes (see pictures)
The proposed structure is on a private road behind wooded tree line and would not be seen by the public.

(d) The condition or situation giving rise to the variance is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Zoning Ordinance.

Unique positioning on River, RPA restrictions
We are on a private road which makes this unique.

(e) The hardship seeking relief from is not self-inflicted by the owner.

We purchased home (we did not build home).
We are unable to build in backyard due to drain field, septic ; We are on the river
with RPA restrictions
Ravine on side of house

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner.

Mark A. Benich
Applicant

Mark A Benich
Owner

CERTIFICATE OF NOTARY PUBLIC

STATE OF: Virginia COUNTY OF King William : to wit:

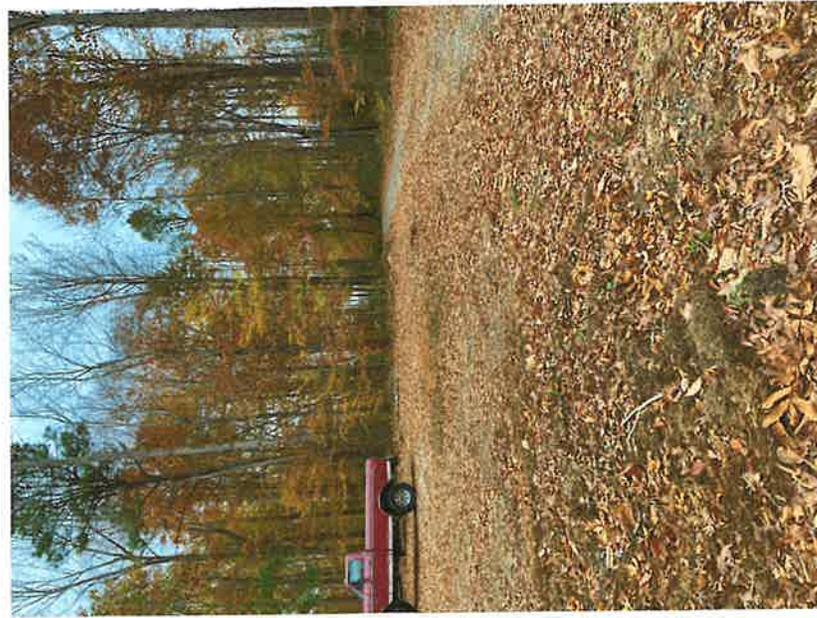
The foregoing instrument was acknowledged before me this 22 day of November 20 21.

Betty B Brooks
Notary Public

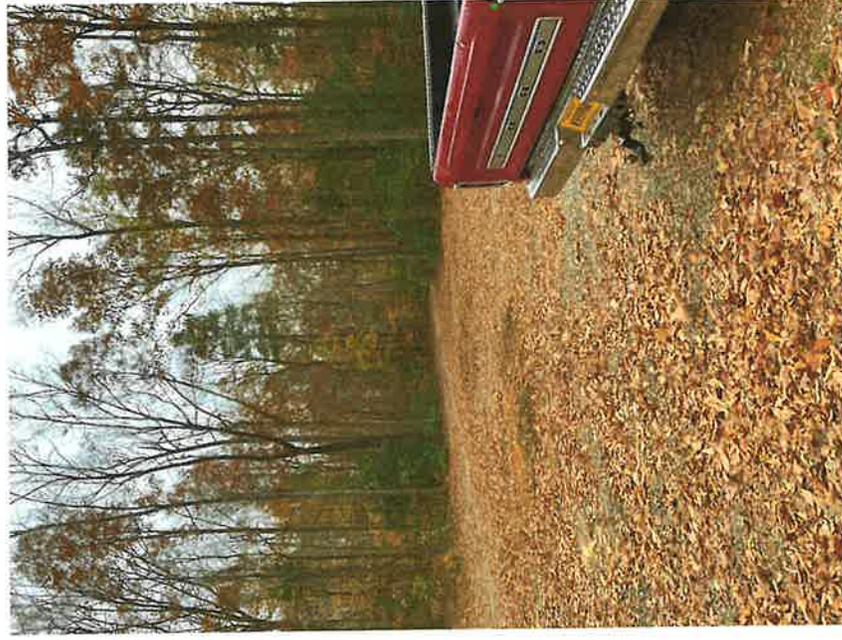


8/31/2023
My Commission Expires

- Site of proposed structure
- View headed down driveway towards house
- NOTE: House and Neighbor's House are **not** visible from site of proposed structure



- Site of proposed structure
- View headed out of driveway towards Scotland Landing Road and away from the house
- NOTE: **Not** visible to public





House

Barn in front of house

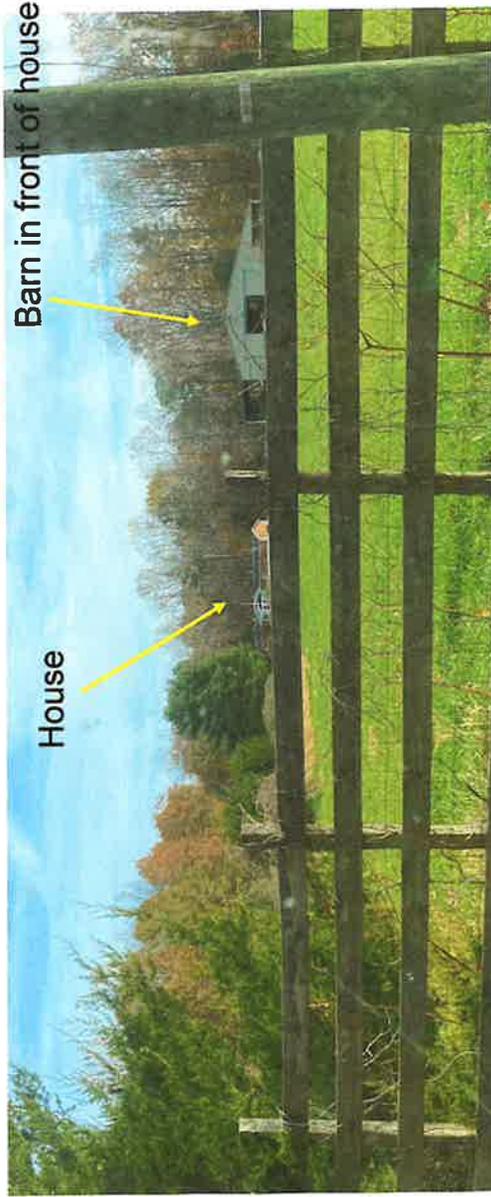
1133 Scotland Landing Road

465 Scotland Landing Road



House

Barn in front of house



Barn in front of house

House



390 Scotland Landing Road



COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH
King William County
172 Courthouse Lane • P.O. Box 155
King William, VA 23086

Findings and Worksheet for a Courtesy Review of Building Plans not designed for Human Occupancy

Name: Mark Remick

Tax Map : 38-80C

Phone Number: (989) 400-2901

Subdivision: (If Applicable) Scotland Landing Section: _____ Lot: 3

Physical Address:

1123 Scotland Landing Road
West Point, Virginia 23181

Section 1 Courtesy Review:

For pools, decks, garages, pole barns, sidewalk installations, and other structures not designed for human occupancy, the local building official may ask VDH to consider whether proposed construction could impact the existing sewage system’s function. For these situations, VDH lacks authority to determine whether the sewage system is safe, adequate, and proper as contemplated by the Code. However, as a courtesy to the building official, and by request (see attachments 2a and 2b), VDH may process the request.

Comments:

Based upon records on file at the King William County Health Department and a 1/5/22 site visit, there is no obvious evidence that suggests the proposed construction (Metal Garage) will have any negative impact on the existing sewage disposal system and private water well serving this property. The proposed construction (as indicated by the applicant) appears to be adequately setback from all existing sanitary features.

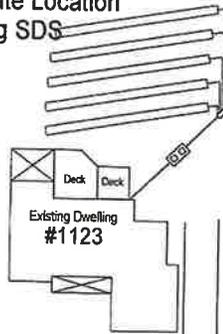
There is no guarantee given or implied that the proposed construction will not interfere with any components of the sewage disposal system and/or water supply. The Department is simply performing a courtesy review for the locality to try and identify any potential conflicts based on information available. In the event of damage to a sewage disposal system or well during construction, the owner will be responsible for any repairs or other actions deemed necessary by the Department to correct the situation.

Site Sketch:

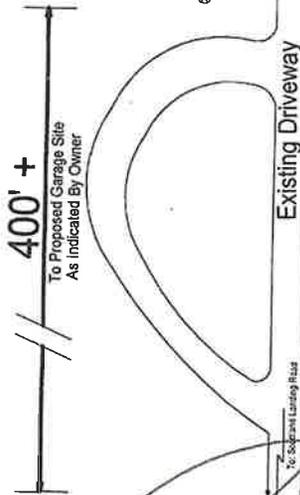
Mattaponi River



Approximate Location
of Existing SDS



Approximate Location
of Existing IIIA Well



Health Department Official Signature:


Robert Becker, Environmental Health Specialist

DATE: January 6, 2022

SCOTLAND LANDING

WESTPOINT MAGISTERIAL DISTRICT
KING WILLIAM COUNTY, VIRGINIA

Surveyor's Certificate:
To the best of my knowledge and belief,
all the requirements as set forth in
the Constitution and Code of Virginia
have been complied with in the
subdivision for recordation in King
William County, Virginia have been
complied with.



Subdivision Certificate:
The subdivision of land as shown on this
plan is with the free consent and in accordance
with the provisions of the Code of Virginia.
W. S. Gibbs 11/29/89

Decision of Approval:
This subdivision is in accordance
with existing subdivision regulations and may
be permitted to record.

DATE 12-29-89
DATE 11-29-89
APPROVED BY [Signature]
APPROVED BY [Signature]

Witness:
State of King William, To Wit:
I, W. S. Gibbs, Notary Public in and for the County and
State aforesaid do hereby certify that the
this day personally appeared before me and
has acknowledged the same before me in my
County and State aforesaid.
Given under my hand this 27 day of
December, 1989.
By commission expires June 9, 1992
W. S. Gibbs
Notary Public

No.	Block	Area	Traverse	Area	Perimeter
1	132.16	132.16	132.16	132.16	132.16
2	7.33	7.33	7.33	7.33	7.33
3	6.49	6.49	6.49	6.49	6.49
4	10.44	10.44	10.44	10.44	10.44
5	17.40	17.40	17.40	17.40	17.40
6	8.82	8.82	8.82	8.82	8.82
7	17.40	17.40	17.40	17.40	17.40

Area of Lots = 185.64 Ac.
Area of Road = 1.22 Ac.
TOTAL AREA = 186.86 Ac.

D. J. SUTTCAN
DB 15 P. 101
WB 10 P. 173

Drawn by: M. G. B.
Checked by: [Signature]
Scale: 1" = 200'
Date: October, 1989
TOMLIN & KEYSER P. C.
1100 HIGHLAND CHURCH, VIRGINIA
Job No. 244 M/LG-2D
P.L. No. 2518-247
Book 117 P. 342-5

W. J. FALL
DB 13 P. 563
WB 10 P. 173

W. E. W. PRINCE

MAGNETIC MERIDIAN - 1985

**KING WILLIAM COUNTY
PUBLIC HEARING NOTICE**

The Board of Zoning Appeals of King William County, Virginia will hold a Public Hearing on Wednesday, January 26, 2021, at 6:30 p.m., or as soon thereafter as may be heard, via Zoom to receive public comment and consider approval on the following matters:

Variance V-04-2021 – Owners, Arthur and Jennifer Dandridge

A request for a variance to construct a 30' x 50' detached garage in the front yard. The property is located at 118 Kendall Drive, Tax Map Number 27B-3-C-29 and consists of approximately 3.55 acres. The property is zoned R-1 (Suburban-Residential) and is located in the Manquin District.

Variance V-05-2021 – Owners, Mark and Beverly Remick

A request for a variance to construct a 30' x 45' detached garage in the front yard. The property is located at 1123 Scotland Landing Road, Tax Map Number 38-80C and consists of 7.33 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse District.

Variance V-06-2021 – Owners, Margaret Snead

A request for a variance in order to construct a 24' x 24' detached garage in the front yard. The property is located at 687 Waterville Cove, Tax Map Number 60-1-2A and consists of 5.51 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Sweethall District.

Variance V-07-2021 – Owners, Todd and Kim Brueckmann

A request for a variance in order to construct a 50' x 40' detached storage building in the front yard. The property is located at 526 Dover Lane, Tax Map Number 6-4-1 and consists of 15.21 acres. The property is zoned R-R (Rural-Residential) and is located in the Mangohick District.

All interested persons may present their views during the meeting via ZOOM. **Those attending via Zoom must preregister at kingwilliamcounty.us by noon on the day of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, Virginia 23086; or by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Planning and Zoning Office at 180 Horse Landing Road, King William, Virginia during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Planning and Zoning Office at (804) 769-4978 or email to sgraham@kingwilliamcountv.us.

By the authority of
Sherry L. Graham
Director of Planning

Please publish in the Tidewater Review on January 12th and 19th, 2022.

**Mark and Beverly Remick
1123 Scotland Landing Road
Tax Map 38-80C
A-C, 7.33 acres
Variance 05-2021**

Jay Morrisett
19108 Dixie Belle Lane
Bumpass, VA 23024
30-80B
A-C, 8.82 acres

Jason E. Clore
Callan G. Space
6243 Howell Road
Locke, NY 13092
30-80H
A-C, 14.34 acres
30-80A
A-C, 7.38 acres

Marvin A. Sniegon
7202 McClellan Road
Mechanicsville, VA 23111
38-80
A-C, 122.8 acres

Roy D. Norman
P.O. Box 31
King William, VA 23086
38-80I
A-C, 9.36 acres

Alexander G. Howell, III
1133 Scotland Landing Road
West Point, VA 23181
38-80D
A-C, 6.49



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

RE: Notice to adjacent property owners
Request for Variance: V-05-2021
Tax Map Parcel: 38-80C
Owner/Applicant: Mark and Beverly Remick

Dear Property Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m., or as soon thereafter, in person and via ZOOM to receive public comment on the following matter:

The applicant is requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 30' x 45' detached garage in the front yard. The property is located at 1123 Scotland Landing Road.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views in person or via ZOOM at the above time and place. **If you are planning to participate via Zoom, you must pre-register in advance of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086: by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sincerely,

Sherry L. Graham
Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

Mr. and Mrs. Mark Remick
1123 Scotland Landing Road
West Point, VA 23181

RE: Request for Variance, V-05-2021, Tax Map Parcel 38-80C

Dear Mr. and Mrs. Remick:

The Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m. to consider your request for a variance in order to construct an accessory structure in the front yard on your property located at 1123 Scotland Landing Road.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Director of Planning

APPLICANT/OWNER: Mark and Beverly Remick
TAX PARCEL # 38-80C; 1123 Scotland Landing Road



TaxParcel

2014_Zoning

ZONING

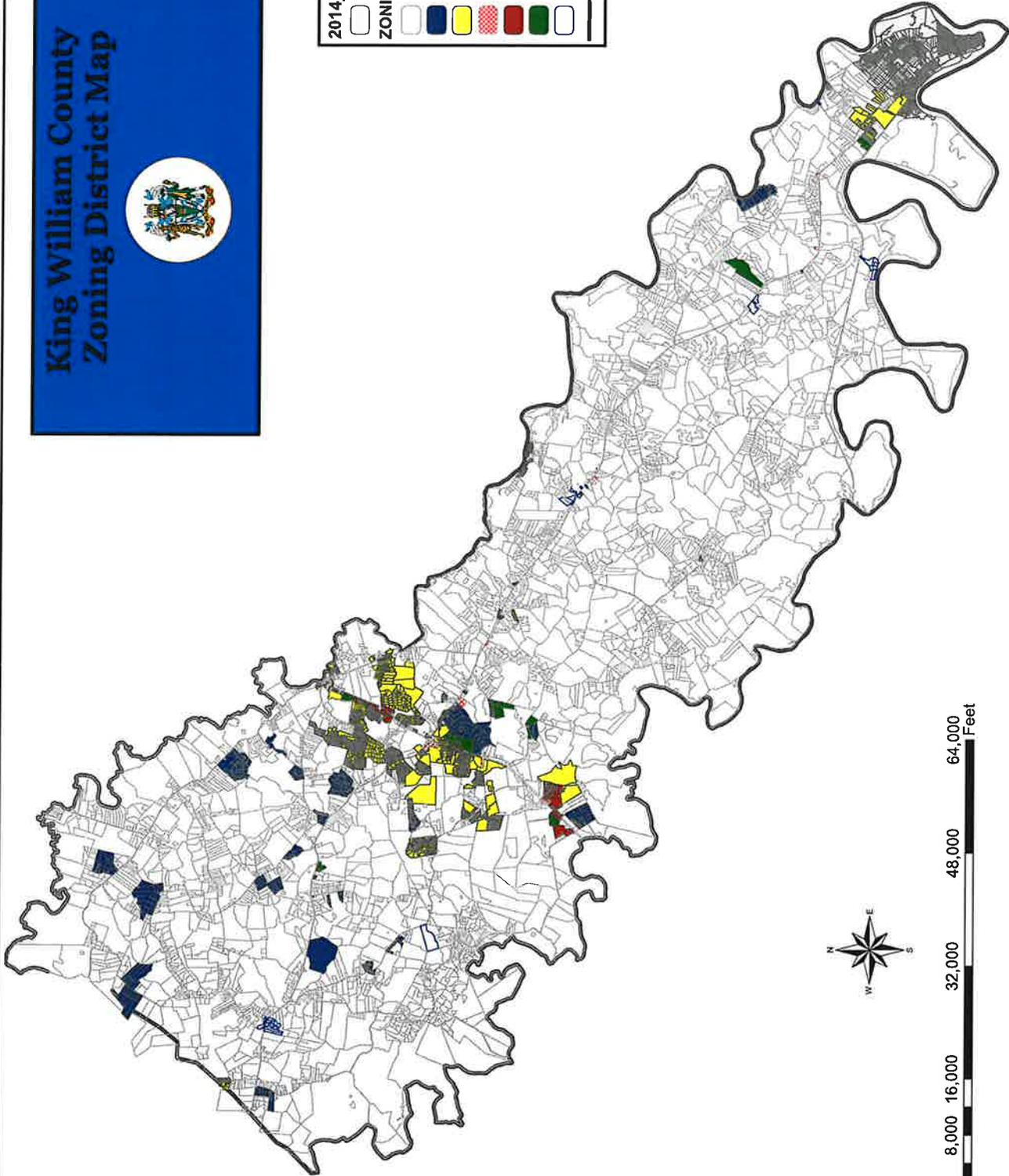
A-C	R-R	R-1	B-1	B-2	M	HP
[White]	[Blue]	[Yellow]	[Red with X]	[Red]	[Green]	[Blue with border]



**APPLICANT/OWNER: Mark and Beverly Remick
TAX PARCEL # 38-80C; 1123 Scotland Landing Road**



King William County Zoning District Map



2014_Zoning

- Town Of West Point

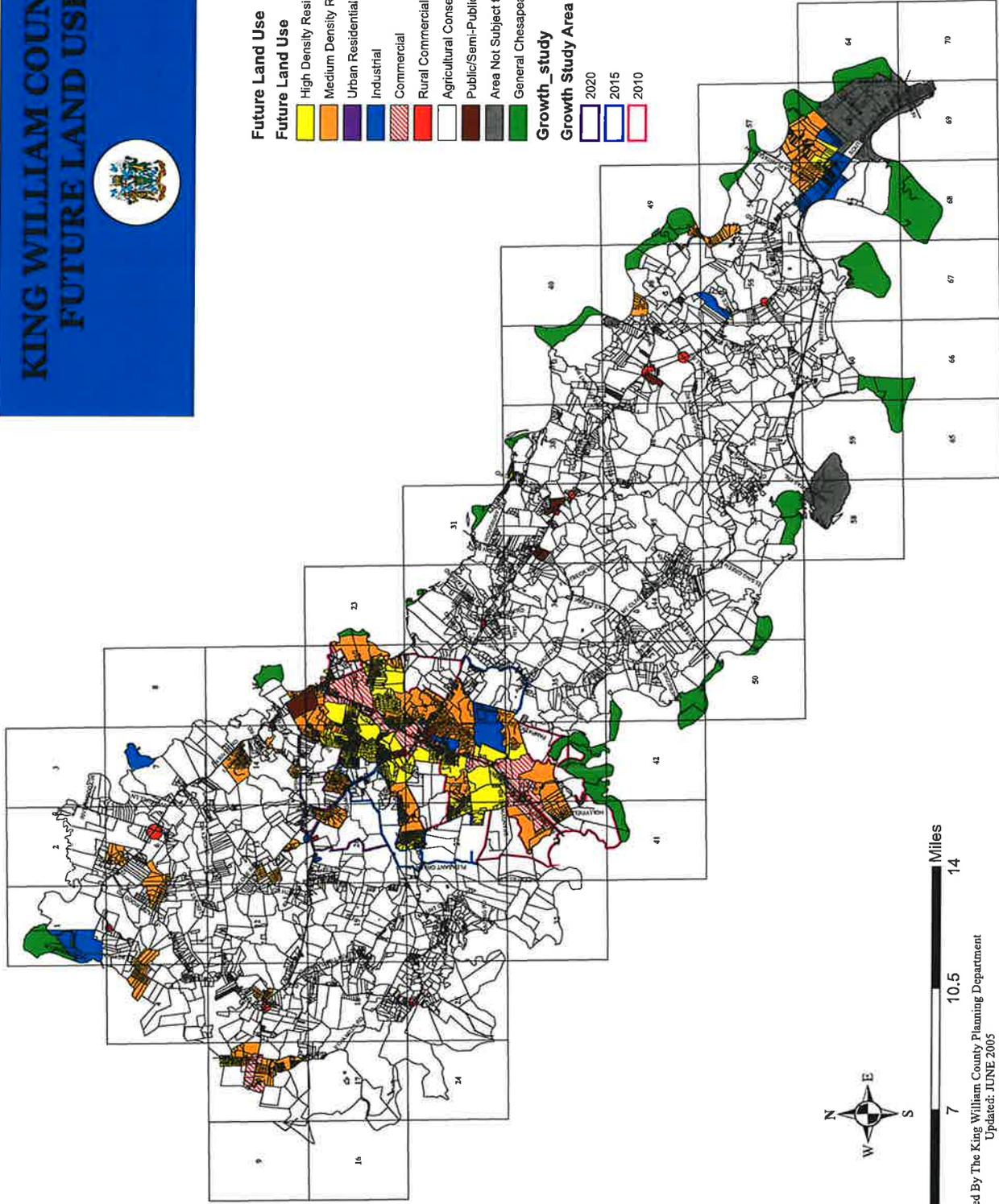
ZONING

- A-C (Agricultural-Conservation)
- R-R (Rural Residential)
- R-1 (Suburban Residential)
- B-1 (Local Business)
- B-2 (General Business District)
- M (Industrial)
- HP (Historic Preservation)

county



KING WILLIAM COUNTY FUTURE LAND USE

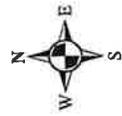


Future Land Use

- High Density Residential
- Medium Density Residential
- Urban Residential
- Industrial
- Commercial
- Rural Commercial
- Agricultural Conservation
- Public/Semi-Public
- Area Not Subject to County Land Use Regulations
- General Chesapeake Bay Preservation Area

Growth Study Area

- 2020
- 2015
- 2010



Prepared By The King William County Planning Department
Updated: JUNE 2005

King William County Zoning and Subdivision Ordinance

envisioned as the major development style of this R-R district, although slightly higher densities are acceptable where public water is provided for larger subdivisions.

3. *Intent of the R-1 suburban residential district.* The R-1 district is to provide for higher residential development together with recreational facilities, public uses, and accessory uses as may be necessary or are normally compatible with residential surroundings. Since substantial tracts of vacant land are or may be included in the R-1 district, agricultural and open uses are permitted, but in general, urbanization is planned, and utilities and public services exist or are planned which will be adequate for the types of development contemplated. While a major purpose of the R-1 district is to protect and conserve areas of predominantly single-family detached residences, other types of residences may be permitted in order to provide for a wide spectrum of housing needs, provided that these new units are of generally compatible architectural character and are located on tracts of sufficient size so that necessary amenities can be provided and harmonious relationships between residences of different types ensured by means of careful planning and the process of subdivision plat review and approval.
4. *Intent of the B-1 local business district.* The B-1 district is to provide primarily for retail shopping and personal service uses, to be developed either as a unit or in individual parcels, and to serve the needs of families living in the County or the needs of the traveling public on the highways. To enhance the general character of the B-1 district, its function of local service, and its compatibility with its surroundings, the size of certain uses is limited.
5. *Intent of the B-2 general business district.* The B-2 district is to provide sufficient space in appropriate locations for a wide variety of commercial and light industrial activities, serving a wide area of the County and generally located in or near development centers where a mixture of commercial and service activity now exists or is planned, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, or the nuisance factors of dust, odor, and noise, associated with medium or heavy industrial activity.
6. *Intent of the I industrial district.* The I district is to provide for a wide variety of manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located for access by highways and providing a controlled environment within which signage is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the I district and residential uses are restricted.

Sec. 86-101—86-109. Reserved.

Division 2 – Primary Zoning District Yard, Height and Bulk Requirements

Sec. 86-110. Minimum site area and dimensional regulations for primary zoning districts

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
Minimum Lot Area						
	5-acres ¹	3-acres	Dependent upon public utilities ²	N/A	N/A	N/A
Minimum Lot Depth (in feet)						

King William County Zoning and Subdivision Ordinance

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
	500	300	150	100	100	100
Minimum Lot Frontage (in feet)						
Fronting Primary Road	400	200	200	100	100	100
Fronting Secondary Road	300	200	150	100	100	100
Fronting Subdivision Street	150	150	100	100	100	100
Minimum Setback (in feet)						
From Primary Road	100	75	75	75	75	75
From Secondary Road	75	50	40	50	50	50
From Subdivision Street	50	50	40	50	50	50
Minimum Yard (main building – in feet)						
Side	25	25	15	0 ³	0 ³	0 ⁴
Rear	50	50	40	0 ³	0 ³	0 ⁴
Minimum Yard (accessory buildings – in feet)						
Side	15 ⁵	15	15	0 ⁶	0 ⁶	0 ⁶
Rear	15 ⁵	15	15	0 ⁶	0 ⁶	0 ⁶
Maximum Height (in feet)						
	45 ⁷	45	45	45	100 ⁸	100 ⁸

¹ The minimum lot area for a family subdivision shall be 3 acres.

²15,000 square feet (sf) for properties served by both public water and sewer;
 20,000 sf served by public water only or public sewer only;
 30,000 sf not served by public water or public sewer

³50 foot main building setback required from any residentially zoned parcel

⁴100 foot main building setback required from any residentially zoned parcel

⁵For non-agricultural accessory buildings only

⁶25 foot accessory building setback required from any residentially zoned parcel

⁷Agricultural structures may exceed 45 feet in height as long as they are exempt under the building code.

⁸No part of a building that is located within 200 horizontal feet of any R-R or R-1 residential zoning district may exceed 45 feet in height.

Sec. 86-111. Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning district.

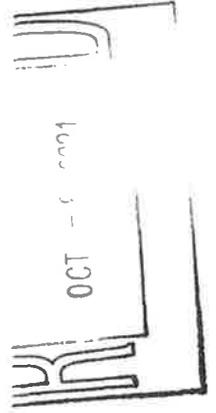
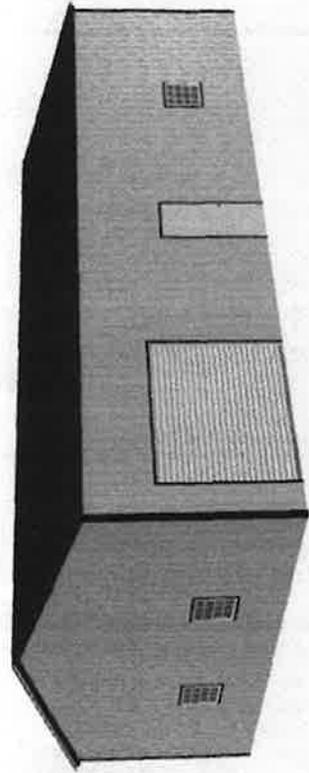
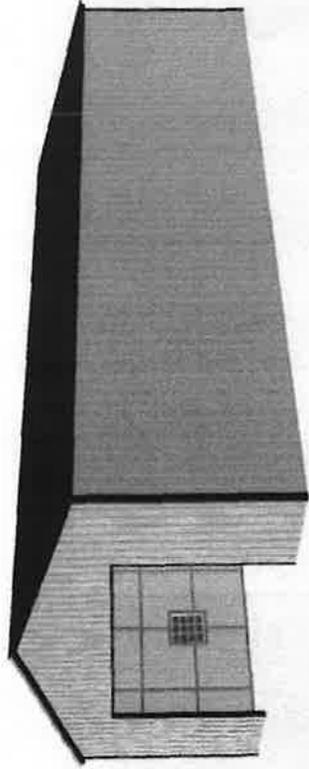
Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning districts are as follows:

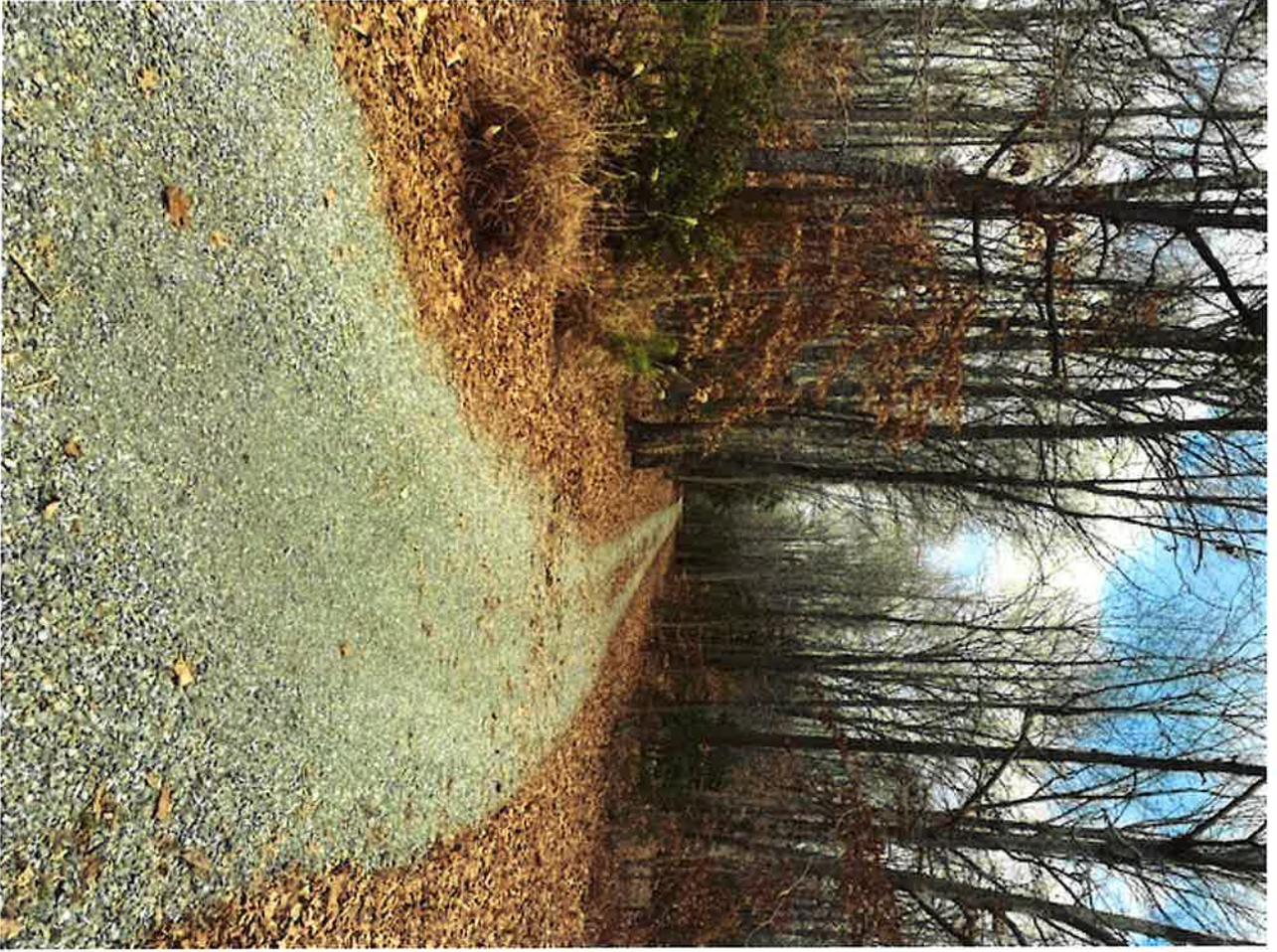
Minimum Lot Size and Dimensions



Mr. Mark Remick
1123 Scotland Landing Rd
West Point, VA 23181

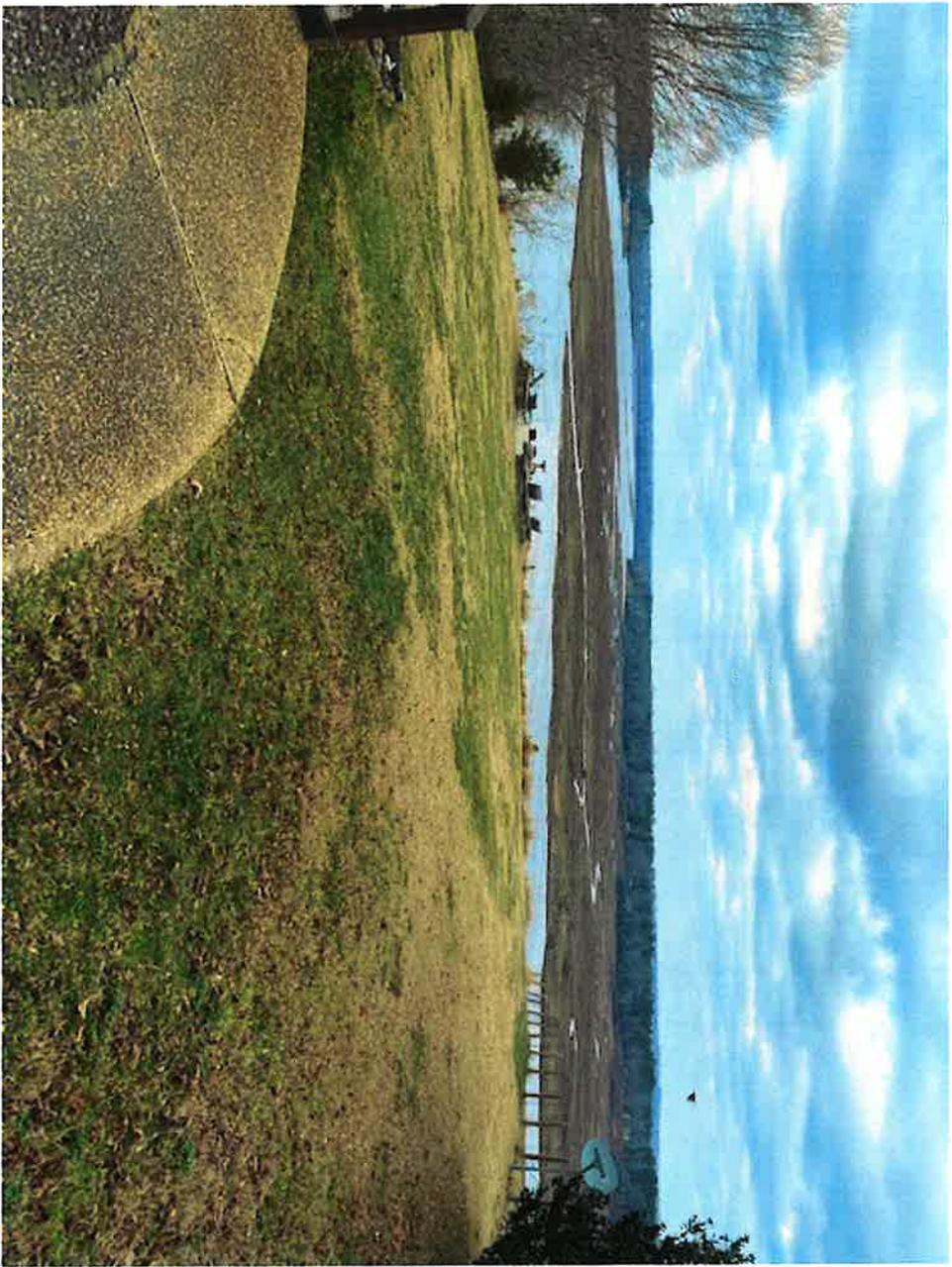
30' x 45' x 12'

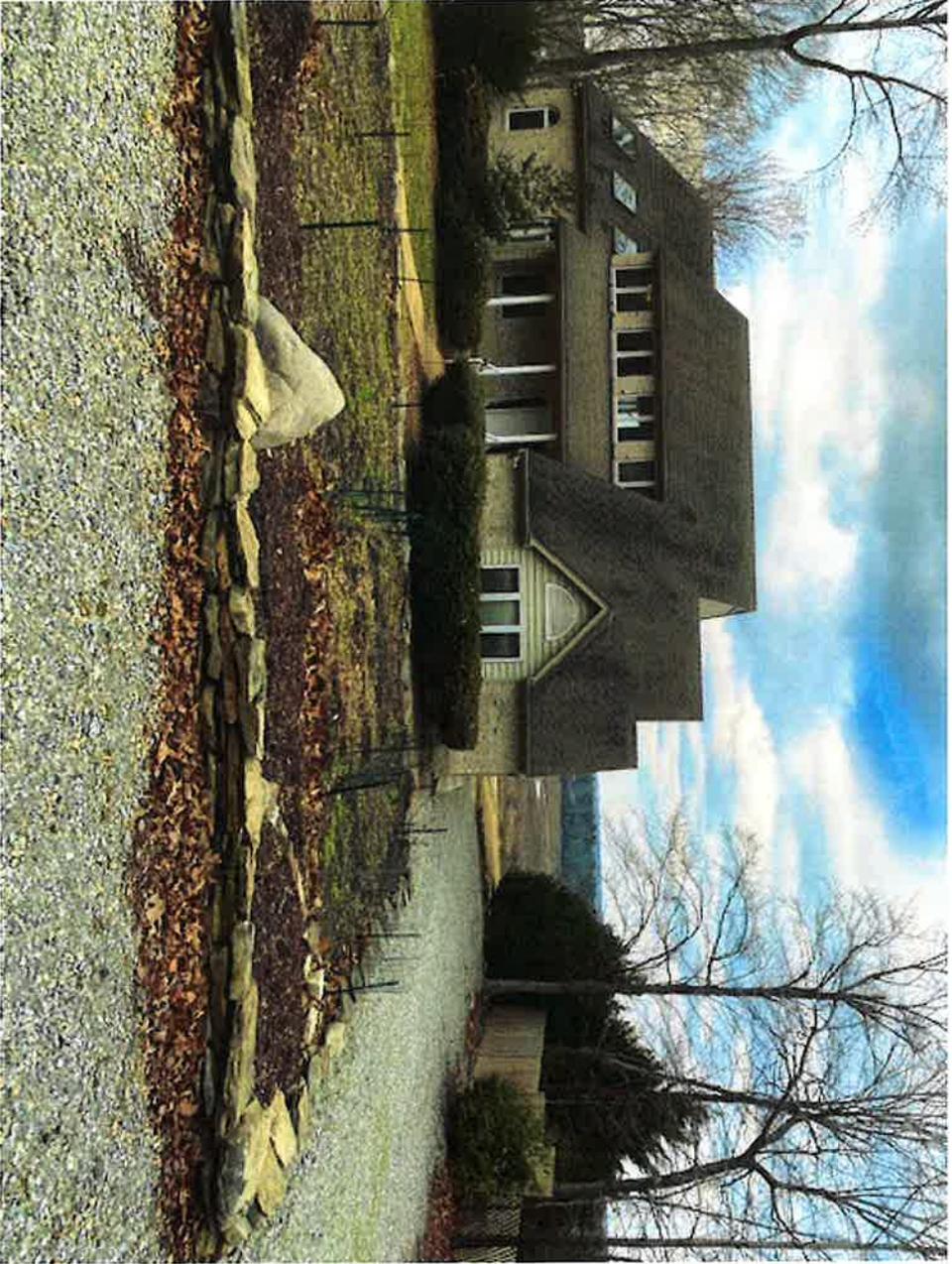












Public Hearing

Margaret Snead

V-06-2021



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

TO: Board of Zoning Appeals
FROM: Sherry Graham, Director of Planning
SUBJECT: Variance-06-2021
DATE: January 26, 2022

Summary of Request For V-06-2021

The applicant/owner, Margaret Snead is requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 24' x 24' detached garage in the front yard. The property is located at 687 Waterville Cove, Tax Map Parcel 60-1-2A. The property is zoned A-C (Agricultural-Conservation) and consists of 5.51 acres.

Materials/Background

The Variance packet includes the following:

Application
Health Department Approval
Plat
Public Hearing Notice
Public Notice – Adjacent Property Owners List
Adjacent Property Owner Letters
Notice – Property Owners
Zoning Map
GIS View
Zoning District Map
Ordinance
Pictures

Ordinance Requirements

Article VI, Section 86-110 of the Zoning Ordinance of King William County requires that accessory buildings and structures be located in the side or rear yard.

Code of Virginia

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Additional findings:

1. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The proposed detached garage will be located approximately 700’ from the front property line, and 40’ from the side property line. The minimum front setback for a dwelling in the A-C zoning district is 75’.

2. The reduction will not be out of character in the development.

Staff Comment: The proposed detached garage will be in an area that is not visible to the adjacent neighbors. Also, due to the location of the septic system and the RPA, the proposed garage could not be constructed in the side or rear yard.

Recommendations:

Staff recommends approval of this application.

App # 3072
Ord Inv 21-00918



VARIANCE APPLICATION
King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 Fax (804) 769-2235

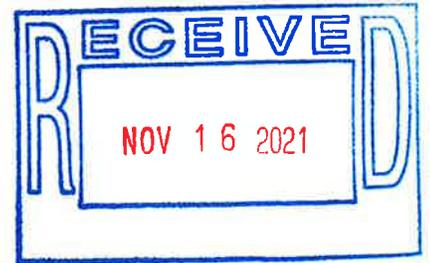
1. Owner(s): Margaret E Snead
Address: 687 Waterville Cove
West Point VA 23181
Phone Number: 804 307 3239
Email Address: theappleblossominn@gmail.com

2. Applicant (if different from owner): n/a
Address: _____
Phone Number: _____
Email Address: _____

3. Property Identification
Tax Map: PID-60-1-2A
Physical Address of Property: same as above
Deed Book or Instrument Number for title of property: Lot 2A - Waterville Cove
Zoning District: unknown
Present Use of Property: private home

4. A variance is requested from the requirements of Article _____, Section _____, of the Zoning Ordinance for King William County, Virginia.

app # 3072



Describe requested variance request in detail and provide information to each of the items the Board of Zoning Appeals will be considering in granting or denying the request:

We would like to built a 2 car garage
in the sideyard in front of the
front plane of the primary dwelling

(a) Strict application of the ordinance will produce undue hardship relating to the property;

The garage if not located in side hard would
be very close to current driveway,
very close to neighbors and would
block the view of the river.

(b) The hardship is not shared generally by other properties in the same zoning district and in the same vicinity;

Other properties have garages in front and
side yards or they are attached to
the primary dwellings

(c) Authorization of the variance will not be detrimental to adjacent properties and the character of the district will not be changed; and

There are trees to both sides of the
yard so neighbors would not
be affected. We have spoken to
both neighbors and they are not opposed to
the variance.

(d) The condition or situation giving rise to the variance is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Zoning Ordinance.

This general regulation would only
affect narrow properties on the river

King William County

Date: 11/16/2021 Time: 01:41 PM

Invoice Payment

Customer: 0-000216
Name: SNEAD MARGARET

Invoice: 21-00918
Permit No: 21-00498
Item 1 1,000.00
ZONING VARIANCE

1,000.00

Batch Id: KL111621
Ref Num: 1102 Seq: 31 to 31

Cash Amount: 1,000.00
Check Amount: 0.00
Credit Amount: 0.00

Total: 1,000.00

Thank You for your payment!

Please do not process
this until you receive
a confirmation email
from me.

Margaret E Snad



COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH
King William County
172 Courthouse Lane • P.O. Box 155
King William, VA 23086

Findings and Worksheet for a Courtesy Review of Building Plans not designed for Human Occupancy

Name: Margaret Snead

Tax Map : 60-1-2A

Phone Number: (804) 357-1492

Subdivision: (If Applicable) Waterville Family Subdivision Section: _____ Lot: 2A

Physical Address:
687 Waterville Cove
West Point, Virginia 23181

Section 1 Courtesy Review:

For pools, decks, garages, pole barns, sidewalk installations, and other structures not designed for human occupancy, the local building official may ask VDH to consider whether proposed construction could impact the existing sewage system’s function. For these situations, VDH lacks authority to determine whether the sewage system is safe, adequate, and proper as contemplated by the Code. However, as a courtesy to the building official, and by request (see attachments 2a and 2b), VDH may process the request.

Comments:

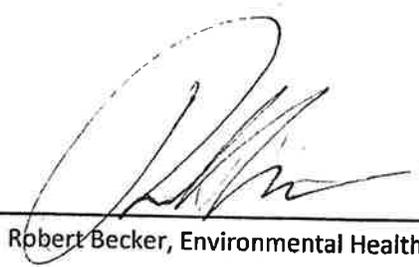
Based upon records on file at the King William County Health Department, and a 11/4/21 site visit, there is no obvious evidence that suggests the proposed construction (detached garage – flagged on site by contractor) will have any negative impact on the existing sewage disposal system and private water well serving this property. The proposed construction appears to be adequately setback from all existing sanitary features. This location meets all VDH setback requirements, but may be subject to additional King William County requirements.

There is no guarantee given or implied that the proposed construction will not interfere with any components of the sewage disposal system and/or water supply. The Department is simply performing a courtesy review for the locality to try and identify any potential conflicts based on information available. In the event of damage to a sewage disposal system or well during construction, the owner will be responsible for any repairs or other actions deemed necessary by the Department to correct the situation.

Site Sketch:

***See Attached

Health Department Official Signature:

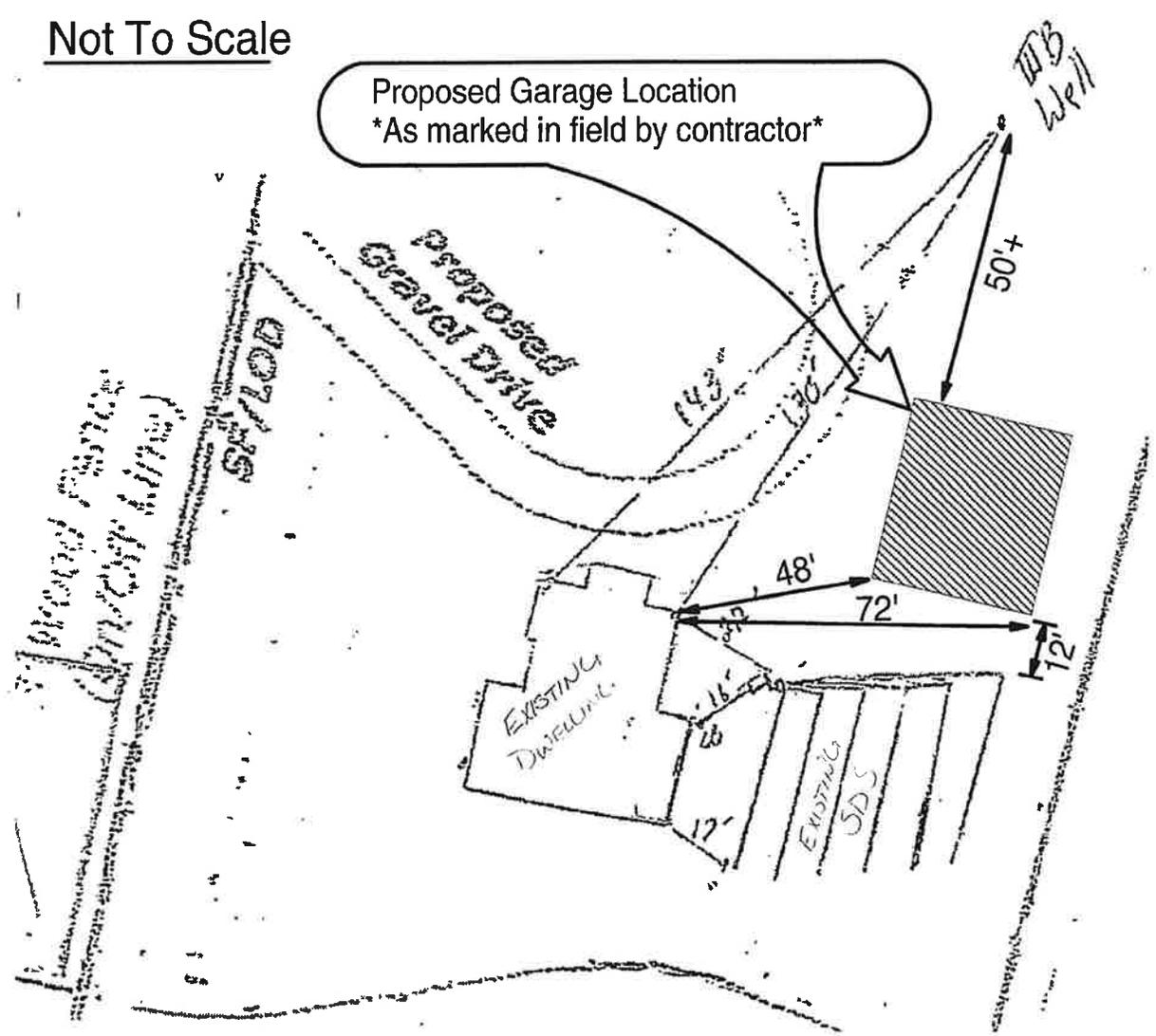
A handwritten signature in black ink, appearing to read 'R. Becker', is written over a solid horizontal line. The signature is stylized and cursive.

Robert Becker, Environmental Health Specialist

DATE: November 9, 2021

Not To Scale

Proposed Garage Location
As marked in field by contractor



Note: Previous Instruction Drawing

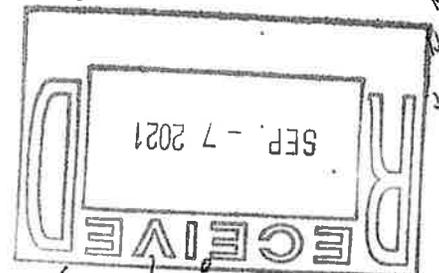
Deming Approach

Robert H. [unclear]

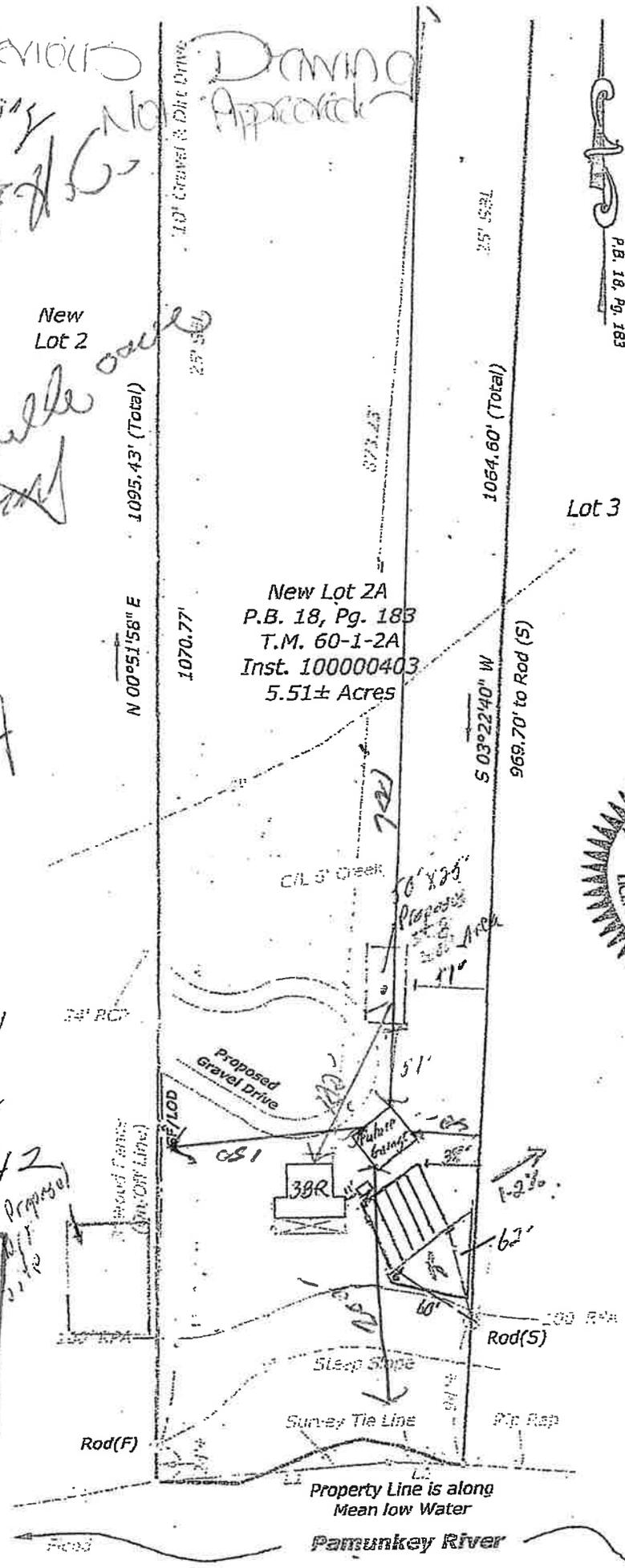
687 waterwell used [unclear]

60-1-2A

Install 6-44" L x 3" W lines on contour @ depth of 40-42"
 $6 \cdot 44 \cdot 3 = 792 \text{ ft}^2$



Scale: 1" = 100'



6813

**KING WILLIAM COUNTY
PUBLIC HEARING NOTICE**

The Board of Zoning Appeals of King William County, Virginia will hold a Public Hearing on Wednesday, January 26, 2021, at 6:30 p.m., or as soon thereafter as may be heard, via Zoom to receive public comment and consider approval on the following matters:

Variance V-04-2021 – Owners, Arthur and Jennifer Dandridge

A request for a variance to construct a 30' x 50' detached garage in the front yard. The property is located at 118 Kendall Drive, Tax Map Number 27B-3-C-29 and consists of approximately 3.55 acres. The property is zoned R-1 (Suburban-Residential) and is located in the Manquin District.

Variance V-05-2021 – Owners, Mark and Beverly Remick

A request for a variance to construct a 30' x 45' detached garage in the front yard. The property is located at 1123 Scotland Landing Road, Tax Map Number 38-80C and consists of 7.33 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse District.

Variance V-06-2021 – Owners, Margaret Snead

A request for a variance in order to construct a 24' x 24' detached garage in the front yard. The property is located at 687 Waterville Cove, Tax Map Number 60-1-2A and consists of 5.51 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Sweethall District.

Variance V-07-2021 – Owners, Todd and Kim Brueckmann

A request for a variance in order to construct a 50' x 40' detached storage building in the front yard. The property is located at 526 Dover Lane, Tax Map Number 6-4-1 and consists of 15.21 acres. The property is zoned R-R (Rural-Residential) and is located in the Mangohick District.

All interested persons may present their views during the meeting via ZOOM. **Those attending via Zoom must preregister at kingwilliamcounty.us by noon on the day of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, Virginia 23086; or by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Planning and Zoning Office at 180 Horse Landing Road, King William, Virginia during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Planning and Zoning Office at (804) 769-4978 or email to sgraham@kingwilliamcountv.us.

By the authority of
Sherry L. Graham
Director of Planning

Please publish in the Tidewater Review on January 12th and 19th, 2022.

**Margaret Snead
687 Waterville Cove
Tax Map Number 60-1-2A
Zoned A-C, 5.51 acres
Variance 06-2021**

Bryan and Carolyn Wade
2428 Custis Millpond Road
West Point, VA 23181
60-1-2
A-C, 5.91 acres

William B. Allen
1700 Floyd Avenue
Richmond, VA 23220
60-1-3
A-C, 5 acres

William R. Davis, Jr.
Ellen M. Davis
7620 Davis Pond Road
West Point, VA 23181
60-21B
A-C, 445.05 acres



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

RE: Notice to adjacent property owners
Request for Variance: V-06-2021
Tax Map Parcel: 60-1-2A
Owner/Applicant: Margaret Snead

Dear Property Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m., or as soon thereafter, in person and via ZOOM to receive public comment on the following matter:

The applicant is requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 24' x 24' detached garage in the front yard. The property is located at 687 Waterville Cove.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views in person or via ZOOM at the above time and place. **If you are planning to participate via Zoom, you must pre-register in advance of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086: by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sincerely,

Sherry L. Graham
Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

Ms. Margaret E. Snead
687 Waterville Cove
West Point, VA 23181

RE: Request for Variance, V-06-2021, Tax Map Parcel 60-1-2A

Dear Ms. Snead:

The Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m. to consider your request for a variance in order to construct an accessory structure in the front yard on your property located at 687 Waterville Cove.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Director of Planning

APPLICANT/OWNER: Margaret Snead
TAX PARCEL # 60-1-2A; 687 Waterville Cove

60-21B



Map/Parcel
2014_Zoning

ZONING

A-C	R-R	R-1	B-1	B-2	M	HP
Reside						

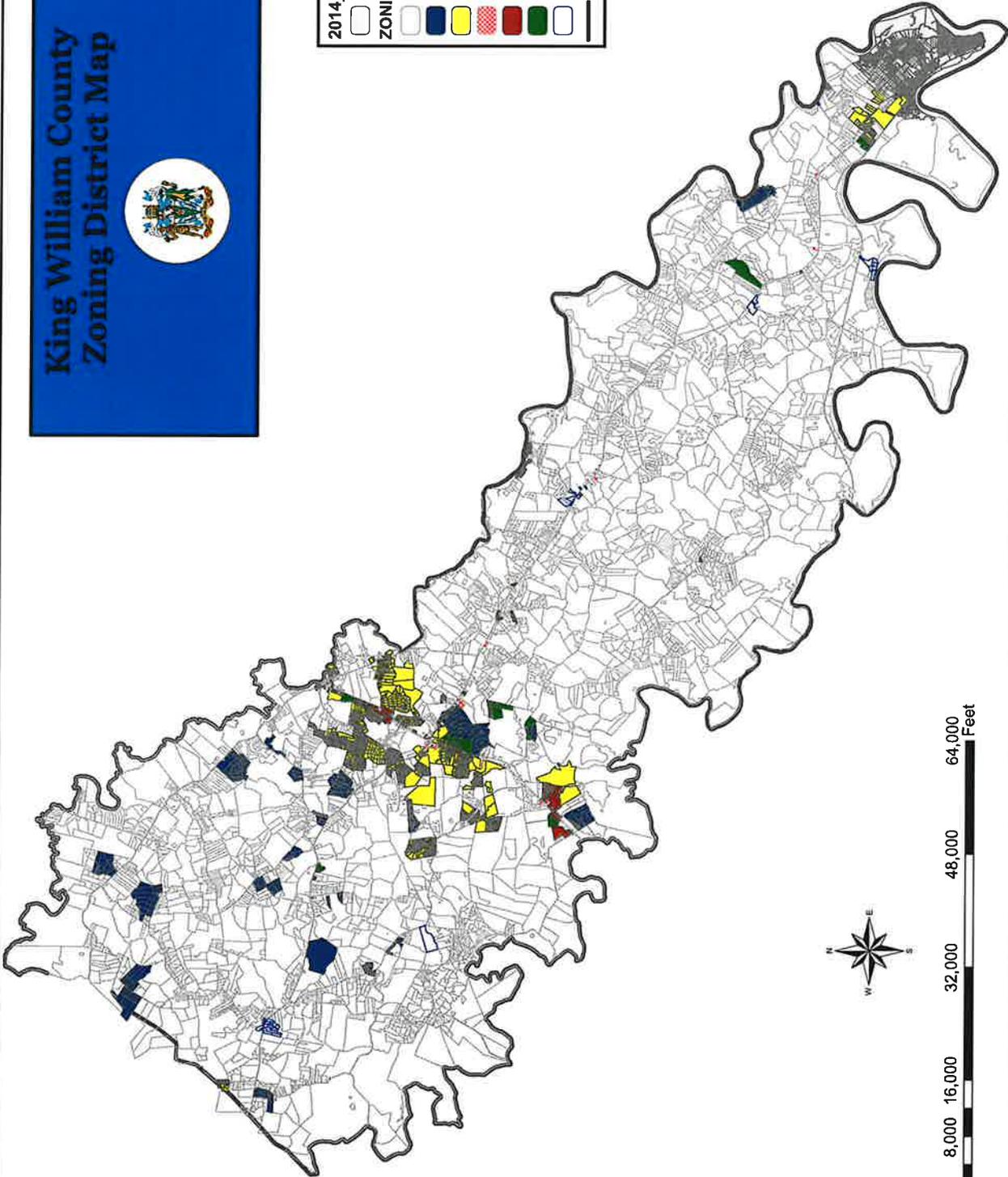
Road Class

- Primary
- Secondary
- Private Road (No Route Number)

**APPLICANT/OWNER: Margaret Snead
TAX PARCEL # 60-1-2A; 687 Waterville Cove**



King William County Zoning District Map



2014_Zoning

- Town Of West Point

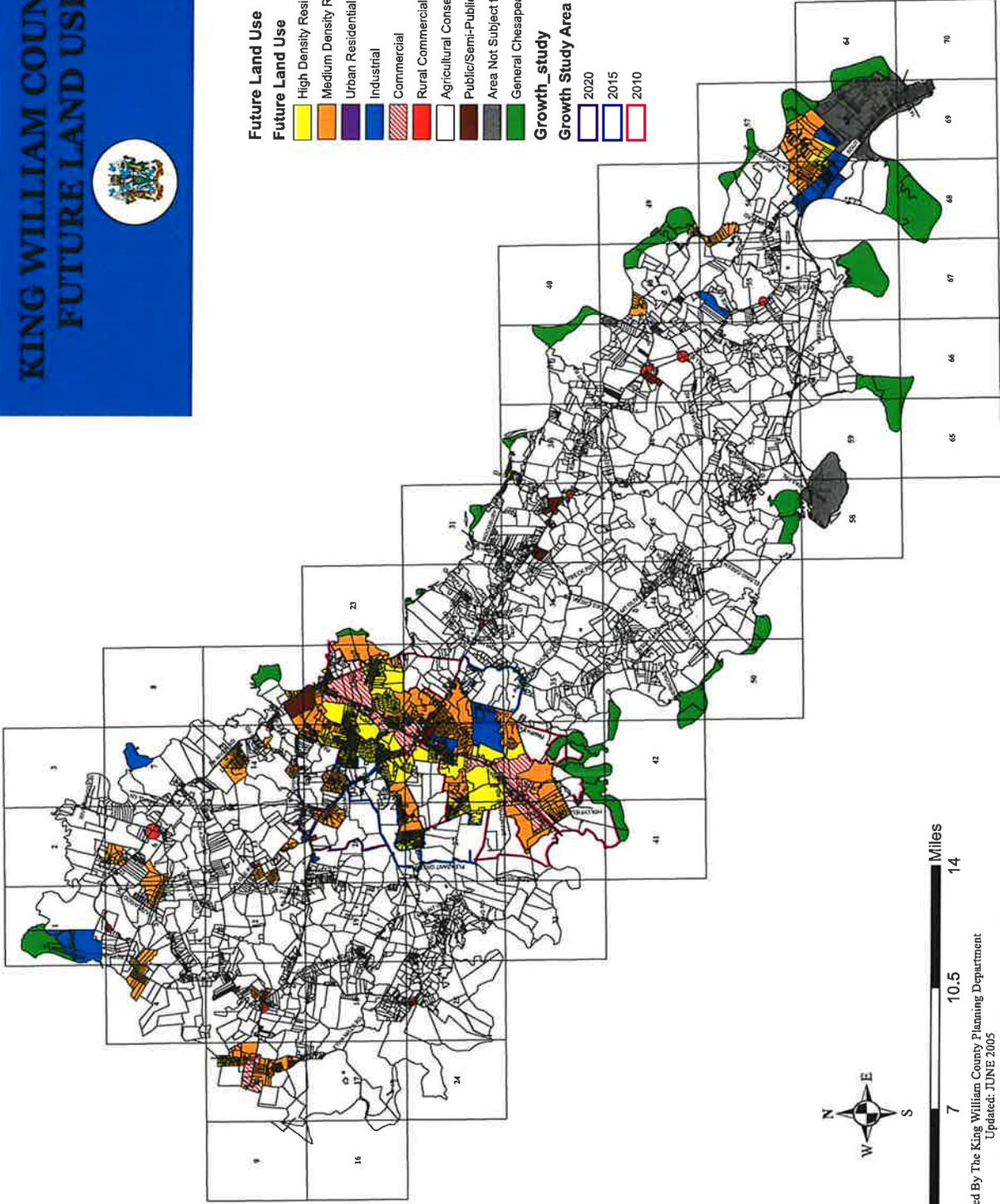
ZONING

- A-C (Agricultural-Conservation)
- R-R (Rural Residential)
- R-1 (Suburban Residential)
- B-1 (Local Business)
- B-2 (General Business District)
- M (Industrial)
- HP (Historic Preservation)

county



KING WILLIAM COUNTY FUTURE LAND USE



- Future Land Use**
- High Density Residential
 - Medium Density Residential
 - Urban Residential
 - Industrial
 - Commercial
 - Rural Commercial
 - Agricultural Conservation
 - Public/Semi-Public
 - Area Not Subject to County Land Use Regulations
 - General Chesapeake Bay Preservation Area
- Growth Study Area**
- 2020
 - 2015
 - 2010



Prepared By The King William County Planning Department
Updated: JUNE 2005

envisioned as the major development style of this R-R district, although slightly higher densities are acceptable where public water is provided for larger subdivisions.

3. *Intent of the R-1 suburban residential district.* The R-1 district is to provide for higher residential development together with recreational facilities, public uses, and accessory uses as may be necessary or are normally compatible with residential surroundings. Since substantial tracts of vacant land are or may be included in the R-1 district, agricultural and open uses are permitted, but in general, urbanization is planned, and utilities and public services exist or are planned which will be adequate for the types of development contemplated. While a major purpose of the R-1 district is to protect and conserve areas of predominantly single-family detached residences, other types of residences may be permitted in order to provide for a wide spectrum of housing needs, provided that these new units are of generally compatible architectural character and are located on tracts of sufficient size so that necessary amenities can be provided and harmonious relationships between residences of different types ensured by means of careful planning and the process of subdivision plat review and approval.
4. *Intent of the B-1 local business district.* The B-1 district is to provide primarily for retail shopping and personal service uses, to be developed either as a unit or in individual parcels, and to serve the needs of families living in the County or the needs of the traveling public on the highways. To enhance the general character of the B-1 district, its function of local service, and its compatibility with its surroundings, the size of certain uses is limited.
5. *Intent of the B-2 general business district.* The B-2 district is to provide sufficient space in appropriate locations for a wide variety of commercial and light industrial activities, serving a wide area of the County and generally located in or near development centers where a mixture of commercial and service activity now exists or is planned, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, or the nuisance factors of dust, odor, and noise, associated with medium or heavy industrial activity.
6. *Intent of the I industrial district.* The I district is to provide for a wide variety of manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located for access by highways and providing a controlled environment within which signage is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the I district and residential uses are restricted.

Sec. 86-101—86-109. Reserved.

Division 2 – Primary Zoning District Yard, Height and Bulk Requirements

Sec. 86-110. Minimum site area and dimensional regulations for primary zoning districts

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
Minimum Lot Area						
	5-acres ¹	3-acres	Dependent upon public utilities ²	N/A	N/A	N/A
Minimum Lot Depth (in feet)						

King William County Zoning and Subdivision Ordinance

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
	500	300	150	100	100	100
Minimum Lot Frontage (in feet)						
Fronting Primary Road	400	200	200	100	100	100
Fronting Secondary Road	300	200	150	100	100	100
Fronting Subdivision Street	150	150	100	100	100	100
Minimum Setback (in feet)						
From Primary Road	100	75	75	75	75	75
From Secondary Road	75	50	40	50	50	50
From Subdivision Street	50	50	40	50	50	50
Minimum Yard (main building – in feet)						
Side	25	25	15	0 ³	0 ³	0 ⁴
Rear	50	50	40	0 ³	0 ³	0 ⁴
Minimum Yard (accessory buildings – in feet)						
Side	15 ⁵	15	15	0 ⁶	0 ⁶	0 ⁶
Rear	15 ⁵	15	15	0 ⁶	0 ⁶	0 ⁶
Maximum Height (in feet)						
	45 ⁷	45	45	45	100 ⁸	100 ⁸

¹ The minimum lot area for a family subdivision shall be 3 acres.

²15,000 square feet (sf) for properties served by both public water and sewer;
 20,000 sf served by public water only or public sewer only;
 30,000 sf not served by public water or public sewer

³50 foot main building setback required from any residentially zoned parcel

⁴100 foot main building setback required from any residentially zoned parcel

⁵For non-agricultural accessory buildings only

⁶25 foot accessory building setback required from any residentially zoned parcel

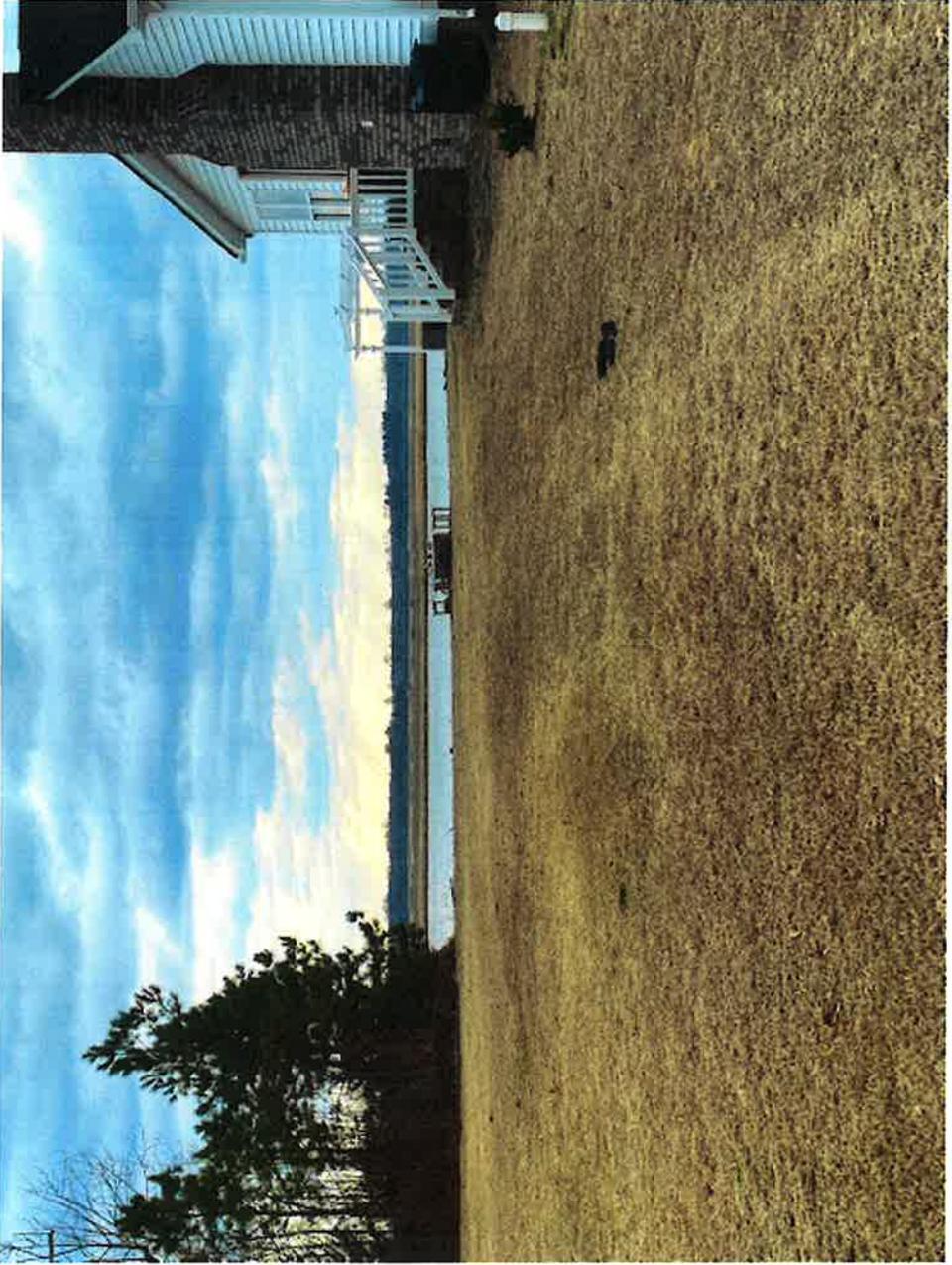
⁷Agricultural structures may exceed 45 feet in height as long as they are exempt under the building code.

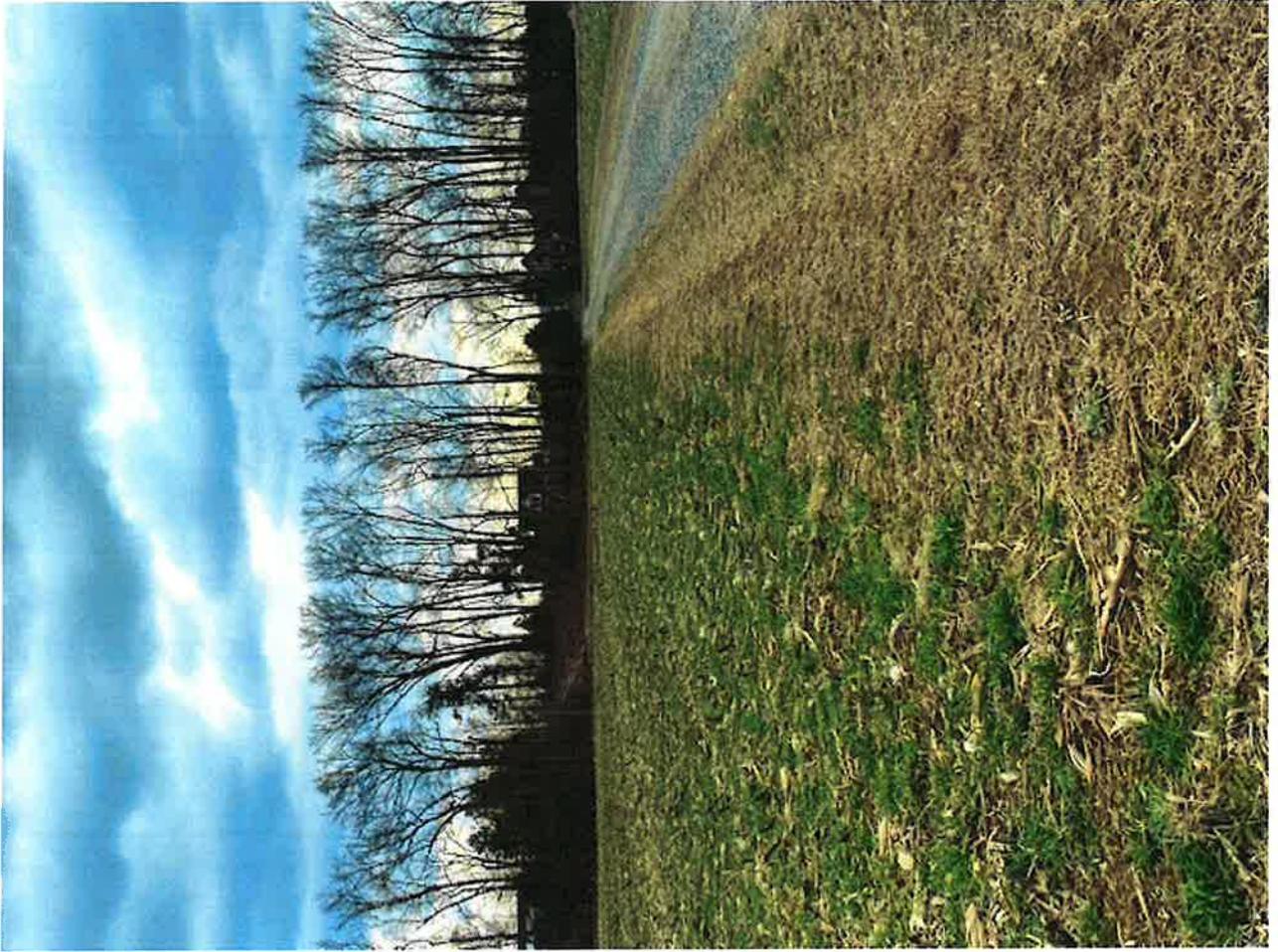
⁸No part of a building that is located within 200 horizontal feet of any R-R or R-1 residential zoning district may exceed 45 feet in height.

Sec. 86-111. Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning district.

Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning districts are as follows:

Minimum Lot Size and Dimensions











Public Hearing

Todd & Kim Brueckmann

V-07-2021



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

TO: Board of Zoning Appeals
FROM: Sherry Graham, Director of Planning
SUBJECT: Variance-07-2021
DATE: January 26, 2022

Summary of Request For V-07-2021

The applicants/owners, Todd and Kim Brueckmann, are requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 40' x 50' detached storage building in the front yard. The property is located at 526 Dover Lane, Tax Map Parcel 6-4-1. The property is zoned R-R (Rural-Residential) and consists of 15.21 acres.

Materials/Background

The Variance packet includes the following:

Application
Health Department Approval
Plat
Public Hearing Notice
Public Notice – Adjacent Property Owners List
Adjacent Property Owner Letters
Notice – Property Owners
Zoning Map
GIS View
Zoning District Map
Ordinance
Pictures

Ordinance Requirements

Article VI, Section 86-110 of the Zoning Ordinance of King William County requires that accessory buildings and structures be located in the side or rear yard.

Code of Virginia

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Additional findings:

1. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The proposed detached garage will be located approximately 900’ from the front property line, and 25’ from the side property line. The minimum front setback for a dwelling in the R-R zoning district is 50’.

2. The reduction will not be out of character in the development.

Staff Comment: The proposed detached garage will be in an area that is not visible to the adjacent neighbors.

Recommendations:

Staff recommends denial of this application due to the applicant has alternative locations to construct the detached garage outside of the front yard.



07-21

VARIANCE APPLICATION
King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 Fax (804) 769-2235

1. Owner(s): Todd & Kim Brueckmann

Address: 526 Dover Ln Aylett VA 23009

Phone Number:
804. 928-1839

Email Address:
todd@tbasuppressors.com

2. Applicant (if different from owner): Same

Address:

Phone Number:

Email Address:

3. Property Identification

Tax Map:
6-4-1

Physical Address of Property:
526 Dover Ln Aylett VA 23009

Deed Book or Instrument Number for title of property:

Zoning District:
R-13

Present Use of Property:
Residential

4. A variance is requested from the requirements of Article _____, Section _____,
of the Zoning Ordinance for King William County, Virginia.

(e) The hardship seeking relief from is not self-inflicted by the owner.

Due to the geometry of the lot and the location of the house
there is no where else to put it.

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner.

Todd B
Applicant

Todd Brueckmann
Owner

CERTIFICATE OF NOTARY PUBLIC

STATE OF: Virginia COUNTY OF King William : to wit:

The foregoing instrument was acknowledged before me this 27 day of December, 20 21.

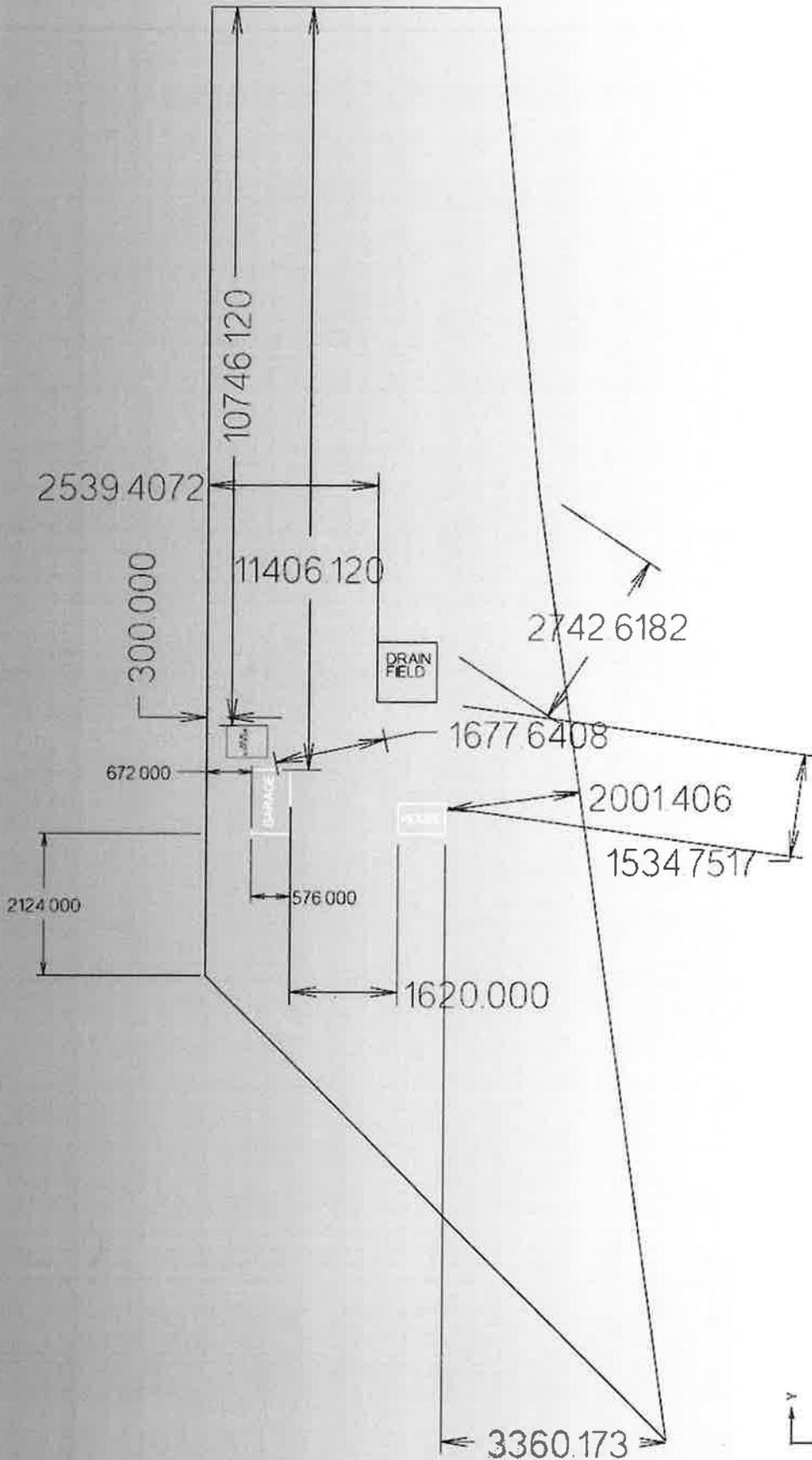
Christine H. Branch
Notary Public



03-31-2023
My Commission Expires

DOVER LN

1562.2468



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS FOR THE KING WILLIAM COUNTY SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH.

TITLE TO THE LAND BEING SUBDIVIDED AS SHOWN ON THIS PLAT RESTS WITH OWEN AND BETTIE G. CHATNEY, HAVING BEEN CONVEYED BY DEED OF TRANSFER DATED SEPTEMBER 19, 1989, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF KING WILLIAM COUNTY IN DEED BOOK 186 AT PAGE 667.

GIVEN UNDER MY HAND THIS 24 DAY OF February, 1990.

[Signature]
LAND SURVEYOR

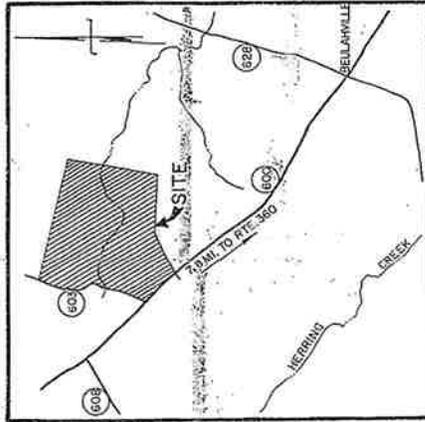
OWNER'S CONSENT AND DEDICATION

THE PLATING OR DEDICATION OF THE LAND SHOWN ON THIS PLAT, CONTAINING 186.12 ACRES, MORE OR LESS, DESIGNATED AS DOVER SUBDIVISION SITUATED IN THE MANGOHICK DISTRICT OF KING WILLIAM COUNTY, VIRGINIA, AND DESCRIBED AS SECTION 2 PARCEL(S) 1 ON THE KING WILLIAM COUNTY TAX MAPS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

GIVEN UNDER OUR HANDS THIS 14 DAY OF Feb 19 90.

[Signature] (SEAL)

[Signature] (SEAL)



VICINITY MAP
SCALE: 1" = 2000'

SOURCE OF TITLE
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO OWEN CHATNEY AND BETTIE G. CHATNEY FROM MANDALINA C. SOMPAYAC AND EDWARD A. AND WIFE, MARGARET B. BLISS, WIDOW, AND JOHN CHATNEY AND OWEN CHATNEY AND BETTIE G. CHATNEY AND WIFE, BY DEED DATED SEPTEMBER 19, 1989 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF KING WILLIAM COUNTY, VIRGINIA IN DEED BOOK 186 PAGE 667 ON OCTOBER 13, 1989.

OWNER/SUBDIVIDER
DR. & MRS. OWEN CHATNEY
ROUTE BOX 96
ALETT, VIRGINIA 23009
PHONE: 769-3111



CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS DOVER SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

N/A DATE 2-6-90
N/A DATE 2/6/90
N/A DATE

(SIGNED) HIGHWAY ENGINEER
[Signature]
(SIGNED) HEALTH OFFICER
[Signature]
(SIGNED) AGENT OR REPRESENTATIVE OF THE GOVERNING BODY

GENERAL NOTES

- 1) WATER SERVICE: INDIVIDUAL WELLS
- 2) SEWER SERVICE: INDIVIDUAL SEPTIC SYSTEMS
- 3) PARCEL NUMBER: 2-1
- 4) ZONE: R-1 WITH RESTRICTIONS
- 5) USE: RESIDENTIAL
- 6) AREA IN LOTS: 186.12 ACRES
- 7) AREA IN WIDENING STRIP: 1.2
- 8) DISTRICT: 1
- 9) BUILDING SETBACKS TO CONFORM TO KING WILLIAM COUNTY ZONING ORDINANCE
- 10) * - DENOTES ECRN HOJ

Holly & Associates, Ltd.
Engineers Surveyors Planners

DOVER		REVISIONS	SHEET
MANGOHICK DISTRICT			
KING WILLIAM COUNTY, VIRGINIA			
DATE: 11-9-89	DESIGNED: R.B.G. DEANE	J.N. 11,570	
SCALE: 1" = 200'	DRAWN: S. ALLEY		
CHECKED: R.B.G. DEANE			



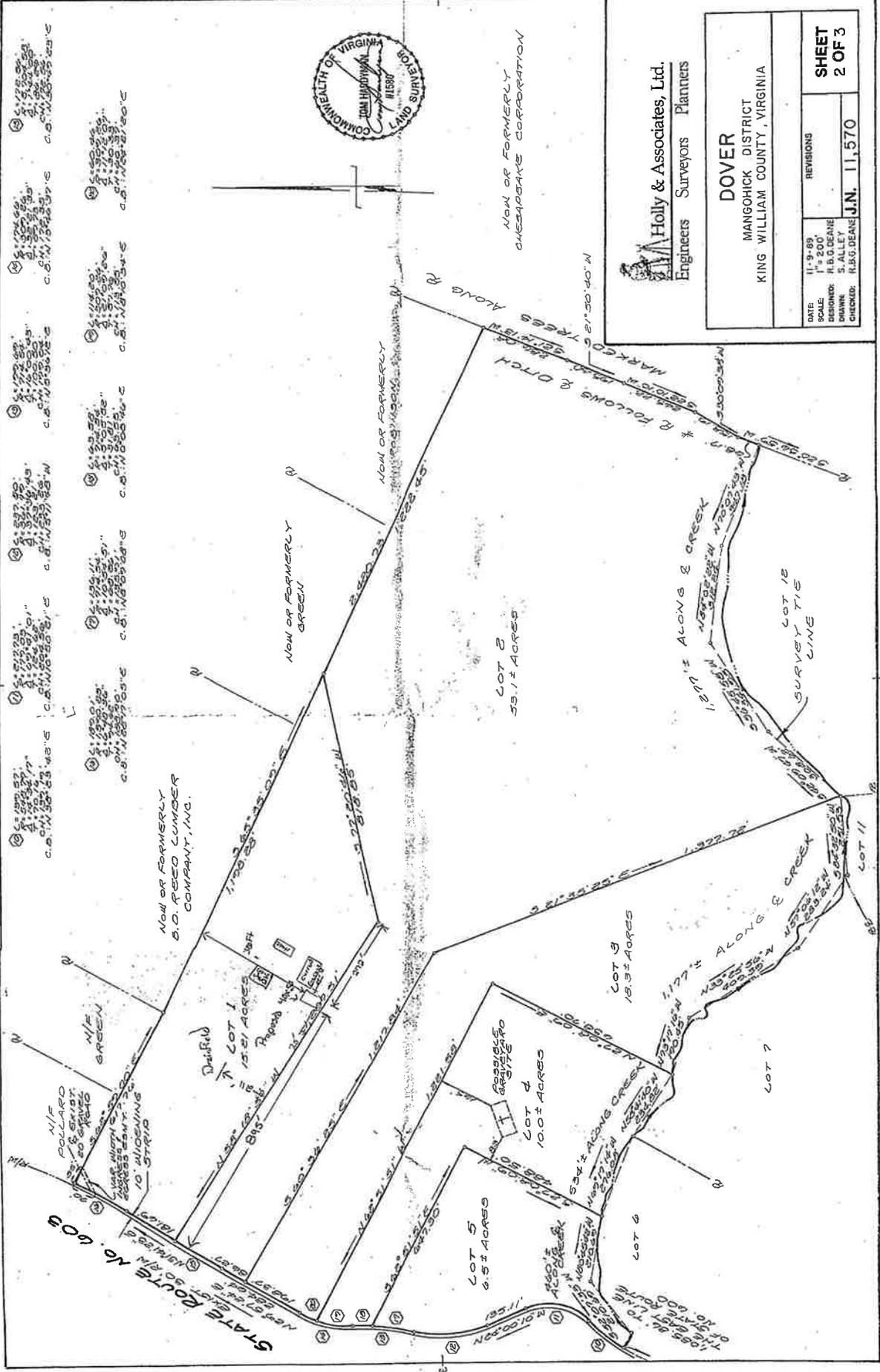
NOW OF FORMERLY
CHEASPEAKE CORPORATION

Holly & Associates, Ltd.
Engineers Surveyors Planners

DOVER
MANGOHICK DISTRICT
KING WILLIAM COUNTY, VIRGINIA

DATE:	SCALE:	DESIGNED:	CHECKED:	REVISIONS
11-9-89	1" = 200'	B.O. DEANE	B.O. DEANE	
				J.N. 11,570

SHEET
2 OF 3





COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH
King William County
172 Courthouse Lane • P.O. Box 155
King William, VA 23086

Findings and Worksheet for a Courtesy Review of Building Plans not designed for Human Occupancy

Name: Todd Brueckmann

Tax Map : 6-4-1

Phone Number: (804) 769-8575

Subdivision: (If Applicable) Dover Section: _____ Lot: 1

Physical Address:

526 Dover Lane

Aylett, Virginia 23009

Section 1 Courtesy Review:

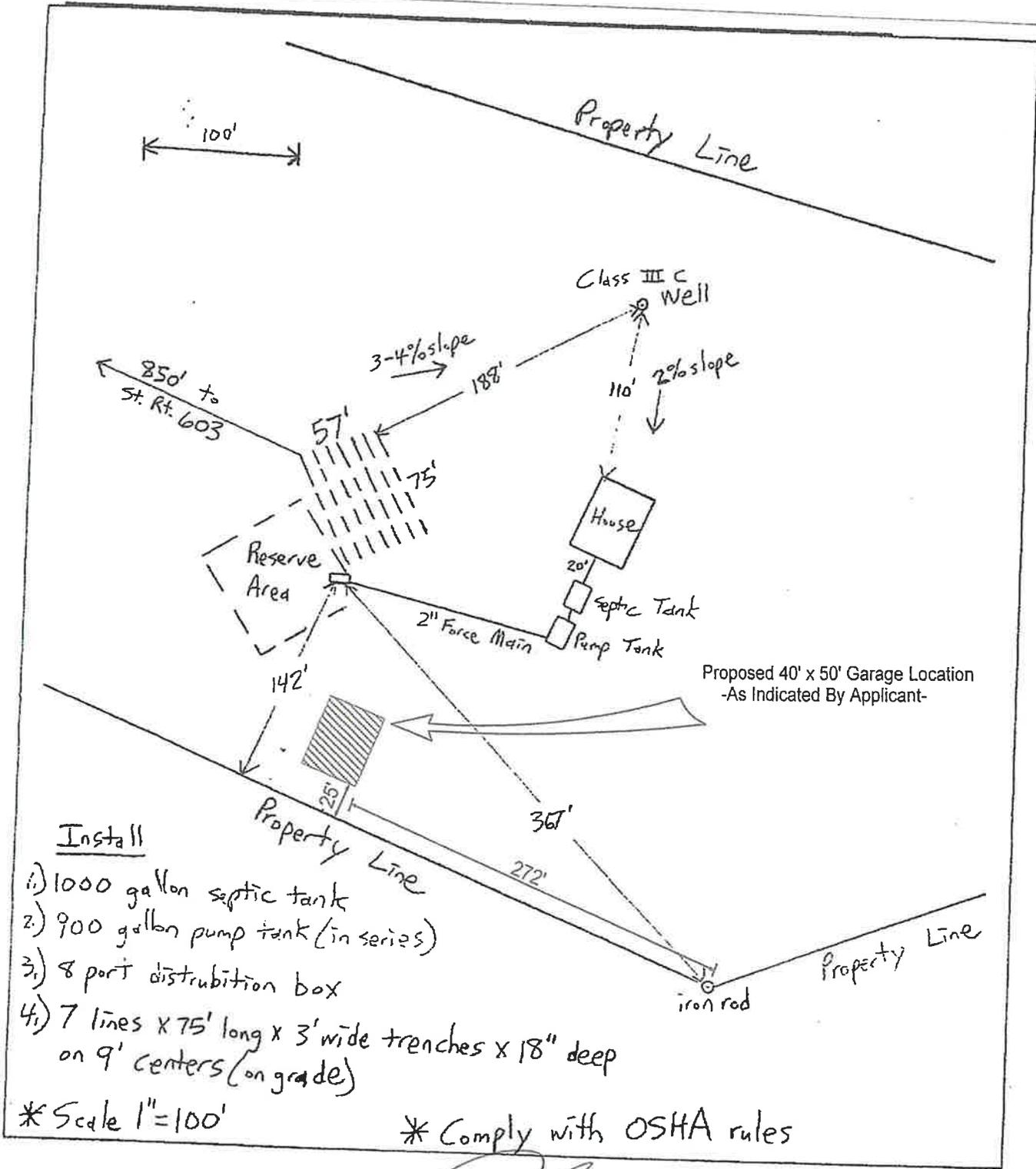
For pools, decks, garages, pole barns, sidewalk installations, and other structures not designed for human occupancy, the local building official may ask VDH to consider whether proposed construction could impact the existing sewage system’s function. For these situations, VDH lacks authority to determine whether the sewage system is safe, adequate, and proper as contemplated by the Code. However, as a courtesy to the building official, and by request (see attachments 2a and 2b), VDH may process the request.

Comments:

Based upon records on file at the King William County Health Department (Septic Permit HDID: 150-00-095), there is no obvious evidence that suggests the proposed construction (40’x50’ Metal Building) will have any negative impact on the existing sewage disposal system and private water well serving this property. The proposed construction (as indicated by the applicant) appears to be adequately setback from all existing sanitary features.

There is no guarantee given or implied that the proposed construction will not interfere with any components of the sewage disposal system and/or water supply. The Department is simply performing a courtesy review for the locality to try and identify any potential conflicts based on information available. In the event of damage to a sewage disposal system or well during construction, the owner will be responsible for any repairs or other actions deemed necessary by the Department to correct the situation.

Site Sketch:



Install

- 1) 1000 gallon septic tank
- 2) 900 gallon pump tank (in series)
- 3) 8 port distribution box
- 4) 7 lines x 75' long x 3' wide trenches x 18" deep on 9' centers (on grade)

* Scale 1"=100'

* Comply with OSHA rules

Health Department Official Signature: _____

[Handwritten Signature]

Robert Becker, Environmental Health Specialist

DATE: January 18, 2022



COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH
King William County
172 Courthouse Lane • P.O. Box 155
King William, VA 23086

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Name: Todd Brueckmann

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Phone Number: (804) 769-8575

Subdivision: (If Applicable) Dover Section: _____ Lot: 1

Physical Address:
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Aylett, Virginia 23009

Section 1 Courtesy Review:

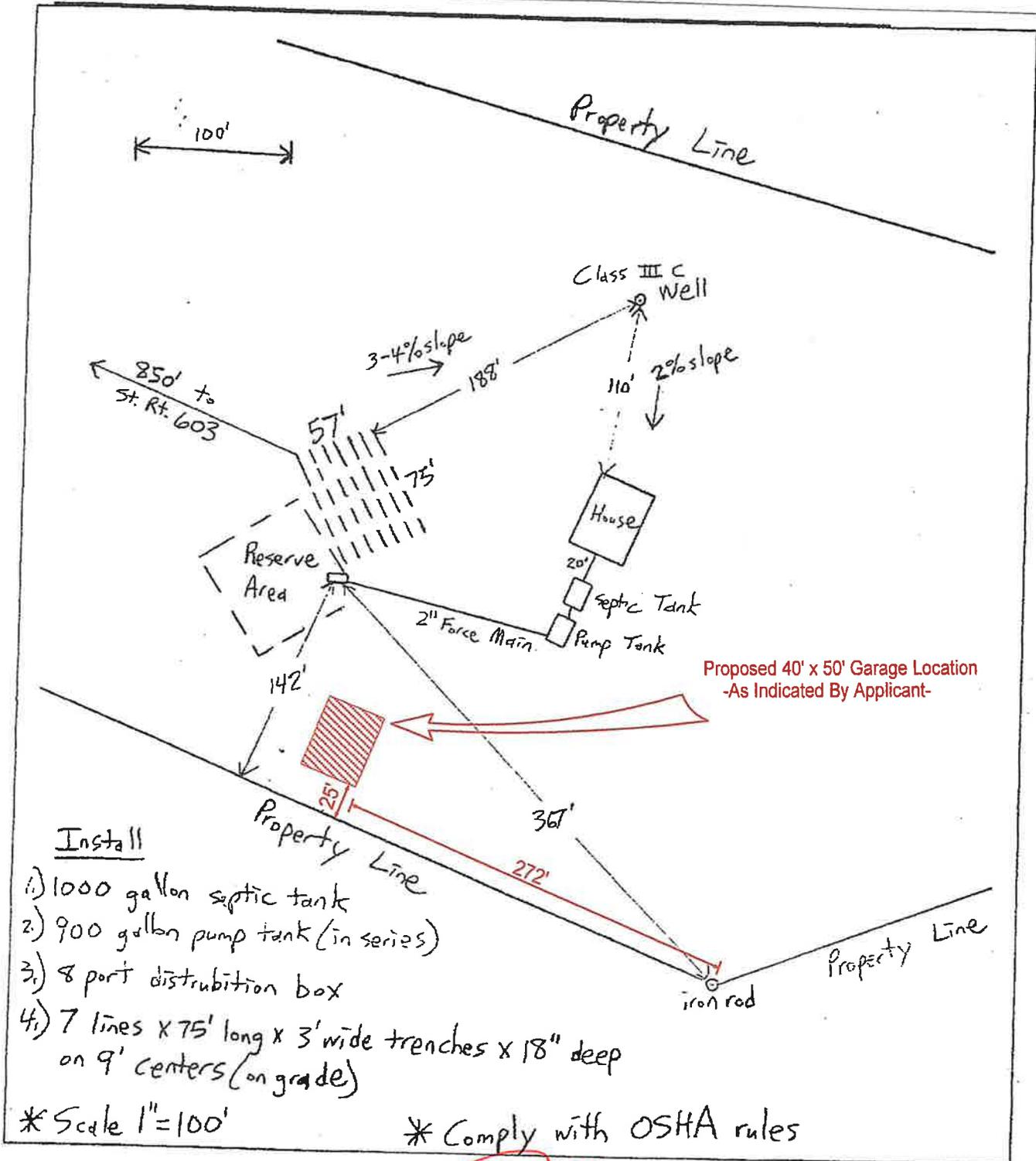
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Site Sketch:



Health Department Official Signature: _____

Robert Becker, Environmental Health Specialist

DATE: January 18, 2022

**KING WILLIAM COUNTY
PUBLIC HEARING NOTICE**

The Board of Zoning Appeals of King William County, Virginia will hold a Public Hearing on Wednesday, January 26, 2021, at 6:30 p.m., or as soon thereafter as may be heard, via Zoom to receive public comment and consider approval on the following matters:

Variance V-04-2021 – Owners, Arthur and Jennifer Dandridge

A request for a variance to construct a 30' x 50' detached garage in the front yard. The property is located at 118 Kendall Drive, Tax Map Number 27B-3-C-29 and consists of approximately 3.55 acres. The property is zoned R-1 (Suburban-Residential) and is located in the Manquin District.

Variance V-05-2021 – Owners, Mark and Beverly Remick

A request for a variance to construct a 30' x 45' detached garage in the front yard. The property is located at 1123 Scotland Landing Road, Tax Map Number 38-80C and consists of 7.33 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse District.

Variance V-06-2021 – Owners, Margaret Snead

A request for a variance in order to construct a 24' x 24' detached garage in the front yard. The property is located at 687 Waterville Cove, Tax Map Number 60-1-2A and consists of 5.51 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Sweethall District.

Variance V-07-2021 – Owners, Todd and Kim Brueckmann

A request for a variance in order to construct a 50' x 40' detached storage building in the front yard. The property is located at 526 Dover Lane, Tax Map Number 6-4-1 and consists of 15.21 acres. The property is zoned R-R (Rural-Residential) and is located in the Mangohick District.

All interested persons may present their views during the meeting via ZOOM. **Those attending via Zoom must preregister at kingwilliamcounty.us by noon on the day of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, Virginia 23086; or by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Planning and Zoning Office at 180 Horse Landing Road, King William, Virginia during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Planning and Zoning Office at (804) 769-4978 or email to sgraham@kingwilliamcountv.us.

By the authority of
Sherry L. Graham
Director of Planning

Please publish in the Tidewater Review on January 12th and 19th, 2022.

**Todd and Kim Brueckmann
526 Dover Lane
Tax Map Parcel 6-4-1
R-R, 15.21 acres
Variance V-07-21**

Marjorie Pollard
c/o Carroll L. Green
630 Dover Lane
Aylett, VA 23009
A-C, 9 acres
2-9

Edward Green
630 Dover Lane
Aylett, VA 23009
A-C, 8 acres
2-9A

Judith M. Foxwell
7302 Cactus Road
Mechanicsville, VA 23111
A-C, 1.5 acres
2-10B

Thomas Green Estate
4810 Old Brook Road
Richmond, VA 23227
A-C, 10 acres
2-11

Arthur C. Emerson, III
483 Dover Lane
Aylett, VA 23009
R-R, 25.1 acres
6-4-2A

Vernon & Judith Beasley
474 Dover Lane
Aylett, VA 23009
R-R, 28 acres
6-4-2

Meredith W. Jones
Judith S. Jones
359 Dover Lane
Aylett, VA 23009
A-C, 12.25 acres
6-3-D

Garland & Sandra Douglas
517 Dover Lane
Aylett, VA 23009
A-C, 12.25 acres
2-1-E

Matthew & Amanda Loving
547 Dover Lane
Aylett, VA 23009
A-C, 12.44 acres
2-1-F



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

RE: Notice to adjacent property owners
Request for Variance: V-07-2021
Tax Map Parcel: 6-4-1
Owner/Applicant: Todd and Kim Brueckmann

Dear Property Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m., or as soon thereafter, in person and via ZOOM to receive public comment on the following matter:

The applicant is requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires accessory buildings to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 50' x 40' detached storage building in the front yard. The property is located at 526 Dover Lane.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views in person or via ZOOM at the above time and place. **If you are planning to participate via Zoom, you must pre-register in advance of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086: by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sincerely,

Sherry L. Graham
Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

January 13, 2022

Mr. and Mrs. Todd Brueckmann
526 Dover Lane
Aylett, VA 23009

RE: Request for Variance, V-07-2021, Tax Map Parcel 6-4-1

Dear Mr. and Mrs. Brueckmann:

The Board of Zoning Appeals will hold a Public Hearing on Wednesday, January 26, 2022, at 6:30 p.m. to consider your request for a variance in order to construct an accessory structure in the front yard on your property located at 526 Dover Lane.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Director of Planning

VARIANCE: 07-2021
APPLICANT/OWNER: Todd & Kim Bruckmann
TAX PARCEL # 6-4-1; 526 Dover Lane



This map was created for planning purposes only. January 12, 2021 B. Brooks

APPLICANT/OWNER: Todd Brueckmann
TAX PARCEL # 6-4-1; 526 Dover Lane

