



CHARLES CITY COUNTY  
BOARD OF ZONING APPEALS  
PUBLIC HEARING

July 07, 2021

Government Administration Building

6:00 P.M.

**AGENDA**

**I. CALL TO ORDER**

**II. MINUTES**

October 07, 2021

October 14, 2021

**III. UNFINISHED BUSINESS**

Update on setback changes.

**IV. NEW BUSINESS**

Board of Zoning Appeals Bylaws  
(reference/review)

**V. PUBLIC HEARING**

**ITEM: #1.**

**BZA-01-2021** - Application by A Strichman for a setback variance to permit the construction of an attached garage as part of their new home to be constructed. The applicant seeks to vary requirements of Division II District Regulations, Section 5-1, Agricultural District (A-1), Section 5-7 Yard Requirements, of the Charles City County Zoning Ordinance which stipulates side setback of 25' for principal dwellings. The side yard setback variance would result in 10±' side yard. The subject property consists of ±1.7 acres, zoned Agricultural District (A-1), and is on the North side of Old Neck Road (SR 627) addressed as 21100 Old Neck Road with 93±' of frontage on (SR 627) Old Neck Road and an average depth of 660±'. The subject property is approximately 5,000±' from the intersection of (SR 627), Old Neck Road and (SR 623) Wilcox Neck Road and is further identified by the property address of 21100 Old Neck Road, Tax Parcel Identification Number is 45-25.

**ITEM: #2.**

**BZA-02-2021** – Application by J Woodson for a setback variance for existing structures on an existing property which will later be subject to a family subdivision. The applicant seeks to vary the requirements of Division II District Regulations, Section 5-1, Agricultural District (A-1), Section 5-7 Yard Requirements, of the Charles City County Zoning Ordinance which stipulates a rear setback of 50' for a principal structure and front setback for any structure of 100', and a side setback of 10' for an accessory structure. The rear setback for the principal structure would result in approximately 15±' rear setback and a front setback of the 3 accessory buildings would be of 20±', 15±', and 50±' respectively. The side setback of a fourth accessory structure would be 2.1±'. The subject property is approximately 700±' from the intersection of (SR603), Old Union Road and (SR 600) Charles City Road and is further identified by the property address of 4450 Charles City Road, Tax Parcel Identification Number is 3-7-1.

**VI. PLANNING DIRECTOR**

**VII. PUBLIC COMMENT**

**VIII. ADJOURNMENT**