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TOWN OF WARRENTON

"Historically Great - Progressively Strong"

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Zoning Board Meeting

November 9, 2012

The Zoning Board of the Town of Warrenton met in Town Hall Conference Room Friday, November 9, 2012 at 1:00 PM.

Those attending were: David Spence W. B. Neal Michael Kilian
Robert Alston Claude Burrows, Jr. Jeff Bender
Alan Adcock Robert Davie Marsha West
Kimberly Harding Annette Silver

James Solomon was absent from meeting.

Mr. Spence called the meeting to order. The purpose of the meeting is to discuss a variance request of 3 ½ feet for Farm Bureau of 822 US Highway 158 West. Farm Bureau is planning the re-modeling of their building which will involve an approximate 3 ½ foot extension into the set-back lines. The improvements will involve an entrance from the side of the building instead of a front entrance, a 500 sq ft addition and a new roof. Mr. Neal asked if there was another way to do the expansion without the variance. Mr. Kilian responded there were other possible options, however, this was the most feasible as it would not block part of the back to which other offices have access. Without the variance the remodeling project may be canceled totally.

Mr. Neal asked if surrounding property owners had been contacted and had any input. There were no responses from most, however; Mrs. Marsha West was present to voice her concerns. Mrs. West suggested the removal of trees that would give 6 to 8 feet additional feet for construction, would not interfere with the traffic or view of other buildings and would assist in the security and the safety of her building in the rear of the Farm Bureau property. Mr. Bender suggested Mrs. West meet with the Farm Bureau Board of Directors concerning the safety of her lessee.

It was observed that the adjacent property owner to the west is where a 41-foot DOT right-of-way started instead of the 45-foot right-of-way in front of the Farm Bureau. Mr. Alston questioned if the variance would break any laws or start a snowball effect by other property owners. It was believed a variance would not break the law. Mr. Spence asked if he was the only Farm Bureau member present, and it appeared he was. For voting purposes he would abstain. Mr. Burrows made a motion with second by Mr. Neal to approve the variance request for 3 ½ ft for Farm Bureau remodeling. The vote was yea by Spence, Burrows and Neal and nay by Alston. Because a four-fifths vote is required for any variance, the motion did not pass.

With no further business, meeting adjourned.