



**DEPARTMENT OF
COMMUNITY DEVELOPMENT
Planning & Zoning
Board of Zoning Appeals**

Board Conference Room 250, Goochland County Administration Building
1800 Sandy Hook Road, Goochland VA 23063
Monday, January 23, 2017
Audio amplification headphones are available upon request

1:00 P.M.

- A. CALL TO ORDER**
- B. DETERMINATION OF QUORUM**
- C. ELECTION OF OFFICERS FOR 2017**
 - Chair
 - Vice-Chair
 - Appointment of Secretary
- D. REVIEW/APPROVAL OF BYLAWS**
- E. DISTRIBUTE INFORMATION ON UPCOMING BZA CERTIFICATION SESSIONS**
- F. REVIEW/APPROVAL OF MINUTES – March 21, 2016**
- G. NEW BUSINESS**
- H. ADJOURNMENT**



Board of Zoning Appeals
Goochland County
By Laws & Rules of Procedure

The following By Laws and Rules of Procedure are adopted by the Goochland County Board of Zoning Appeals to enable it to discharge effectively its duties and responsibilities and to facilitate the exercise of its authority and powers as outlined in Appendix A, Article 26 of the Goochland County Code and Sections 15.2-2308 & 15.2-2309 Code of Virginia (1950, as amended).

Article 1. Powers and Duties

- 1.1 The powers and duties of the Board of Zoning Appeals are defined in Article 2, Chapter 22, Title 15.2 of the Code of Virginia and Appendix A, Article 26, Sections 4-9 of the Goochland County Code of Ordinances.

Article 2. Officers and Membership

- 2.1 The board shall organize and elect a Chairman, Vice-Chairman and Secretary at its annual meeting in the month of January.
- 2.2 The Chairman shall preside at all meetings and hearings of the Board; he/she shall decide all points of order or procedure and shall appoint any committees that may be found necessary.
- 2.3 The Vice-Chairman shall assume the duties of the Chairman in his/her absence.
- 2.4 The Secretary shall conduct all official correspondence subject to these rules at the direction of the Board; shall send out all notices required by these rules of procedures; keep the minutes of the Board's proceedings; and keep a file on each case which comes before the Board.
- 2.5 Neither the office of Chairman nor the office of Vice-Chairman shall be held by the same member for more than three (3) consecutive years.
- 2.6 The Goochland County Board of Zoning Appeals is comprised of five (5) members, one appointed from each district. Additionally, there may be up to two (2) at-large alternate members appointed.
- 2.7 At the discretion of the Chair, an alternate member may serve and vote in the event of an absence or an abstention of one of the five (5) members appointed from each district.

- 2.8 A member of the Goochland County Board of Zoning Appeals should notify the Secretary as soon as possible, no later than twenty-four (24) hours prior to the meeting, when he/she will either be absent from a meeting or plans to abstain from participating in a particular matter. The Chair shall choose an alternate member(s) who shall be notified as soon as possible by the Chair or Secretary if a member(s) plans to be absent from a meeting or plans to abstain from a vote.
- 2.9 Alternate member(s) shall be informed of all applications and shall receive all documents and other information given to the members in preparation for a meeting.

Article 3. Meetings

- 3.1 The Board of Zoning Appeals reserves the third Monday of every other month, beginning in January each year, for meetings. If no cases are pending, no meeting shall be held, except in the month of January for the annual meeting.
- 3.2 The annual meeting of the Board of Zoning Appeals shall be held in January. Such meeting shall be devoted to the election of officers for the ensuing year, a review of the Board's by-laws, and such other business as shall be scheduled by the Board of Zoning Appeals.
- 3.3 A quorum shall consist of not less than three members and any action granting approval or reversal of any order, requirements, decision, or determination of the administrator or to decide in favor of the applicant or appellant will require at least three concurring votes of a majority of the membership of the Board. If disqualification of Board members should occur as a result of the provisions of the State and Local Government Conflict of Interests Act, the remaining members shall have authority to act for the Board by majority vote. (Va. Code §2.2-3112(C))
- 3.4 The order of business at all regular meetings of the Board shall be as follows: (a) determination of quorum; (b) hearing of cases; (c) unfinished business; (d) new business; (e) action on minutes of previous meeting. See article 4 and article 5 for procedures for hearing cases.
- 3.5 The Board may adjourn a regular meeting to a date certain if all applications or appeals cannot be disposed of on the day set, and no further public notice shall be necessary for such a meeting.
- 3.6 Any meeting may be adjourned to a definite date by a majority vote of a quorum of members. Recessed meetings may be held at any time by the Board of Zoning Appeals.
- 3.7 All meetings of the Board of Zoning Appeals shall be public; provided, however, meetings closed to the public may be held in accordance with the Virginia Freedom of Information Act.

- 3.8 Voting. At all meetings of the Board of Zoning Appeals, each member shall be entitled to cast one vote for each item under consideration. Voting shall be by voice, or when necessary by a show hands, and need not be recorded by yeas and nays unless requested by a member of the Board. Board members shall comply with the Virginia State and Local Government Conflict of Interests Act.

The affirmative vote of the members shall be necessary for the adoption of any resolution or other voting matter.

A tie vote on any motion means the defeat of the motion for lack of a majority vote. When a tie vote occurs and no other motion is passed on the item, the item shall be carried over to a time, date, and place specified by a majority vote of the Board.

- 3.9 Motions. All motions made by a member shall require a second in order to be considered by the Board.

Article 4. Procedures for Variances

- 4.1 The Goochland County Board of Zoning Appeals wants to encourage maximum input from the citizens on all Zoning matters. In order to have an orderly and efficient meeting, the Board of Zoning Appeals has adopted the following procedures for variance hearings:

- (1) Brief description of the case
- (2) Hear from applicant
- (3) County's Recommendation
- (4) Hear from proponents
- (5) Hear from the opponents
- (6) Applicant rebuttal
- (7) Close Public hearing
- (8) Questions and comments by the Board members
- (9) Action by the Board

All persons who speak at the hearing shall approach the lectern furnish their names and addresses to the Board of Zoning Appeals. A speaker shall only speak once on any item unless the Board asks the speaker to address questions.

No person may address the Board unless they have first been recognized by the Chairman. Each person who desires to speak shall be given time to present oral or written comments. Comments shall be directed to the Board, not to the audience.

Presentations by the applicant are limited to ten (10) minutes. Presentations by individuals and representatives of groups are limited to three (3) minutes each. The applicant's rebuttal time is limited to three (3) minutes. Staff shall be permitted an opportunity to respond to the presentations. The time used to respond to questions from the Board will be excluded from the presentation time limits. Specified time limits may vary at the discretion of the Chair.

Neighborhood associations and other organizations may select a spokesperson to present their comments. At the sole discretion of the Chairman, a neighborhood spokesman may be allowed a set amount of time more than three minutes.

Successive speakers who either support the application or who oppose the application are encouraged to address different issues and not be repetitive.

- 4.2 Notice of public hearings on applications for variance shall be given by secretary to owners of property which abut the affected property of the applicant and to owners of property within a radius of 300 feet of the affected property of the applicant. "Owners of property" as herein used shall mean those parties shown on the last land book for such property.
- 4.3 The secretary of the Board shall notify the parties in interest of the time scheduled for the public hearing of the case and give public notice in a newspaper of general circulation in accordance with Section 15.2-2204 of the Code of Virginia.
- 4.4 At the time of the public hearing, the applicant may appear in his own behalf or be represented by counsel or agent.
- 4.5 Written notice of the Board's final decision on any application shall be issued within fifteen (15) days after the decision. The Board shall notify the parties in interest and the Zoning Administrator of the decision.

Article 5. Procedures for Appeals

- 5.1 In order to have an orderly and efficient meeting, the Board of Zoning Appeals has adopted the following procedures for hearing appeals:
 - (1) Brief description of the appeal
 - (2) Hear from appellant
 - (3) Hear from County
 - (4) Appellant rebuttal
 - (5) County rebuttal
 - (6) Closing statements by each Party
 - (7) Questions and comments by the Board members
 - (8) Action by the Board

All persons who speak at the meeting shall approach the lectern furnish their names and addresses to the Board of Zoning Appeals, take an oath as appropriate, and become parties of record. A speaker shall only speak once on any item unless the Board asks the speaker to address questions.

No person may address the Board unless they have first been recognized by the Chairman. Each person who desires to speak shall be given time to present oral or written comments. Comments shall be directed to the Board, not to the audience.

The rebuttal time is limited to three (3) minutes. The time used to respond to questions from the Board will be excluded from the time limits. Specified time limits may vary at the discretion of the Chair.

The closing statements are limited to five (5) minutes for each party. The time used to respond to questions from the Board will be excluded from the time limits. Specified time limits may vary at the discretion of the Chair.

- 5.2 Appeals to the Board of Zoning may be taken by any person affected or by any officer, department, board, or bureau of the County affected or aggrieved by any decision of the administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of the County's zoning ordinance. Such appeal shall be filed with the Zoning Administrator on the form provided by the Board of Zoning Appeals. The Zoning Administrator will transmit the appeal to the secretary of the Board along with all papers constituting the record upon which the action appealed from was taken.
- 5.3 The applicant shall submit the application fee and provide the secretary with all information requested by the form prescribed by the Board of Zoning Appeals, and any such additional information and data as may be required to advise the Board fully of the issues on with reference to the application for appeal, whether such information is called for by the official forms or not. No application for appeal will be considered by the Board unless it is made on the form required.
- 5.4 An application for appeal filed according to the above procedure shall be given a case number within five (5) days from the date filed. Applications for appeals will be assigned for hearing in the order in which they received.
- 5.5 The secretary of the Board shall notify the parties in interest of the time scheduled for the public hearing of the case and give public notice in a newspaper of general circulation in accordance with Section 15.2-2204 of the Code of Virginia.

- 5.6 Briefs and other written documents submitted as a part of an appeal shall be submitted to the Board and the other interested party at least seven days prior to the appeal hearing. Documents submitted after the deadline will not be considered by the Board. However, the Board may allow an exception for good cause shown at its discretion.
- 5.7 At the time of the appeals hearing the applicant may appear in his own behalf or be represented by counsel or agent.
- 5.8 Written notice of the Board's final decision on any appeal shall be issued within fifteen (15) days after the decision. The Board shall notify the parties in interest and the Zoning Administrator of the decision.

Article 6. Records

- 6.1 A file of all material and decisions relating to each case shall be kept by the secretary as part of the records of the Board of Zoning Appeals.
- 6.2 Each formal action of the Board required by law, ordinance, resolution, rule or regulation may be embodied in a formal resolution duly entered in full upon the Minute Book after an affirmative vote as provided in Sections 3.3 and 3.8 hereof. Motions may be restated by the Chairman before a vote is taken. The names of persons making and seconding motions shall be recorded.
- 6.3 All official records of the Board of Zoning Appeal, as defined by the Virginia Freedom of Information Act, shall be open to inspection and copying under the terms of the Act.

Section 7. Amendment of By Laws and Rules of Procedure

- 7.1 These By Laws and Rules of Procedure may be amended at any meeting of the Board of Zoning Appeals provided that notice of said proposed amendment is given to each member in writing at least five days prior to said meeting.
- 7.2 These Rules of Procedure may be suspended in whole or in part only upon a majority vote of the members of the Board of Zoning Appeals present at a meeting.

Section 8. Procedural Compliance

- 8.1 Only Board of Zoning Appeals members shall have standing to raise noncompliance with these Rules of Procedure, and only at the time of the violation. Failure of the Board of Zoning Appeals to comply with these Rules of Procedure shall not invalidate any action taken by the Board. Procedural issues not covered by these Rules of Procedure may be guided by Robert's Rules of Order for Small Groups, newly revised. The failure, however, of the Board to comply with Robert's Rules of Order shall not invalidate any action taken by the Board.

Chairman, Board of Zoning Appeals

Revised: April 29, 2013
January 12, 2015
August 31, 2015

**Goochland County
Board of Zoning Appeals Meeting
Monday, March 21, 2016
Administration Building
1800 Sandy Hook Road, Goochland VA 23063
Board Meeting Room**

The Goochland County Board of Zoning Appeals held a meeting on Monday, March 21, 2016, 3:00 p.m. in the Board Meeting Room. Members present were: Hamad, Phillips, Springman, Coe, and Parker. Others present were: Maynard Sipe – BZA Counsel, Darvin Satterwhite – Applicant’s Attorney, Whitney Marshall – Assistant County Attorney, Anita Barnes – Zoning Administrator, and Sara Worley – BZA Secretary.

Chairman Hamad called the meeting to order and Ms. Worley declared a quorum.

BZA-2016-00001 – Variance Hearing – Gibson Wright

The Secretary stated that the Board will now hear an application filed by Gibson Wright on behalf of Flemings Quarter, LLC requesting a variance to allow a single-family residence to be built on 1.322 acres on Hermitage Road (Route 676) instead of the required three acres as required by Article 3 Section 5 Goochland County Zoning Ordinance. The subject property is identified as Assessor’s Parcel No. 58-1-0-33-0 (GPIN 7715-23-9061) located at the intersection of Hermitage Road (Route 676) and Manakin Road (Route 621) in the Dover Magisterial District. The subject property is zoned A-2 (Agricultural, Limited) and the 2035 Comprehensive Plan designates this area as Single Family Residential, Low Density.

Carol Coe stated that she will recuse herself from hearing and voting on the case because she owns property with a similar situation. Ms. Coe then stepped down from her chair and sat in the audience.

The Chair then called upon Anita Barnes, Zoning Administrator, to give a brief description of the application. Ms. Barnes gave a presentation outlining the location of the property, the proposed site plan, the history of how the parcel was divided by the relocation of Hermitage Road, and stated that the County is in support of the application.

Dr. Phillips questioned if the parcel in question has the same parcel number as the parcel across the street? Ms. Barnes responded that it does have the same parcel and will not be assigned a new number until it is divided.

Chair Hamad requested the applicant come forward. Darvin Satterwhite of 3013 River Road West stated that he is representing the applicant and that he will be handing out several exhibits to describe the history of the property.

He then submitted to the Board Exhibit 1 (attached and made a part of these minutes) and stated that the exhibit shows the original ten acres platted in 1867 before the road divided the property.

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He then submitted to the Board Exhibit 2 (attached and made a part of these minutes) and stated that the exhibit shows the deed where the property was sold to the heirs of George Woodson who are the current owners. He pointed out towards the bottom of the deed it references the 1867 plat that was submitted as Exhibit 1.

He then submitted to the Board Exhibit 3 (attached and made a part of these minutes) and stated that the exhibit shows the title report which demonstrates the Certificate of Take dated 9/19/1974 where VDOT exercised their right to take a portion of the property to align Hermitage Road.

He then submitted to the Board Exhibit 4 (attached and made a part of these minutes) and stated that the exhibit shows the Certificate of Take was properly recorded as required.

He then submitted to the Board Exhibit 5 (attached and made a part of these minutes) and stated that the exhibit shows the plat in the State Highway Plat book.

He then submitted to the Board Exhibit 6 (attached and made a part of these minutes) and stated that the exhibit shows the order confirming the Take which is proof that the Take actually did transpire.

He then submitted to the Board Exhibit 7 (attached and made a part of these minutes) and stated that the exhibit shows a survey plat done in 2016. He stated that is not unusual for new surveys to differ in acreage from old surveys.

He then submitted to the Board Exhibit 8 (attached and made a part of these minutes) and stated that the exhibit shows proof that the parcel can be functional with a variance and that if the variance is not granted, it would be a useless piece of property.

He then submitted to the Board Exhibit 9 (attached and made a part of these minutes) and stated that the exhibit shows house elevations and an aerial photograph which demonstrates that the proposed house will fit well within the neighborhood and anticipate at least a \$600K price point for home. Dr. Phillips stated that the exhibit shows different options and questioned whether the house would still meet setbacks if any of these options were chosen? Mr. Satterwhite replied that it would.

He then submitted to the Board Exhibit 10 (attached and made a part of these minutes) and stated that the exhibit shows the agreement and purchase of sale of the property.

He then submitted to the Board Exhibit 11 (attached and made a part of these minutes) and stated that the exhibit shows the assignment of the contract to Flemings Quarter, LLC. Chair Hamad questioned the difference in acreage. Mr. Satterwhite stated that the contract includes the parcel adjacent to the one before the Board. Dr. Phillips stated that Exhibit 7 references parcel number 4; Is that included? Mr. Satterwhite stated that is not included in the contract. Chair Hamad questioned if the properties were all owned by one entity? Mr. Satterwhite replied that it is owned by the heirs of George Woodson and that he is appointed as Special Commissioner to quiet title and sell the property.

He then submitted to the Board Exhibit 12 (attached and made a part of these minutes) and stated that the exhibit is an affidavit from Gibson Wright, Principal of Flemings Quarter, LLC, which shows his involvement in the property and a statement that without the variance, the property is useless.

Chair Hamad questioned if the rest of the property will become a development? Mr. Satterwhite responded that it would most likely be developed as R-1 zoning. He went on to say that the property in question could still not meet the 1.5 minimum acreage requirement for R-1. He went on to say that the soils were tested and it does perk for a drain field.

Mr. Parker questioned if the information had been presented to the Planning Commission? Mr. Satterwhite stated that he was not present, but he believes that the Planning Commission makes a recommendation to the Board. Whitney Marshall, Assistant County Attorney, stated that State Code requires any variance application be presented before the Planning Commission for review. She went on to say that the Commission can do one of three things: 1) make a recommendation 2) elect to be a party 3) do nothing. She then reviewed what she told the Commission in her presentation and that the Commission made a recommendation for approval which is not binding on the Board.

Chair Hamad questioned if Ms. Marshall thought that the variance would be detrimental to adjoining property owners. Ms. Marshall responded that she is not qualified to give that opinion but that by granting the variance it would not set a precedent on any other parcel.

Chair Hamad questioned if adjacent property letters were mailed? The Board secretary responded that adjacent property letters were mailed.

Mr. Parker questioned if staff made a recommendation to the Commission? Ms. Marshall responded that she provided the facts and indicated that Planning & Zoning staff did not have any issues with the variance.

Mr. Sipe, BZA Counsel, requested Ms. Marshall confirm that there is no special exception or special use permit or zoning modification that would resolve this issue? Ms. Marshall replied that the County does not allow zoning modifications.

Mr. Satterwhite stated that the applicant understands that he still has to go to the Planning Commission and the Board of Supervisors before the property could be rezoned. He went on to say that the property in question would remain agriculturally zoned.

Chair Hamad opened the meeting to public comment for those wishing to speak for or against the variance application. Martin Brady of 1001 Hermitage Road stated that he originally came to the meeting because he was concerned about rezoning the property but now understands that the meeting was intended for a variance. He expressed concern regarding the site distance for the driveway entrance on Hermitage Road due to the topography of the lot and the road.

Ms. Barnes stated that the applicant would have to get a residential driveway permit from VDOT who will review the site distance and advise.

Lisa Perkins of 1005 Hermitage Road stated that she would like to make sure that the variance is one time only for the 1.3-acre portion of the parcel and that the smaller lot size would not extend to the portion of the parcel across the street. Chair Hamad replied that the variance is only for the 1.3 acres.

Debora Douglas of 908 Hermitage Road stated that there is a utility easement that crosses her property and concerned that additional homes would require larger utility lines and more poles in the easement. Chair Hamad stated that the variance would only apply to one house and that if the other portion of the property is rezoned, there will be another public forum for those concerns. Ms. Douglas went on to express concern about increased traffic and the location of the driveway for the new house. Chair Hamad recommended calling VDOT with any driveway location concerns.

Seeing no one else who wished to speak, Chair Hamad closed the meeting to public comment.

Darvin Satterwhite stated that the application meets all the points required to grant a variance. He concluded by stating that the road realignment made that portion of the lot unbuildable and that the situation cannot be remedied through any other means in the ordinance.

There were no further questions of the County.

Dr. Phillips stated that there are strict rules in granting a variance and there must be special circumstances to grant the variance and it must only apply to one property.

Mr. Sipe reviewed the six standards that the variance must meet to be approved as follows:

- 1) That the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance; and
- 2) That 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; and
- 3) That the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; and
- 4) That the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; and

- 5) That the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- 6) That the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

Chair Hamad questioned if the Board could require that the house be at least 2700 square feet? Ms. Sipe replied that would not be within the Board's purview.

Dr. Phillips stated that she does not believe that the variance would cause substantial detriment to the neighborhood.

All members of the Board expressed agreement that the variance met all six required standards to grant the variance.

Mr. Parker motioned to approve the resolution granting the variance to allow a single-family residence to be built on 1.322 acres on Hermitage Road (Route 676) instead of the required three acres as required by the Zoning Ordinance for Assessor's Parcel No. 58-1-0-33-0 (GPIN 7715-23-9061). Mr. Springman seconded the motion and the motion to approve a resolution granting a variance was unanimously approved (4-0) by those in attendance as follows:

AT A MEETING OF THE BOARD OF ZONING APPEALS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON MARCH 21, 2016, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution Approving a Variance for Property Located at the Intersection of Hermitage Road (Route 676) and Manakin Road (Route 621) on Assessor's Parcel Number 58-1-0-33-0 (GPIN 7715-23-9061)

Whereas, Gibson Wright on behalf of Flemings Quarter, LLC did file an application with the Board of Zoning Appeals for a variance from Article 3 Section 5 of the Goochland County Zoning Ordinance; and

Whereas, said application requests permission to allow a single-family residence to be built on 1.322 acres on Hermitage Road (Route 676) instead of the required three acres as required by the Zoning Ordinance for Assessor's Parcel No. 58-1-0-33-0 (GPIN 7715-23-9061) located at Intersection of Hermitage Road (Route 676) and Manakin Road (Route 621) Dover Magisterial District and Election District Five (5); and

Whereas, the hearing was conducted after proper notice and advertising and in accordance with Sections 15.2-2309, 15.2-2310, and 15.2-2204 of the Code of Virginia (1950, as amended); and

Whereas, the Board of Zoning Appeals has given due consideration to the interest of the general public and to the interest of the neighborhood and the criteria delineated in Article 26 Section 6 of the County Zoning Ordinance; and

Now Therefore, Be It Resolved pursuant to Article 26 Section 6 of the Goochland Zoning Ordinance and § 15.2-2309 of the Code of Virginia (1950, as amended), the Goochland County Board of Zoning Appeals makes the following findings related to granting of this variance:

- 1) That the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance; and
- 2) That 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; and
- 3) That the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; and
- 4) That the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; and
- 5) That the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- 6) That the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

Now Therefore, Be It Further Resolved by the Goochland County Board of Zoning Appeals this 21st day of March 2016 that the variance applied for by Gibson Wright on behalf of Flemings Quarter, LLC to allow a single-family residence to be built on 1.322 acres on Hermitage Road (Route 676) instead of the required three acres as required by Article 3 Section 5 of the Goochland County Zoning Ordinance for Assessor's Parcel No. 58-1-0-33-0 (GPIN 7715-23-9061) is hereby granted.

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Done this 21st day of March 2016

GOOCHLAND COUNTY BOARD OF ZONING APPEALS

Ayes: Hamad, Parker, Phillips, Springman

Nays:

Abstain:

Absent: Coe

Adjournment

Being no further business before the Board, the meeting was adjourned at 4:00 p.m.

Draft