Notice of Public Hearing of the Amherst County Board of Zoning Appeals

The Amherst County Board of Zoning Appeals will conduct a public hearing during its regular meeting commencing at 7:00 P.M. on Thursday, May 11, 2017, in the Amherst County Administration Building, 153 Washington Street, Amherst, Virginia, 24521, to consider the following request:

No. 2017A-02: Request by Earl A. & Barbara T. Wood, for approval of multiple variances from Sections 804 and 602.02(2) of the Zoning & Subdivision Ordinance to reduce the front yard setback from the centerline of Flossie Drive from seventy-five (75) feet to twenty-four (24) feet and to expand the existing nonconforming structure by greater than fifty (50) percent of the original nonconforming structure, to allow for an addition to an existing single-family dwelling. The request is referenced by drawings submitted by the applicant. The property is located at 135 Flossie Drive (Private Street), and is further identified as being tax map parcel number 152-A-20.

The proposed application is available for review Monday through Friday from 8:30 A.M. to 5:00 P.M. in the Planning/Zoning office at the above address.

Accommodations for disabled persons may be made by calling 434-946-9400 or (TTD) 434-946-9335 at least three (3) days prior to the hearing date.

Jeremy S. Bryant Director of Planning/Zoning



Amherst County Department of Planning and Zoning Austin R. Mitchell, Assistant Zoning Administrator/Planner

Variance Review Staff Report May 11, 2017

RE: Case #: 2017A-02

Tax Parcel #: 152-A-20

Magisterial District: Madison

Lot Size: 0.98 Acres

Zoning: A-1 Agricultural Residential District

Applicant:

Earl A. & Barbara T. Wood 135 Flossie Drive Madison Heights, VA 24572

Property Owner:

Same as Applicant

Request:

Request by Earl A. & Barbara T. Wood, for approval of multiple variances from Sections 804 and 602.02(2) of the Zoning & Subdivision Ordinance to reduce the front yard setback from the centerline of Flossie Drive from seventy-five (75) feet to twenty-four (24) feet and to expand the existing nonconforming structure by greater than fifty (50) percent of the original nonconforming structure, to allow for an addition to an existing single-family dwelling. The request is referenced by drawings submitted by the applicant. The property is located at 135 Flossie Drive (Private Street), and is further identified as being tax map parcel number 152-A-20.

Summary:

Request by Earl A. & Barbara T. Wood, for approval of multiple variances from Sections 804 and 602.02(2) of the Zoning & Subdivision Ordinance to reduce the front yard setback from the centerline of Flossie Drive from seventy-five (75) feet to twenty-four (24) feet and to expand the existing nonconforming structure by greater than fifty (50) percent of the original nonconforming

structure, to allow for an addition to an existing single-family dwelling. The request is referenced by drawings submitted by the applicant. The property is located at 135 Flossie Drive (Private Street), and is further identified as being tax map parcel number 152-A-20.

If the request is approved by the Board of Zoning Appeals, the applicant/property owner must receive a zoning permit and a building permit that is in accordance with the Building Code.

Staff Comment(s):

According to the Commissioner of the Revenue, the original dwelling was constructed in 1954. This structure predates the existence of zoning in Amherst County and is considered a legal non-conforming structure (grandfathered). The structure does not meet the setback requirements as prescribed in Section 804 of the Zoning Ordinance for the front yard setback. Additionally, Section 601.02 (2) states: "a nonconforming structure may be enlarged or altered as necessary, provided such enlargement(s) or alteration(s) do not exceed a cumulative fifty (50) percent of the floor area of the original non-conforming structure, and provided all yard requirements herein are met". The existing structure is 941 square feet which would yield an allowed expansion of 470 square feet. The proposed addition will be a total of 2,336 square feet, including a proposed deck. The proposed addition is therefore greater than fifty (50) percent of the original structure and a variance from this requirement is required.

The owner wishes to build an addition to the existing single-family dwelling on the property that would be twenty-four (24) feet from the centerline of Flossie Drive. The required setback in Section 804 is seventy-five (75) feet from the centerline. The entire existing structure lies within the required setback; therefore any addition to the dwelling would require a variance. According to the applicants, they have lived in the dwelling for five (5) years and purchased the property twenty (20) months ago. The owners wish to renovate and construct the proposed additions to the dwelling to make the home more handicap-accessible for the owners and other family members. The applicants also stated that there are drainage problems in the basement that can be helped with the proposed addition.

Procedure for Review:

Under §15.2-2309 of the Code of Virginia, 1950, as amended, and Sec. 1402.03 (b.) of the County Code, no variance shall be authorized by the Board unless it finds:

a. That the strict application of the ordinance would produce undue hardship.

The property is zoned A-1 Agricultural Residential District. The lot area of this property does not meet the minimum acreage requirements in Section 801 which requires A-1 lots to have a minimum of one (1) acre. Currently, the dwelling is a legal non-conforming structure. According to the proposed drawing, the applicable setbacks from the front yard setback would not be met and could not be met in any location for an addition to the existing dwelling.

The proposed addition is 2,336 square feet, including a proposed deck. The proposed addition is greater than fifty (50) percent of the size of the existing dwelling. According to the applicants, the addition is needed to make the dwelling more handicap-accessible and prevent drainage problems.

"The threshold question for the BZA in considering an application for a variance...is whether the effect of the zoning ordinance upon the property under consideration, as it stands, interferes with "all reasonable beneficial uses of the property, taken as a whole." If the answer is in the negative, the BZA has no authority to go further." *Cochran*, 267 Va. At 767, 594 S.E.2d at 578.

b. That the hardship is not shared generally by other properties in the same zoning district and the same vicinity.

The property containing the existing dwelling is 0.98 acres, which is less than the minimum acreage requirements in Section 801 for the A-1 Agricultural Residential District. According to the applicant and the Amherst County GIS, most properties in the area are larger tracts and are not constrained by setbacks.

c. That the authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

The closest neighboring dwelling is approximately 300 feet from the proposed addition. The applicants stated that the neighbors are supportive of the proposed addition. The addition will not result in any additional traffic or change of use of the property. Staff believes that the granting of the variance request will not change the character of the district, since the single-family dwelling has existed since 1954 and will not be of a substantial detriment to adjacent properties.

Additional Considerations:

It is important to note, that § 15.2-2309 of the Code of Virginia, 1950, as amended, also declares that the requesting property owner must have "acquired the property in good faith";

According to the Commissioner of the Revenue, the original dwelling was constructed in 1954. The existing structure has served as a single-family dwelling since its construction. The applicants have lived in the dwelling for five (5) years, purchased the property in 2015 and have lived in the dwelling with the same footprint since that time. Since the proposed dwelling/property does not contain an outstanding violation and the variance request is not for an existing structure in violation, the property must be considered to have been acquired in good faith. (Per Zoning Law for the Virginia Zoning Official; Zoning Officials Certification Test Preparation Program; written by Greg Kamptner, Deputy County Attorney, County of Albemarle; July 29, 2010)

And that the hardship must be caused by "reason of the exceptional narrowness, shallowness, size or shape" of the parcel (including topographic conditions).

The required front yard setback from the centerline of Flossie Drive cannot be met due to the location of the existing dwelling that was constructed prior to setback requirements. The said setback is so great that the requirement does not allow the applicant to build an addition to the existing dwelling in any location.

In addition, no variance shall be authorized unless the board finds 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 general regulation to be adopted as an amendment to the ordinance.

In authorizing a variance the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

Should the Board of Zoning Appeals approve this request; Staff recommends the following conditions:

- 1. The variance is granted for Tax Map Parcel No. 152-A-20 to reduce the front yard setback from the centerline of Flossie Drive from seventy-five (75) feet to approximately twenty-four (24) feet and to expand the existing nonconforming structure by greater than fifty (50) percent of the original nonconforming structure, to allow for an addition to an existing single-family dwelling.
- 2. The granting of this variance shall not be construed to vest in the applicant a right to the variance until all necessary local, State and Federal plan application, review and approval processes have been completed.
- 3. This approval may be revoked by the County of Amherst or its designated agent for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of Federal, State or local regulations.

Attached:
Notice to Adjacent Property Owners
Tax Parcel Map
Site Sketch
Variance Request Application



Procedures Variance/Map Interpretation/Appeal

WHAT IS A VARIANCE?

A Variance is a request to vary certain requirements of the Zoning and Subdivision Ordinance where, due to special conditions of the property, strict enforcement of the Ordinance would, among other standards, effectively prohibit or unreasonably restrict all reasonable use of the property. Examples include, but are not limited to: Requests to permit construction of a structure closer to a lot line than allowed by the Zoning and Subdivision Ordinance (variance to minimum yard requirement) or requests to permit a subdivision of a lot which would result in new lots that do not meet minimum lot width requirements (variance to minimum lot width).

BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is a quasi-judicial body comprised of Amherst County citizens who are appointed by the Circuit Court. There are five members, with each member serving in an at-large capacity for a term of five years. The BZA has the authority, among other powers, to approve variances of the Zoning and Subdivision Ordinance and rule on appeals of the Zoning Administrator's decision(s). The powers of the BZA are defined by the Zoning Ordinance and the State enabling legislation.

WHO CAN FILE A REQUEST FOR A VARIANCE?

A variance can be filed by a property owner, tenant, or a designated authorized agent, a government official, a department, a board or a bureau. An agent cannot be an applicant but can be authorized to act on the applicant's behalf. If the applicant is not the owner of the property, evidence must be submitted showing that the applicant will have the right to use the property as proposed.

SUBMISSION REQUIREMENTS

A variance application must meet submission requirements as specified in the Zoning and Subdivision Ordinance. A synopsis of the submission requirements is presented on pages 2 and 3 of this publication to provide a convenient way to ensure that all required portions of the application package are submitted.

BOARD OF ZONING APPEALS DECISION

The BZA may approve, deny, or approve-in-part, a variance request. The BZA may approve a variance only upon a finding that the request meets **all of the required standards for a variance** as outlined in the Zoning Ordinance. These Standards are based upon the Code of Virginia Section 15.2309 – Powers and Duties of the BZA.

ASSISTANCE

For clarification of these instructions, to obtain other information related to the application process, or to request help in filing your application, please call the Amherst County

Planning/Zoning Department at (434) 946-9303, or visit the web site at www.countyofamherst.com.

HOW LONG DOES IT TAKE?

The process takes approximately 4-6 weeks once an application is filed. However the Planning Commission (PC) and BZA can delay the process if desired.

HOW MUCH WILL IT COST?

A decision by the BZA requires a public hearing; all public hearings are subject to a \$300.00 dollar fee.

WHAT IS THE PROCESS?

A variance/map interpretation/appeal follows the same general process.

- 1. Pre-application conference with Planning/Zoning Department;
- 2. Completing and filing the application;
- 3. Staff review and public notice;
- 4. PC recommendation; and
- 5. BZA public hearing.

PRE-APPLICATION CONFERENCE

Applicants should schedule a pre-application conference with staff prior to submittal of the variance/map interpretation/appeal application package. *Staff recommends a pre-application conference*. Please schedule a conference with staff by calling (434) 946-9303. Staff will review submitted applications to ensure all required materials and information is provided. If the application is not complete, the required information must be provided prior to formal staff review and acceptance of the application.

Applicants are strongly encouraged to discuss the proposed variance with owners of neighboring properties prior to filing an application.

APPLICATION REQUIREMENTS

An application filed to the BZA consists of three parts:

- 1. Variance/Map Interpretation/Appeal application form;
- 2. Public Hearing Fee, \$300.00;
- 3. Site plan; and
- Variance / Map Interpretation / Appeal Application Form: The application is available in the Planning/Zoning Department and may also be found on the department's website at www.countyofamherst.com. It must be signed by all owners of the property. If a legal representative signs for a property owner, a copy of the executed power of attorney is required.
- 2. **Public Hearing Fee:** All applications are required to be advertised in accordance with the requirements of the Virginia State Code, § 15.2-2204. The Amherst County public hearing fee is \$300.00.
- 3. **Site Plan:** An acceptable site plan is required per Article XI, Site Plan Review Requirements, of the Amherst County Code.

POST FILING INFORMATION

- 4. **Staff Review and Public Notices:** Once staff has accepted the complete application and filing fees have been paid, adjoining property owners are notified that a variance/map interpretation/appeal has been filed and of the time and date of the public hearing. Notice of public hearing is published as a legal advertisement, and the subject property is posted with a notice for public hearing. Staff prepares a report for the PC and BZA.
- 5. **Public Hearing:** At the public hearing, the staff presents the report; the applicant may also present the request. The BZA takes public comment and discusses the request and makes a final decision.

FILING/FEES/DEADLINES

Variances/Map Interpretations/Appeal applications, and accompanying fees, are filed with the:

Department of Planning/Zoning P.O. Box 390 Amherst, VA. 24521 (434)946-9303



APPLICATION FOR VARIANCE/ MAP INTERPRETATION/APPEAL Amherst County, Virginia

The undersigned applicant wishes to petition Amherst County Board of Zoning Appeals for a Variance/Map Interpretation/Appeal. Please refer to Section 1006 and 1402 of the zoning ordinance regarding the proper procedure. Please call the Department of Planning and Zoning at 434-946-9303 if you have any questions regarding the County Board of Zoning Appeals duties.

Applicant / Property Owner	Information		
EARL A. E.	BARBARA T. L	wood	
Applicant Name			9
EARL A. E. Applicant Name 135 Flossie DR. Applicant Address	Masson Heights	Va.	24572
Applicant Address	City/Town	State	Zip Code
434-933-8424		2	Applicant E-Mail
Applicant phone number	Applicant fax number		Applicant É-Mail
You are the (y) property owner; () agent for the property owner.		
If you are the agent for the properircle one: Yes/No	rty owner, do you have consent o	of the own	ner attached? Please
EARL A. E. BAR	LARA T. WOOD		,
Property Owner Name			
135 Flossie JR. Property Owner Mailing Address	MADISON Heigh	to Va	24572
Property Owner Mailing Address	City/Town O	State	Zip Code
434-933-8424			Property owner E-Mail
Property owner telephone number	Property owner fax nur	mber	Property owner E-Mail
Location of Property			
		150	2-A-20
Street Address		Tax pare	cel ID number
General Description of Prope	erty		
When and how did you acqu	ire the property?		

Current Use(s) of Property - Single Family	Residenta	P			
Proposed Use(s) of Property	Reside	who			
Total Acreage:, 98					
Check all categories that apply: Public water Private w Public sewer On-site se	ellseptic systems	Mass drai	nfield(s)		
Current Zoning: (Please circle all that apply)					¥.
	R-2 R-3 V			ws	is post 8FT.
Request for variance in order URRENTY FRONT OF	to: Constru	sct FRONT	Deck ON FRE	Dri Vee	ay
Fill in only the line(s) that apply to your request	Code Section	Applicant has	Code requires	Variance requested] /
Total area:					
Lot width:					
Front yard setback:	804	24'	75'	51'	
Side yard setback:					100
Rear yard setback:					
Public street frontage:				1	
Other (write in):	601.02#2	94159.61	£50%	2,336 sq.ft.	28

Section 15.2-2309 of the Code of Virginia requires the Board of Zoning Appeals to make the following findings before a variance can be granted. Please read the factors listed below carefully and in your own words, describe how your request meets each factor. If additional space is needed, use an additional sheet of paper. Justification shall be based on the following three (3) criteria:

1. That the strict application of this ordinance would produce undue hardship.
Home has severe deainage Issues
Home has severe deal Nage Issues Construction of home is NOT Conducive to Handingsper
DRA: Nage Problems have Caused Severe indoor Mold
That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
NONE OF the Above problems are Shared
By Neighbors
That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.
No detriment of ANY Kind to SURROUNDING
Properties
Has the BZA heard a request for this property within twelve (12) months of the date of this application? Yes No
Proffers and Conditions
List any proffers or conditions currently associated with this property.
See attached Letter
Application fee and other requirements
A \$300.00 application fee must be paid to the County of Amherst upon submission of this

A \$300.00 application fee must be paid to the County of Amherst upon submission of this application for the cost of advertising and for expenses of notifying the adjacent property owners and incidental to reviewing, publishing, and processing the application (Section 1009, Administrative Fee Structure).

A survey plat of the property by a certified land surveyor must accompany this application. The scale should be 1"=100'.

Signatures

The undersigned Applicant hereby affirms that all information contained herein is accurate to the best of his/her knowledge and confirms that he/she has read the Application and its Instructions and has paid all fees currently due and is aware of costs which may be assessed to Applicant related to this Application process. The undersigned Applicant (and Landowner, if applicable) also authorizes entry onto the subject property by the Zoning Administrator, Planning Director and/or PC or BZA during the normal discharge of their duties regarding the above Applicant.

3/28/17	Darbaur Ward	3/28/17
Date	Property Owner Signature	Date
Date	Agent Signature	Date

*****DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY******

For use by the County of Amherst Department o	f Planning and Zoning
Case No. 2017A - DZ	
Actions Taken: Gounty Byant County Official Receiving Application	3/28/17 Date 3/28/17
County Official Receiving Application	Date
Dlacy Strinet	3/28/17
Public Hearing fee received by	Date
Application returned for correction/additional information	Date
Amended application received by	Date
Public Hearing advertised in	Date(s)
Adjacent property owner(s) notified by mail	Date
Action by Planning Commission (if applicable)	Date
Action by Board of Zoning Appeals	Date



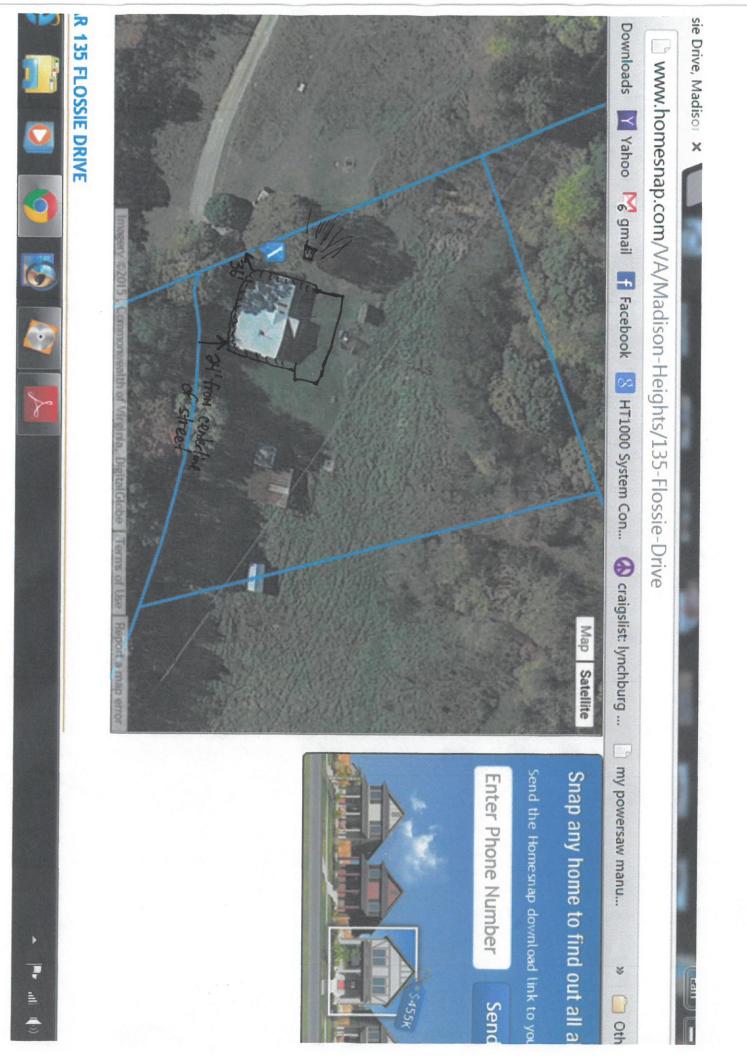
Application for Zoning Permit Amherst County, Virginia

Section A (Please print in blue	or black ink)	Permit No:
Wood	BARBARA	1.0
(W00)	EARL	\mathcal{H}
Last (Name of Applicant)	First	MI
	Drive MAdson	
Mailing Address	City S	tate Zip Code
135 Flossie I		
Property Address		tate Zip Code
434-933-842	4	ZApperone @ gmail. Com
Telephone Number(s) Home	Business	E-Mail Address
Wood Car	1+ Somana	
Last (Name of Property Owner	; if different) First	MI
Is the lot recorded?		Yes No L
If yes, complete section B		
Section B (Please fill out a	s completely as possible)	
Date lot recorded (if applicable)	Date lot su	rveyed (if applicable
Name of subdivision Deed Book/Page No	Tax Map #	M · No
Lot area: , 98acres.	7	
Lot width:ft. The lot is served by (check all that	applies): Public water:	Public sewer:
The locas served by (effect all that	Private well:	Septic system:
Are the water and sewage systems	adequate for the proposed use?	YES) NO
Is the lot a corner lot? YES Does the lot have frontage on more	e than one street (i.e. double fror	ntage)? YES NO
Does the owner of the property ov	vn any adjacent lots?NO	
(If so, please include the locations and did Is the parcel of land located in a fle		eetch)
Is the parcel of land located in a da		If so, what zone?
The erection, modification, replace		
Directions to project site (from	Amherst County Administrati	on Building):
•	•	
		1
Section C (Please fill in the blan	ıks where applicable)	
		buildings and building additions):
Type of building: Kesi den	fall SF Ex	sisting floor area: 1000 sq. ft.
Proposed floor area:	Rg. ft. Number of dwe	lling units proposed:

xcavating, transporting	90 000	1	ed grade): ft.
Vill the driveway exit	ce: 10 acces sq. ft. (Estimate the	total area of <u>all</u> clearing, grading,
Vill the driveway exit	ng, and filling activities on the s	ite. Include p	proposed septic drainfield areas.)
	on a private or public road? Pr		
f the driveway exits o	n a public road, provide the VI	OOT entrance	e permit number:
or a change in use	to an existing structure or no	operty.	
Current use: Dwel	to an existing structure or pr	ise: Dwl	ling + additions
			nvolved, hours of operation, no.
f employees, etc. Att	ach separate sheet, if necessary	: negulm	a Construction to
- RAMING N	ROOFING Wail	ex	
existing iII. The less addition including prime	ing public and private streets. Socation and dimensions of exist ocation and dimensions of propons/enlargements* seed front, rear, and side yard songs or additions. licable, applicants will need to show to ding the point of connection to those yary and reserve drainfield areas. egoing information and attachments of the private of the point	ting primary a posed structure thack lines for the location of (1) facilities, or (2)	or all existing and proposed or all existing and proposed) existing public water and sewer proposed well and septic facilities wrate to the best of my knowledge.
Kliba	Nasa	<u> </u>	03-28-17
pplicant's Signatu	re		Date
orporation to which the pe	tomatically expire twelve (12) months rmit was issued has not clearly demon the work so authorized is suspended	strated that the p	permit is being exercised for the purpose
ZONING DISTRICT_	DO NOT WRITE IN THIS S REQUIRED YARDS: F		
CONFORMING:	LOT(S) EXISTING BUILDING: PROPOSED BUILDING: EXISTING USE:	YES YES YES YES YES	NO NO NO NO NO
	PROPOSED USE:	120	140
Is proposed development	PROPOSED USE: located within the WS District?		
CONFORMING:	EXISTING BUILDING: PROPOSED BUILDING: EXISTING USE:	YES YES YES	NO NO NO
Is proposed development			

DATE

SIGNATURE



Attachment to Zoning Permit Application

Earl A. Wood & Barbara Wood 135 Flossie Drive Madison Heights, Va. 24572

Thank you for taking the time to review our application. We have lived at this address for 5 years and purchased it 20 months ago. As you can see from the pictures we have submitted with this application, the house is in dire need of updating. We plan to install new windows and siding but we also will need to make the house more handicapped accessible. Due to my severe joint and muscle disease, at times I need to use a walker or wheelchair and since the house was built in 1954, the doors are just too narrow. We also have two daughters and a grandson who are handicapped and have major problems navigating in the house when they visit.

The house also has a severe drainage problem with water running downhill into the foundation and collecting in the basement. We are constantly pumping out the basement and fighting mold in the house. The addition and decks would stop that. When we purchased the property, we had no idea that there would be any zoning problems since we live pretty far off the main road and there are no immediate neighbors. Had we known there would be a problem, we would not have purchased the property, even though we love it here. When we went to get the building permit last Spring we were advised that we would need to request a variance because the front of our house is not 75ft from the driveway that we and two other neighbors use.

Since these improvements will increase the value of not only our property but that of the two neighbors, as well as make our living conditions healthier and more accommodating.

We have wonderful neighbors who support our plans and say they would be happy to write a letter of support should you desire.

Please approve our application as soon as possible so we may get started with the addition.

Earl & Barbara Wood 434-933-8424



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Borrower or Owner Earl A. Wood

Property Address 135 Flossie Dr

City Madison Heights Courty Amherst State VA Zp Code 24572-4132

Client Embrace Home Loans / VA



Basement



Basement



Shed 1



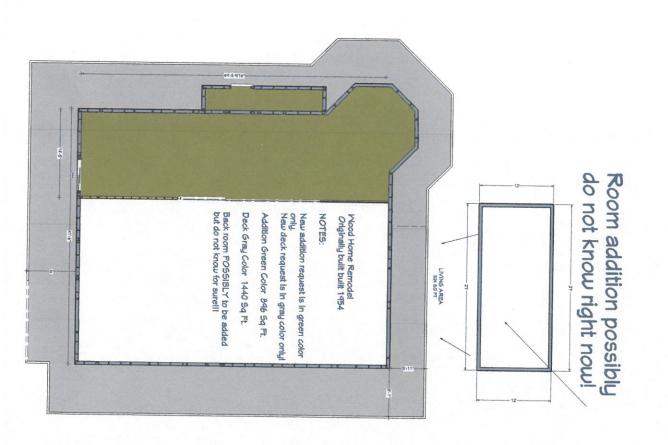
Sheds 2 and 3



Overhang



Opposite road view



<u>AMHERST COUNTY TREASURER – PROPERTY TAXES FORM</u>



Ph: 434.946.9303 · Fax 434.946-9370

Case #: 2017 H-02 BZA variance
Case Request for: Earl A. & Barbara J. Wood
Date Contacted Treasurer Department: 3-28-17
Caller: Staney Stringel
Spoke with: Kay Rowe
Has Owner Paid All Property Taxes with Amherst County: YES 🗹 NO 🗆
If Not Please Include Comments:



ZONING PUBLIC NOTIFICATION

Case: 2017A-02

Board/Commission:

Public Hearing Dates:	May 11, 2017	
Applicant:	Earl & Barbara Wood	Property Owner
	135 Flossie Dr	Earl & Barbara Wood
	Madison Heights, VA 24572	135 Flossie Dr
		Madison Heights, VA 24572
Tax Map Number:	152-A-20	
Adjoining Property Owners:		
Tax Map # 152-A-1		
Arthur Pollard		
605 Foxcroft Ave Apt 1C		
Martinsburg, WV 25401		
Tax Map # 152-A-16		
Susan Sanders & George Beasley		
181 Flossie Dr		
Madison Heights, VA 24572		
and the state of t		
Tax Map # 152-A-18,19		
Rosa, Earl & Alfonso Beverly		
1615 Dixie Airport Rd		
Madison Heights, VA 24572		

Board of Zoning Appeals

Administrative Assistant

current real estate tax assessment books.

(Title)

April 24, 2017

Stacey Stinnett

(Date)

class mail to the last known address of the owners of abutting property as shown on the

(Signature)