1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: This is a routine item to determine attendance.

Staff Contact: Paul Watson, Deputy Director of Code Administration

Pamela Dix, Administrative Assistant II

Subject :	B. Determination of Quorum
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points:

Routine item. A majority of the members (3) shall constitute a quorum. The Board of Zoning Appeals is a five-member body. Each member has one vote.
Staff Contact: Paul Watson, Deputy Director of Code Administration
Pamela Dix, Administrative Assistant II, Building, Community & Economic Development

Subject :	C. Consider Allowing Remote Participation of Board Member(s) (if warranted)
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: The BZA has adopted a remote participation policy in accordance with Virginia state law. Should the need arise, the below script is used to document the BZA's consent to allow a member to participate remotely.

Chair Script for Remote Participation

- BZA Member_____ notified me earlier today that he would like to participate in this evenings meeting remotely because he is _____.
- Our adopted Remote Participation Policy requires that all requests from Board members to remotely participate in a public meeting must be received by the Chair in writing on or before the day of the meeting and subject to approval by the Board.
    - I can attest that the request to participate remotely was received by me in writing on __/__/__
- It is my understanding that BZA Member_____is currently connected via Zoom to this meeting.
    - BZA Member _____ can you hear me?
- For the record, BZA Member_____, would you state the reason you wish to participate remotely and the exact location from where you are participating?
- Members of the Board, since we have a quorum physically assembled here tonight, would someone like to make a motion to allow BZA Member_____ to remotely participate in todays meeting in accordance with our Board-adopted remote participation policy?

"I move that we allow BZA Member_____ to remotely participate in todays meeting in accordance with our Board-adopted remote participation policy."

2. ADOPTION OF AGENDA

3. MINUTES

Subject :	A. Minutes from the May 7, 2025 Regular BZA Meeting
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	3. MINUTES
Type :	Minutes

Public Content

Key Points: BZA Regular Meeting Minutes

Staff Contact:

Pamela Dix, Administrative Assistant II, Community & Economic Development

Number of Attachments & Description: One attachment, BZA Regular Meeting Minutes May 7, 2025.

File Attachments

2025.05.07. Draft Minutes.pdf (348 KB)

4. PUBLIC HEARING(S)

Subject :	A. SUSE-000045-2025 - Krzysztof Kutyla Accessory Structure 21200 Block of Alicato Road Parksley
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a Special Use Permit pursuant to Accomack County Code Section 106-78(12). The applicant wishes to place a 12 x 28 shed on a parcel with no primary structure. The 2 acre site is located at the 21200 Block of Alicato Road approximately 420 feet from its intersection with Metompkin View Lane and is on Tax Map #88B-2-2-8.

The parcel is zoned Residential and is located in the Flood Zone 9BFE.

Identification and Location Information

Applicant	Krzysztof Kutyla
Property Owner	Krzysztof Kutyla
Location	Tax Map # 88B-2-2-8, 21200 Block of Alicato Road
Election District	5, Calvin L. Washington, Sr.
Acreage	2 acres (87120 sq. ft.)
Zoning	Residential
Future Land Use Recommendation	Agricultural
Overlays	None

Adjacent Zoning	Residential
Adjacent Uses	Agricultural, Residential
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

The Staff recommends **approval** of SUSE-000045-2025, a Special Use Permit pursuant to Accomack County Code Section 106-78(12).

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 4 conditions:

1. The applicant shall apply for an after the fact building permit for the placement of the shed.
2. The applicant shall comply with the relevant Health Department, Department of Transportation and environmental regulations including the Flood Plain regulations.
3. The building application shall be consistent with this application.
4. The Special Use Permit shall expire two years after the approval date.

Staff Contact: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description: One Attachment. Staff report packet containing maps, report and site plan

File Attachments

SUSE-000045-2025 STAFF REPORT Optimized.pdf (10,007 KB)

Subject :	B. SUSE-000058-2025 - Jacquelyn Wasni Manufactured Home 20400 Block of Fairgrounds Road, Onancock
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a Special Use Permit pursuant to Accomack County Code Section 106-403(7). The applicant wishes to place a 28 x 68 manufactured home on a property zoned General Business. The . 69-acre site is located at the 20400 Block of Fairgrounds Road approximately 3200 feet from its intersection with Market Street and is on Tax Map #85-A-49C.

The parcel is zoned General Business.

Identification and Location Information

Applicant	Jacquelyn Wasni
Property Owner	Rosalie S. Lewis
Location	Tax Map # 85-A-49C, 20400 Block of Fairgrounds Road, Onancock VA
Election District	7, H. Jackie Phillips
Acreage	.69 acres (30056 sq. ft.)
Zoning	General Business
Future Land Use Recommendation	Village Development Area B
Overlays	None
Adjacent Zoning	General Business
Adjacent Uses	Agricultural, Residential, Business
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

The Staff recommends **Approval** of SUSE-000058-2025, a Special Use Permit pursuant to Accomack County Code Section 106-403(7), which allows for single family dwellings in the Business District.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 4 conditions:

1. The applicant shall obtain a building permit from the Countys Community and Economic Development Department.

2. The applicant shall comply with Virginia Department of Transportation and the Virginia Department of Health regulations.

3. The building application shall be consistent with this application.

4. The Special Use Permit shall expire two years after the approval date.

Staff Contact: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description: One attachment. Staff report packet containing maps, report, and site plan

File Attachments

SUSE-000058-2025 Wasni Manufactured Home Optimized.pdf (3,177 KB)

Subject :	C. VAR-000065-2025 AND SUSE-000048-2025 - Thomas Cross RV for Habitation 22400 Block of Youngs Creek Road, Bloxom
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a Special Use Permit Pursuant to Accomack County Code Section 106-53(14) to allow for a travel trailer on the property. The applicant wishes to place a travel trailer on the property for habitation that is 39 feet in length. The 72-acre site is located at the 22400 Block of Youngs Creek Road approximately 4000 feet from its intersection with Saint Thomas Road and is on Tax Map #67-A-35

Further, the applicant requests a Variance Pursuant to Accomack County Code Section 106-1 from the 36-foot length maximum for travel trailers. The applicant wishes to place a travel trailer on the property for habitation that is 39 feet in length. The 72-acre site is located at the 22400 Block of Youngs Creek Road approximately 4000 feet from its intersection with Saint Thomas Road and is on Tax Map #67-A- 35.

The parcel is zoned Agricultural and is located in the Special Flood Hazard Area 8BFE.

Identification and Location Information

Applicant	Thomas D. Cross
Property Owner	Thomas and Deborah Cross
Location	67-A-35, 22400 Block of Youngs Creek Road, Bloxom
Election District	4, Jeffrey A. Parks, Sr.
Acreage	72 acres
Zoning	Agricultural

Future Land Use Recommendation	Conservation Area
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Single-family dwellings, vacant
Staff Contact	Sinjin Jones, Code Enforcement Officer II-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

Staff recommends denial of the Special Use permit based on travel trailers not contributing to an attractive and harmonious community, and the potential safety hazard of a travel trailer being placed in a flood zone. Staff does not typically make recommendations on variances. However, should the BZA grant the variance and the Special Use Permit, Staff suggests the approval be subject to the following **8** conditions:

1. The applicant shall obtain all required permits from the Countys Community and Economic Development Department
2. The applicant shall comply with all Floodplain requirements, Chesapeake Bay Preservation Act requirements, and the Virginia Department of Health for the proposed travel trailer.
3. The applicant shall be in full compliance with the application and plot plan as submitted.
4. The special use permit shall become null and void should the property be sold or transferred.
5. The approval is for one unit and is only for the applicant or his family. A violation of this condition shall render the special use permit null and void.
6. This special use permit shall expire two years from the date of issuance, pursuant to Section 106-252(4)(e).
7. The approval does not include short-term rental of the site. A violation of this condition shall render the special use permit null and void.
8. The property shall be properly maintained at all times while the travel trailer is onsite.

Staff Contact: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description: One attachment. Staff report containing maps, report and site plan

File Attachments

SUSE-000048-2025 AND VAR-000065-2025 STAFF REPORT Optimized.pdf (2,844 KB)

5. OTHER MATTERS

Subject :	A. Staff Report
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	5. OTHER MATTERS
Type :	

Public Content

Key Points:

Subdivision Agent
Zoning Administrator
Deputy County Administrator

Staff Contact: Paul Watson,Deputy Director Code Administration

6. NEXT MEETING

Subject :	A. July 2, 2025
Meeting :	Jun 4, 2025 - Board of Zoning Appeals Meeting
Category :	6. NEXT MEETING
Type :	

Public Content

Key Points: The next regularly scheduled meeting is **Wednesday,July 2, 2025.The staff recommends rescheduling the meeting to July 9, 2025, at 10 am,**in 23296 Courthouse

Avenue, Room 104, P.O. Box 388,Accomac, Virginia 23301.

Handicapped Assistance isavailable. Please contact Pamela Dix at (757) 787-5794 or pdix@co.accomack.va.us.

Staff Contact: Pamela Dix, Administrative Assistant II

7. ADJOURNMENT