



Minutes
Board of Zoning Appeals
May 20, 2019
Council Chambers, City Hall
Fredericksburg, Virginia

MEMBERS PRESENT

Frank Reyes, Chairman
Jay Jarrell III, Vice Chairman
Dr. Roy Gratz
Matthew Muggeridge
Helen P. Ross

MEMBERS

ABSENT

STAFF

James Newman, Zoning Administrator
Cathy Eckles, Secretary

Chairman Reyes called the meeting to order at 4:30 p.m.

PUBLIC NOTICE REQUIRMENTS

Chairman Reyes determined that a quorum was present, and asked if public notice requirements had been met. Mr. Newman stated that public notice requirements had been met.

APPROVAL OF AGENDA

Dr. Gratz motioned to approve the agenda as presented. Mr. Jarrell seconded. The motion carried 5-0.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairman Reyes asked if any Board member had engaged in *ex parte* communications on any item before the Board. No one indicated that they had participated in any *ex parte* communication.

DISCLOSURE OF CONFLICTS OF INTEREST

Chairman Reyes asked if any Board member had any conflicts of interest on any item before the Board. There were no disclosures.

PUBLIC HEARING – New Business

SEFENCE 2019-01, Derrick and Lauren Tepaskse, request a Fence Special Exception for 1100 Dixon Street (GPIN 7788-29-7437) in the Commercial-Transitional Zoning District. Applicants are seeking approval for a fence which is six feet in height in the front yard.

Presentation by Staff

James Newman, Zoning Administrator, presented the staff report and power point presentation.

Public Comment

Applicant Derrick Tepaskse was present and added that the work being done is similar in nature to other historic projects in the City.

There were no further public comments. Chairman Reyes closed the public hearing.

Board Comments & Questions

The Board of Zoning Appeals (BZA) discussed the application and asked questions to staff and the applicant.

Mr. Muggeridge questioned the visibility of the fence along the front of the property and that it looks as if it will be completely hidden by trees. Mr. Tepaskse stated they will try to limit removal of trees and foliage to put the fence in but it will be in front of the existing trees.

Mr. Muggeridge asked if any vandalism or security breaches had occurred over the last few years. Mr. Tepaskse stated that during the first few weeks they had a lot of vandalism on both houses but it has tapered off now. Discussion then ensued about the two six foot gates Applicants are planning to install along with the fence.

There was no further discussion. Chairman Reyes noted that approval of the Fence Special Exception (1) will not impair an adequate supply of light or air to the adjoining properties; (2) is compatible with the existing character and pattern of development in the surrounding neighborhood; (3) represents the only reasonable means and location on the lot to accommodate the proposed fence; and (4) the height of the fence will be limited to six feet in height and will be out of the public right-of-way. Mr. Jarrell motioned to approve the Fence Special Exception and Dr. Gratz seconded.

Chairman Reyes called for a vote. The motion to approve was passed, 5-0.

REVIEW OF MINUTES

Dr. Gratz made a motion to approve the meeting minutes from February 25, 2019 as presented. Mr. Muggeridge seconded. Motion carried 5-0.

Dr. Gratz made a motion to approve the meeting minutes from March 18, 2019 as presented. Ms. Ross seconded. Motion carried 5-0.

STAFF / BOARD COMMENTS

Ms. Ross questioned when they may expect the Board members pay for the previous meetings. Ms. Eckles responded that payment was being processed and should be within the next few weeks.

ADJOURNMENT

Mr. Muggeridge made a motion to adjourn. Mr. Jarrell seconded. Motion carried 5-0. Meeting adjourned at 4:55 p.m.



Frank Reyes, Chairman