

Board of Zoning Appeals

Regular Meeting

Cape Charles Civic Center

April 8th, 2025

1. Call to Order

2. Roll Call

3. Invocation and Pledge of Allegiance

4. Consent Agenda -

- a.** Approval of Agenda Format
- b.** Approval of Minutes:

5. New Business -

- a.** APPEAL2025-01: Application from Greg and Emily Gentry appealing a decision from the Zoning Administrator dated February 4th, 2025, which provided a Zoning Determination concerning 542 Jefferson Avenue that stated:
 - i.** The Accessory Building is a legal, non-conforming use as an Accessory Dwelling Unit (ADU) and Short-Term Rentals are not permissible in the ADU and;
 - ii.** This lot does not have 2 principal houses but a main house and an Accessory Dwelling Unit.

The applicant is seeking to have 2 primary residences on this property.

Said appeal application is authorized pursuant to Cape Charles Zoning Ordinance Section 2.6.2 (C) and 2.6.4. This property is located in the Residential-1 (R-1) Zoning District.

- b.** VAR2025-01: Application from Bay Creek Resort, LLC., for a variance from the Accawmacke Plantation Planned Unit Development (PUD) Section 9.9 for a fence over the allowable 6' height requirement at 111 Palmer Way.
- c.** Application(s) from Chris Larmore, Developer of Dreams by the Water Subdivision on Washington Avenue for a variance from the Cape Charles Zoning Ordinance (CCZO) Section 3.1 (E) for a 10' reduction in the front and rear setbacks, for the following lots:

- i. VAR2025-02: Lot 1 (TM #83A1-21-1) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- ii. VAR2025-03: Lot 2 (TM #83A1-21-2) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- iii. VAR2025-04: Lot 3 (TM #83A1-21-3) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- iv. VAR2025-05: Lot 4 (TM #83A1-21-4) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- v. VAR2025-06: Lot 5 (TM #83A1-21-5) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- vi. VAR2025-07: Lot 6 (TM #83A1-21-6) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- vii. VAR2025-08: Lot 7 (TM #83A1-21-7) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- viii. VAR2025-09: Lot 8 (TM #83A1-21-8) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- ix. VAR2025-10: Lot 9 (TM #83A1-21-9) – Variance of 10 ft. to front setback and 10 ft. to rear setback
- x. VAR2025-11: Lot 10 (TM #83A1-21-10) – Variance of 10 ft. to front setback and 10 ft. to rear setback

Said variance applications are authorized pursuant to Cape Charles Zoning Ordinance Sections 2.6.3 and 2.6.4.

6. Other Matters –

- a. None

7. Announcements –

- a. Next Meeting Tuesday May 12th, 2025, @ 10:00a.m.

8. Adjourn