

1 **MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF**
2 **HENRICO COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING IN THE**
3 **GOVERNMENT CENTER AT PARHAM AND HUNGARY SPRING ROADS, ON**
4 **THURSDAY FEBRUARY 24, 2022 AT 9:00 A.M., NOTICE HAVING BEEN PUBLISHED**
5 **IN THE *RICHMOND TIMES-DISPATCH* FEBRUARY 7, 2022 AND FEBRUARY 14,**
6 **2022.**

7
8
9 **Members Present:** Terone B. Green, Chair
10 Walter L. Johnson, Jr., Vice-Chair
11 Gentry Bell
12 Terrell A. Pollard
13 James W. Reid, Jr.

14
15 **Also Present:** Benjamin Blankinship, Secretary
16 Paul M. Gidley, County Planner
17 R. Miguel Madrigal, County Planner
18 Rosemary Deemer, County Planner
19 Livingston Lewis, County Planner
20 Lisa Blankinship, County Planner
21 Kuronda Powell, Account Clerk
22

23
24 **Mr. Green -** I would like to welcome everyone here today to the February
25 **24, 2020 meeting of the Board of Zoning Appeals. For those who are able to attend and**
26 **join me in the Pledge of Allegiance, I would appreciate it.**

27
28 [Recitation of the Pledge of Allegiance]

29
30 **Mr. Green -** Mr. Blankinship will now read our rules.

31
32 **Mr. Blankinship -** Good morning, Mr. Chair, members of the Board. And good
33 **morning to those of you who are in the room with us. I'd also like to welcome everyone**
34 **who is joining us remotely on Webex. If you wish to observe the meeting but you do not**
35 **intend to speak, welcome and thank you for joining us.**

36
37 **For those of you on Webex who do wish to speak, we need to know that in advance, so**
38 **we can connect you at the appropriate time. So if you're an applicant or if you have**
39 **questions or comments on one of the cases, please press the chat button now. It's**
40 **located in the bottom-right corner of the screen. And when the chat window opens, please**
41 **select Livingston Lewis from the list of participants and let him know your name and which**
42 **case you're interested in. The chat feature is only being used to identify speakers, so**
43 **please do not type questions or comments into a chat, but please send a chat to**
44 **Livingston Lewis now.**
45

46 So acting as secretary I will call each case and then we will ask everyone in the room
47 who intends to speak to that case to stand and be sworn in and then a member of the
48 Planning Department staff will give a brief presentation and then the applicant will speak.
49 Then anyone else who wishes to speak will be given the opportunity. We will hear from
50 citizens in the room first and then from those on Webex. And after everyone has had a
51 chance to speak, the applicant and only the applicant will have an opportunity for rebuttal.
52

53 This meeting is being recorded, so for those of you in the room, we will ask you to speak
54 into the microphone in the lectern in the back of the room and we will ask everyone in the
55 room and on Webex to please state your name and spell your last name so we get it
56 correctly in the record.
57

58 And once your case is over, you're free to leave. We only have two cases on the agenda
59 this morning, so it shouldn't be too long of a meeting. But once your case is over, you
60 are free to leave. There's no need for you to stay in the room for the rest of the meeting.
61

62 With that, Mr. Chair, would you like to call the first case?

63
64 Mr. Green - Yes, thank you. And would you please call our first request.
65

66 Mr. Blankinship - That will be Conditional Use Permit 2022 number 9, Justin D.
67 Howard.
68

69 **CUP2022-00009 JUSTIN D. HOWARD** requests a conditional use permit pursuant to
70 Section 24-4404.A.1 of the County Code to allow a pool in the side yard at 132
71 Brookschase Lane (WINDSOR ON THE JAMES) (Parcel 756-731-2006) zoned
72 One-Family Residence District (R-1) (Tuckahoe).
73

74 Mr. Blankinship - Would everyone who intends to speak to this case, please
75 stand and be sworn in? Raise your right hand, please. Do you swear the testimony
76 you're about to give is the truth, the whole truth, and nothing but truth, so help you God?
77

78 Thank you. You can be seated, sir. Mr. Madrigal, you can begin.
79

80 Mr. Madrigal - Thank you, Mr. Secretary. Mr. Chair. Good morning
81 members of the Board.
82

83 Before you is a request to allow a swimming pool in the side yard of a one-family dwelling.
84 Windsor on the James is a 57-lot residential subdivision recorded in 1987. The subject
85 property is a 35,000-square-foot quarter-circle-shaped lot that slopes up at an 8 percent
86 rate from south to north. The property is improved with a two-story, 5,781-square-foot
87 home with an attached 3-car garage built in 1989. The property has 336 feet of street
88 frontage along Brookschase Lane and is approximately 223 feet deep. It has a very small
89 and constrained rear yard due to the shape of the lot and an easement that runs along
90 the western property line.
91

92 The western side-yard is improved with a large above-grade deck that leaves little room
93 for any further improvement while a northern side-yard is approximately 60 feet wide and
94 200 feet deep.

95
96 The applicant intends on improving this area to include a large, terraced patio, an 800-
97 square-foot swimming pool, a gas fire pit, and extensive landscaping to enhance and
98 screen this space.

99
100 The applicant purchased the property in 2018 and has been making significant
101 improvement since then. He would like to construct an 18 by 40-foot in-ground swimming
102 pool in this northern side-yard. Because of the proposed location they do require the
103 approval of a conditional use permit. The property is designated as Suburban Residential
104 1 on the 2026 Future Land Use Map. A one-family dwelling is consistent with this
105 designation. The property is zoned R-1 and the lot complies with the dimensional
106 standards and regulations for this district. A one-family dwelling is allowed as a principal
107 use and the proposed pool is allowed as an accessory use.

108
109 The surrounding area is developed with single-family dwellings on large lots. 17 of the
110 57 homes in this subdivision have in-ground pools in their rear yards, two of which
111 received conditional use permits because the pools were partially placed in the side
112 yards. Other amenities include tennis and basketball courts, large decks, hardscape
113 patios and entertainment areas, and enhanced landscaping.

114
115 Although the proposed pool will be located in the interior side yard, it will not be out of
116 scale, intensity, or character as compared to the rest of the neighborhood. The pool will
117 be set back approximately 125 feet from the front property line and 30 feet from the side
118 property lines.

119
120 The most impacted neighbor is to the north, whose home will be about 55 feet from the
121 proposed pool. The neighbor's lot is at a higher grade and is screened by a 6-foot-tall
122 privacy fence that runs along the shared property line. The applicant does intend to plant
123 a row of holly shrubs along the shared lot line extending to the front plane of the home to
124 enclose the side yard. When mature, these shrubs will provide a solid privacy screen.

125
126 The western property line has an existing tall evergreen hedge that blocks visibility to that
127 neighbor, and you can see that hedge here. The applicant's plan will maximize the use
128 of this northern side yard that attempts to minimize impacts to his neighbors. The pool
129 will provide adequate setbacks to the front and side property lines and the intended
130 terracing and landscaping will enhance privacy. The proposed firepit will be gas-fed
131 instead of wood-fed to avoid any smoke or odors to neighbors.

132
133 The proposed improvements are consistent with similar examples found throughout the
134 neighborhood and will not be out of place. Additionally, staff does not anticipate any
135 significant adverse impacts by this proposal.

136

137 In conclusion, the proposed use is consistent with both the zoning and Comprehensive
138 Plan designations on the property. The unique shape of the lot, the existing deck, and
139 the drainage and utility easements limits the ability to place the pool anywhere else on
140 the property.

141
142 The northern side yard has the least constraints, but also allows for the most privacy. The
143 proposed improvements will capitalize on the lot's topography to aid in screening. And
144 the proposed upgrades are consistent with the character of the area and typical to many
145 of these found at other homes within the neighborhood.

146
147 The staff does not anticipate any significantly adverse impacts from this proposed use.
148 based on the facts of the case, staff does recommend approval subject to conditions.

149
150 I'll be happy to answer any questions you may have.

151
152 Mr. Green - Thank you. Are there any questions from the Board to staff?
153 Now we will now hear from the applicant.

154
155 Mr. Howard - Thank you Mr. Chairman, members of the Board. My name's
156 Justin Howard. My wife Margaret Howard is here in the Board room as well. We moved
157 originally about four years ago. We've made substantial investments in fixing up a house
158 that was in pretty poor shape and quite an eyesore. Our neighbor from across the street
159 sent us flowers and champaign thanking us for improving the looks of the house.

160
161 We've replaced all the exterior windows and doors. We've painted it. We've landscaped
162 it. One of the first things we did was hire a landscape architect to draft the plan that the
163 Board has in front of it.

164
165 The neighbors most impacted are willing to -- I believe they may have submitted a letter
166 on our behalf. And the neighbor across the street who sent us flowers would not be able
167 to see it once the plantings -- the same privacy hedge screen that's existing that's between
168 12 and 18 feet between us and the neighbors. So they are basically to the left side of
169 that diagram. They can't see through it, and the same -- the same type of hedge will be
170 planted along that fence line and along the street side. So it will basically just be a green
171 wall and we will make it aesthetically pleasing to passersby.

172
173 You know, I was very impressed with our interactions with Mr. Madrigal from the staff.
174 His professionalism and his attention to detail in his report. I agree with all of the findings.
175 You know. This Board is clearly authorized to issue a variance for the reasons that are
176 stated in that report and I believe all of those requirements are well met.

177
178 There are three across-the-street neighbors. One is the lady who sent us the flowers.
179 The other is an empty lot that's going to be built on. It will be completely -- they won't be
180 able to see it because of the house. You can see from this photograph here that blank
181 lot. And then there's the streets of the cul-de-sac and then the next property down the
182 governor --

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Mr. Green - Gilmore.

Mr. Howard - Gilmore. Yeah. He and Roxane. They can't see it because it's on the other side of the house entirely. And, anyway, those are my comments. I'd respectfully request that the Board approve our conditional use permit. Thank you.

Mr. Green - Are there any questions from the staff to the applicant?
Hearing none, is there a motion?

Mr. Blankinship - Is there anybody --

Mr. Green - I'm sorry. Is there anyone on Webex to speak for or against this proposal?

Ms. Blankinship - There is no one on Webex.

Mr. Green - Hearing none and hearing no additional questions or comments from the Board. Is there a motion?

Mr. Reid - Mr. Chairman, I move that we approve the conditional use permit subject to the conditions recommended by staff. It's consistent with the Comprehensive Plan and Zoning Ordinance. The topography, landscaping, and screening will protect the neighbors from any adverse impacts and the overall design will increase the value of the property and will be a benefit to the neighborhood.

Mr. Pollard - Second the motion.

Mr. Green - The motion was made by Mr. Bell -- Mr. Reid, I'm sorry. Sorry -- Mr. Reid and seconded by Mr. Pollard. Is there any discussion? Hearing no discussion. All in favor say aye. Are anyone opposed like sign. Hearing none, thank you and congratulations.

On a motion by Mr. Reid, seconded by Mr. Pollard, the Board **approved CUP2022-00009 JUSTIN D. HOWARD's** request for a conditional use permit pursuant to Section 24-4404.A.1 of the County Code to allow a pool in the side yard at 132 Brookschase Lane (WINDSOR ON THE JAMES) (Parcel 756-731-2006) zoned One-Family Residence District (R-1) (Tuckahoe). The Board approved the request subject to the following conditions:

1. This conditional use permit authorizes the placement of an in-ground swimming pool in the northern side yard. All other applicable regulations of the County Code remain in force.
2. This conditional use permit applies only to the improvements shown on the "Pool Plan, Howard Residence" by Marcia Fryer Landscape Designs LLC, revised May 11, 2021, filed with the application. Any additional improvements must comply with the applicable

277 The subject property is located in a residential subdivision just west of the Collegiate
278 School. The applicant's lot, which you can see here, is one-half acre in area. The
279 proposed coop would be located in the rear yard, and it would consist of a 16-square-foot
280 coop and a 32-square-foot run. The proposed location is shown in the red right here.

281
282 In evaluating this request, under our new Zoning Ordinance a conditional use permit for
283 the keeping of poultry may be approved subject to the following conditions if they're met.
284 It must be zoned One-Family Residential. Which this property is.

285
286 It's zoned R-2. Maximum of six hens are permitted. No roosters. The applicant indicates
287 he'll have four to six hens.

288
289 And, finally, the hens must be kept in a covered structure that includes a coop and a run
290 that together must be at least 30-square-feet in area. The applicant provided a sketch
291 that shows -- I don't think that's on here. The applicant provided a sketch that shows it
292 would be 48-square-feet in area which would meet this requirement.

293
294 And, finally, in this case the setback is 25 feet from the house and 25 feet from adjacent
295 property lines. And the drawing he submitted appears to meet that setback requirement
296 as well.

297
298 As for its impact on nearby property, the proposed location would be 100 feet or more
299 from other homes in the area. In addition, as you can see here, this is the back yard
300 looking towards the rear neighbors. As you can see, there's a fence there with some
301 evergreen shrubs. And that would also help to screen the coop. So, as a result, staff
302 does not really anticipate any substantial detrimental impact.

303
304 As noted by Mr. Blankinship, staff did receive one letter of support and two letters of
305 opposition that are at your desk. The letter of support came from the neighbors right here.
306 One letter of opposition came from the folks here. And one or two from the adjacent
307 property owner right here.

308
309 In conclusion, the applicants drawing -- I'm sorry. The applicant's dwelling is located on
310 a roughly one-half-acre lot. His request would comply with the requirements for the
311 keeping of poultry. Staff does not anticipate a substantial detrimental impact to nearby
312 property. As a result, we recommend approval of this request subject to the conditions in
313 your staff report. If you have any questions, I'll be happy to answer those. Thank you.

314
315 Mr. Green - Are there any questions from the Board to staff? Hearing
316 none, we'll hear from the applicant.

317
318 Mr. Karaffa - Good morning. I'm a little nervous. First time doing this. But
319 good morning and thank you to the Board for hearing my case on the conditional use
320 permit.

321

322 I just wanted to tell you just a little bit about me. Why I would even want to take on having
323 a small flock of backyard chickens. And then address some of the concerns that I've had
324 to research as I've gone down this road for the past 10 years.

325
326 Mr. Blankinship - Would you start by stating your name?

327
328 Mr. Karaffa - Oh. I'm sorry. I'm Peter Karaffa -That's K-a-r-a-f for Frank-f
329 for Frank-a. Like a carafe of wine or grape juice if you're Baptist.

330
331 So I'm a proud father of four. Happily married. Living in Henrico for the past 12 years.
332 I'm a critical care RN and recently took an administrative position with DaVita Dialysis.
333 I've worked at Henrico Doctors', St. Mary's, and Chippenham. I am a parishioner at St.
334 Benedict's, and I've attended numerous townhalls with Pat O'Bannon and spoke one-on-
335 one about backyard chickens in the Tuckahoe Magisterial District.

336
337 So why would I even want to do this? You know. I'm very concerned about our
338 environment and the upbringing of my children and how we fit in with nature as humans.
339 And biodiversity has been proven over and over to benefit the health and upbringing of
340 children's immune systems in terms of lower incidents of asthma, childhood
341 immunological disorders, development of allergies. It's often been called the farm effect.
342 It's been peer-reviewed and studied in numerous journals, British Medical Journal, Nature
343 Medical Journal, and numerous others to have a profound effect on the development of
344 biodiversity in the environment. So that's number one, the health benefit.

345
346 Number two, these backyard chickens would help teach responsibility to my children and
347 would offer a little employment to our neighbor's kids when we go out of town on vacation.
348 That would also improve the relationship of me with my neighbors. I'm a very sharing
349 man. We have a very large fruit, vegetable, and fruit-tree grove on our property, and I
350 love sharing the fruits of our labor with our current neighbors even two of which who have
351 objected today. That's okay. They'll still get tomatoes this summer.

352
353 So for all those reasons I do want to pursue this. The benefit to our children, family, and
354 neighborhood.

355
356 In the past 10 years while I was looking into this, I had some concerns I needed to
357 research and alleviate for myself. Number one, smell. Backyard chickens have been so
358 popularized in the past 20 years that it has really become a very over-engineered process
359 to have and sustain these small coops with improved ventilation as opposed to coops that
360 were pre-1990s with different litter methods that use a science-based approach to
361 eliminate all ammonia from the air.

362
363 It's called a deep-litter method where pine shavings are used in the coop at a level of six
364 inches. When the droppings combine with the pine shavings, the nitrogen is pulled out
365 of the droppings, eliminating any ammonia byproduct. That ammonia is what does lead
366 to some smell in poorly maintained coops.

367

368 So with the modern engineering of these new coops with secure ventilation and predator-
369 proofing and with a deep-litter method that eliminates any ammonia from the air, smell
370 has been eliminated as a factor. And these are all pretty new developments in the past
371 two decades.

372

373 So I did think, well, what about the noise? You know. Not everyone wants to hear a
374 bunch of clucking. Well, I've had to text neighbors about dogs barking in the middle of
375 the night, too. So with the clucking, yes you might hear some within a 10-foot radius of
376 the small coop. Outside of 10 feet, that sound is dissipated and unrecognizable.

377

378 We have chickens in our neighborhood 120 yards from my current house, and I never
379 knew they were there the first few years of living there. And I've been told they've been
380 there over 12 years. So not noticeable by noise, smell.

381

382 In terms of predators, I have small children. We have pet rabbits in our back yard. And,
383 as I said, with the rabbits and chickens 120 yards away, if there was going to be an
384 increase in predator traffic, we would have seen it by now with the biodiversity in the
385 environment already.

386

387 But, again, with these new modern coop designs that are designed to look like little
388 cottages, not backyard farm structures, they're very predator-proof. And a predator isn't
389 going to go where they can't get food. So, yes, maybe a fox might show up. We've
390 already seen them in the neighborhood in years in the past. But there's been no increased
391 traffic, and this would not increase that traffic that's already in the natural environment.

392

393 I think a bigger concern might be cats that are left unattended to roam the neighborhood
394 and to kill other people's birds, dogs that sometimes leave droppings in my yard I step in
395 from neighbor's animals. And what I'm getting at is it's more about the responsibility of
396 the landowners and the property owner and the stewardship that they have over their
397 resources than it is about the actual animal.

398

399 So that leads us to my closing point. Am I a responsible landowner and good steward of
400 my resources in Henrico County? I have a career that has been successful in the local
401 healthcare field. I have four children who are very well behaved and performing
402 academically. We have put on a new roof, an HVAC system on our house in the last two
403 years, we have updated our kitchen and I have built two hedge rows to improve the
404 greenspace in our yard and the borders of our property to increase not only the aesthetics
405 between me and my neighbors, but also the value of the property. For these reasons.

406

407 I'm an avid gardener. Some people play in golf. I like to play in dirt. I thoroughly love a
408 deep dive into soil structure, pH balance, and electrolytes in the soil and understanding
409 what can grow where.

410

411 I love sharing with neighbors. This would be a big benefit to my children. The concerns
412 the two neighbors may have, I believe we can alleviate those and come to an agreement

413 where if the requirements of the County that mirrored the concerns that they have are not
414 met, we would get rid of the coop.

415
416 So, with that, I look forward to the decision of the Board. I thank you for your time and
417 I'm sorry this was a little long-winded. Thank you, sir.

418
419 Mr. Green - Thank you, could you spell your last name -- I mean, not spell
420 it, but --

421
422 Mr. Blankinship - Pronounce.

423
424 Mr. Green - Pronounce.

425
426 Mr. Karaffe - It's carafe. Like a carafe of wine.

427
428 Mr. Green - Mr. Karaffe, the county, as you know, has changed its rules
429 so that chicken coops are allowed. But what we found at the last meeting, which was
430 interesting to me, was that there's the potential for rodents to be attracted to these chicken
431 coops. And I think it potentially might boil down to how feed is stored. Because it seemed
432 like they're trying to get into the feed. Could you talk to us about how the feed is stored
433 and if you are aware, if it could draw rats? Because we heard that from other areas there
434 at, you know, folks were putting them in. It's not that we're going to prevent it, I'm just
435 wondering where you are with that.

436
437 Mr. Karaffe - I'm glad you brought that up. Because I didn't touch on that.
438 That is a very manageable issue. That is an issue like any other issue, when it comes to
439 any animal. We have currently some pet rabbits in our backyard and their feed is stored
440 in a locked, closed, system container from Tractor Supply that is inaccessible without
441 opening the locks, removing the lid. And that is how in our carport shed we have a large
442 brick column, carport, with drop-down storage in the carport shed. You can't really see.
443 It's in the back of the carport.

444
445 It's about a 12 by 8-foot storage area where we access with a door. It's locked at night.
446 And within that is another locked storage container for our feed. The chickens would be
447 kept at the same area. The chicken feed would be kept at the same area. So, again, the
448 environment is very important to me. And my yard and my performance as a citizen, a
449 father, and a professional is very important. And I haven't shown any evidence that I
450 would compromise any of those things by taking this on. If anything, I've shown just the
451 opposite that I'm a very clean and engaged steward of the resources I have.

452
453 And in terms of any vermin, noise, or predator, measures have been put in place to
454 alleviate those concerns, which are valid concerns, depending on the caretaker of that
455 coop.

456

457 Mr. Blankinship - So the condition that staff has drafted to address that after last
458 month's meeting reads as follows. Any feed stored on this site must be kept indoors in a
459 metal can with a secure lid or other sealed container to protect it from vermin.

460

461 Mr. Karaffe - Correct.

462

463 Mr. Blankinship - That sounds like what you're doing already and what you
464 intend to do.

465

466 Mr. Karaffe - Yes, sir.

467

468 Mr. Green - Thank you.

469

470 Mr. Karaffe - And if there were to be any concern about the exact location.
471 I would invite any of the neighbors who might have -- want to have some input onto where
472 they would rather see the coop. That's a discussion I'd love to have with them. I would
473 invite them to my property and help find a meet-in-the-middle place for the structure if that
474 was a point of contingency.

475

476 But if it's simply noise or smell or an unruly coop, I've proven exactly the opposite to where
477 there should be some vote of confidence in my stewardship.

478

479 Mr. Green - No. We were just made aware that's what potentially could
480 be drawn to it. So that's why staff has made these recommendations. And, you know,
481 that's something totally out of your control. Rats coming into areas.

482

483 Mr. Karaffe - On the plus side, there's a feral cat problem in our
484 neighborhood and our neighbors have cats, so the vermin issue could be mitigated
485 already.

486

487 Mr. Green - Yeah. Are there any other questions from our Board to the
488 applicant? Is there anyone on Webex?

489

490 Lisa Blankinship - No, sir. There's no one on Webex.

491

492 Mr. Green - All right. Hearing that there's no opposition from individuals
493 on Webex and recognizing that those individuals who did oppose it, we have read and
494 are aware. Is there a motion on this project?

495

496 Mr. Reid - Yes, Mr. Chairman, I move that we approve the conditional
497 use permit subject to the conditions recommended by staff. Again, it is consistent with
498 the Comprehensive Plan and the Zoning Ordinance. This property is well maintained, so
499 a few hens should not have a detrimental impact on the neighbors.

500

501 Mr. Johnson - I second it.

502

503 Mr. Green - The motion was made by Mr. Reid, seconded by Mr. Johnson.
504 Any discussion? Hearing no discussion. All in favor of approving this say aye. All those
505 opposed like sign. Hearing none, thank you sir.

506
507 On a motion by Mr. Reid, seconded by Mr. Johnson, the Board **approved CUP2022-**
508 **00010 PETER KARAFFA's** request for a conditional use permit pursuant to Section Sec
509 24-4419.G.1 of the County Code to keep up to six hens in the rear yard at 202 Gunby
510 Drive (BRANDON) (Parcel 745-737-3660) zoned One-Family Residence District (R-2)
511 (Tuckahoe). The Board approved the request subject to the following conditions:

- 512
513 1. This conditional use permit authorizes the applicant to keep up to six hens (no roosters)
514 on the property. All other applicable regulations of the County Code remain in force.
515
516 2. The applicant must comply with all the requirements of Section 24-4419.A. and G. of
517 the Zoning Ordinance. This includes requirements that the hens be kept in a covered
518 enclosure and not allowed to run free, and that the activity must not produce any
519 objectionable odors or vermin.
520
521 3. Any feed stored on the site must be kept indoors, in a metal can with a secure lid or
522 other sealed container to protect it from vermin.
523
524 4. Waste from the hens must be composted in a responsible manner or removed from the
525 property weekly.
526

527
528 **Affirmative:** Bell, Green, Johnson, Pollard, Reid 5
529 **Negative:** 0
530 **Absent:** 0

531
532
533 Mr. Karaffe - May I ask one follow-up question?

534
535 Mr. Green - Yes, sir.

536
537 Mr. Karaffe - And I'm sorry. But now that I am approved, I would like to
538 reach out to the neighbor who lives just south of me to see if there is maybe a place for
539 the coop that they would prefer. And if that were to be the case, would I contact Mr.
540 Gidley to see if they need to come revisit the property to re-approve the site location or
541 can we have a neighborly agreement and just move it? Or what would the process be?
542

543 Mr. Blankinship - Yes. It would be a good idea to touch base with Mr. Gidley to
544 make sure that it's consistent to the other requirements of the code.
545

546 Mr. Karaffe - Okay. I'd at least like to honor their concern and try to find a
547 middle-ground with them and I'm sure they'll still take some eggs. Thank you, gentlemen.
548

549 Mr. Green - Thank you for being here. Apparently, there are no other
550 cases that need to be brought forth.

551
552 So, has everybody had an opportunity to read the minutes? I read the minutes and I
553 always look for my name. And, you know, sometimes it seems like it's cut off, or can't
554 really follow it. But I understand it. But hearing none. Is there a motion to approve the
555 minutes?

556
557 Mr. Bell - So moved.

558
559 Mr. Pollard - Motion to --

560
561 Mr. Green - The motion was moved by Mr. Bell. Seconded by --

562
563 Mr. Bell - Pollard.

564
565 Mr. Johnson - Pollard.

566
567 Mr. Green - Mr. Pollard. All in favor. Any discussion?

568
569 Mr. Johnson - None.

570
571 Mr. Green - All in favor? All opposed like sign. Minutes been approved.

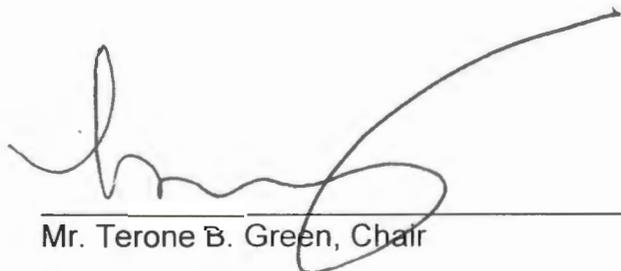
572
573 On a motion by Mr. Bell, seconded by Mr. Pollard, the Board **approved the minutes** of
574 the January 27, 2022 Board of Zoning Appeals hearing.

575
576
577 **Affirmative:** Bell, Green, Johnson, Pollard, Reid 5
578 **Negative:** 0
579 **Absent:** 0

580
581
582 Mr. Green - Meeting's over.

583
584 Mr. Blankinship - Going to have a long meeting next month so I'm glad this one
585 was short.

586
587 Mr. Green - Right.

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Mr. Terone B. Green, Chair

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Mr. Benjamin W. Blankinship, Secretary