

ESSEX COUNTY BOARD OF ZONING APPEALS  
MEETING OF MAY 26, 2022, AT 7:00 P.M.  
109 CROSS STREET  
TAPPAHANNOCK, VIRGINIA 22560  
MINUTES

**Present:**

John Crump, III - Chairman  
Steven Laffoon – Vice Chairman  
Stephen Walters  
Edward Haile

**Also Present:**

Rob Hodges – Planning and Zoning Administrator  
Kelly McKnight – Planning and Zoning Office Manager

**Call to Order**

Chairman Crump called the May 26, 2022, meeting of the Essex County Board of Zoning Appeals to order.

**Roll Call**

Ms. McKnight called the roll. A quorum was met.

**Approval of Minutes**

Chairman Crump conferred with Mr. Walters that the minutes from the January 13, 2022, Board of Zoning Appeals had been corrected. Vice Chairman Laffoon made a motion to approve the corrected minutes and Mr. Haile seconded the motion. AYES: 4 NAYES: 0 ABSENT: 0

**Public Comments**

None.

**Public Hearings**

**Application for Variance #V2200001**

Chairman Crump opened the Public Hearing for Variance Application #V2200001. Mr. Hodges came before the Board and gave his staff recommendation to approve the Variance request submitted by Jeffrey Howeth on behalf of Ty Steigle. The request is for a variance at the LaGrange Industrial Park Lot 6 Tax Map 36-7-6 and Lot 7 Tax Map 36-7-7. The property is zoned M-1. The variance request is to allow an automobile graveyard within 50 feet of the existing right of way and cul-de-sac located at the end of LaGrange Industrial Drive. Mr. Hodges explained that granting the variance will eliminate the hardship posed by the narrowness of the lots. Mr. Howeth addressed the Board indicating he represents the

owners of the lots. He pointed out that if the 300' setback is applied, it would no longer be on the lot, rendering the lot useless. He said lot 8 is a pipestem and he will not be using the drain field on lot 8. Mr. Haile asked why there was a 300' setback to begin with. Chairman Crump answered that it is a zoning requirement set forth in the County Ordinance. Chairman Crump pointed out that all the adjacent lots are zoned the same regardless of their size. Mr. Haile asked why anyone would put an auto graveyard on just one acre of land. Mr. Howeth said the owners plan to buy a car crushing machine to reduce the size of each car. Mr. Haile said he doesn't have a problem approving the 50' setback on lot 7 but not on lot 6. Mr. Walters pointed out that there is a metal recycling business on lot 11 across from lot 6. Mr. Laffoon stated that a fence is required around the car graveyard. Joseph Douglas, one of the owners addressed the Board stating that it was their intent to erect a fence around the graveyard. He said he is looking at all four lots together to form his business and asked where the fence is supposed to go. Mr. Hodges said the fence should be at the 50' setback. Chairman Crump said he thinks there is an Ordinance governing how close to the road a fence could be erected. Mr. Hodges said the Ordinance doesn't say much about fences. Mr. Douglas said he just wants to use the land for the type of business he is in.

Chairman Crump made a motion to approve the Variance #V2200001 as presented. Vice Chairman Laffoon seconded the motion. AYES: 3 NAYES: Mr. Haile ABSENT: 0

#### Application for Variance #V2200004

Mr. Hodges stated that the Application for Variance #V2200004 was submitted by Justin Steckler for a variance at 26275 Tidewater Trail, Tax Map 45-128 to construct a 40' by 60' pole barn with a 12' lean-to on both sides requiring a 40' relief to the 200' setback requirement from the property line. The property is zoned A-2. Staff recommends granting the variance as the 200' setback created a hardship due to the topography of the land. There is also a cemetery located on the property. Mr. Steckler addressed the Board and said there is about a 6' elevation change on his property creating a ridgeline. Mr. Walters asked what the pole barn would be used for, and Mr. Steckler responded to house agricultural equipment. He plans to plant an orchard and restore the property back to a working farm. Chairman Crump said the house on the property is an historic one and not only has Mr. Steckler maintained the house well, he has put a lot of thought to the location of the pole barn so as not to detract from the historic attractiveness of the house.

Mr. Haile made a motion to approve Variance request # V2200004 as presented. Mr. Walters seconded the motion. AYES: 4 NAYES: 0 ABSENT: 0

#### Application for Variance #V2200005

Mr. Hodges stated that the application for Variance #V2200005 was submitted by William H. Cully on behalf of Munford and Kelly Ashworth for a setback variance of 2.5' from the side property line located at 3770 Grandview Dr., Tax Map 38B-1-28. The property is zoned R-2. He said an accessory structure has already been erected and any activity in front of that structure would enter the RPA. Ms. Ashworth addressed the Board and explained that the small cut out represents an old well which is no longer in use. The adjacent property owner has agreed to sell the Ashworth's that cut out piece. Chairman Crump indicated that the purchase of the cut out is important otherwise the variance request would have to be for more footage. Mr. Walters asked Ms. Ashworth what was the building along the property line and she answered that it was the adjacent property owner's garage.

Vice Chairman Laffoon made a motion to approve Variance request #V2200005 as requested and Mr. Haile seconded the motion. AYES: 4 NAYES: 0 ABSENT: 0

**Old Business**

None.

**New Business**

None

**Miscellaneous**

Mr. Hodges asked the Board members if they were interested in receiving a hard copy of the draft of the proposed revised Ordinance as he has two left. He said the Board of Supervisors would appreciate any comments the Board of Zoning Appeals members would care to provide. The draft is at the attorney's right now for review and work sessions will resume in June.

**Adjourn**

Having no further business, the meeting of May 26, 2022, was adjourned by Chairman Crump.