

Board of Zoning Appeals Meeting Minutes

July 10, 2025

VIRGINIA: AT A CALLED MEETING OF THE BOARD OF ZONING APPEALS HELD IN THE POWHATAN COUNTY LIBRARY CONFERENCE ROOM, 2270 MANN ROAD IN POWHATAN COUNTY, VIRGINIA, JULY 10, 2025 AT 9:00 AM

Board Members Present	Michael Latham Joey Paquette Steve Hancock ✓ Steven Forrest ✓
Board Members Absent	Thomas Fletcher
Staff Members Present	Sean Clendening, Planner II Kalli Jackson, County Attorney

1. Call to Order

Mr. Paquette called the meeting to order.

2. Roll Call to Determine a Quorum

A quorum was met with four members present.

3. Election of Chair and Vice Chair

Joey Paquette was elected chair.

VOTE 4-0

MOTION PASSED

Steven Forrest was elected Vice Chair.

VOTE 4-0

MOTION PASSED

4. Adoption of Rules of Procedure

Rules of Procedure were adopted with no changes from last year.

VOTE 4-0

MOTION PASSED

5. Approval of Minutes – September 12, 2024

Minutes were approved as presented.

VOTE 4-0

MOTION PASSED

6. Public Hearing (Case #25-01-BZA) Ryan Sanford (District #1: Sublett's/Manakin/Flat Rock), has submitted a variance application to allow construction of a single-family home with a reduced front yard setback at 3327 John Tree Hill Road on Tax Map No. 19-1-8. The

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property is zoned Rural Residential (RR) and Section 83-176(c) (front yard requirements) of the Zoning Ordinance requires a 100-foot front yard setback. The property owner would like to build the home approximately 67 feet from the front property line due to a decreased buildable area from a pond expansion on an adjacent property.

7. Discussion and Public Hearing

Mr. Clendening provided an overview of the variance request and mentioned that the variance request was for a reduction of the front yard setback from 100 feet to 67.1 feet. Mr. Clendening stated that Mr. Sanford purchased the property after the pond was established in 1968 and that the problem was not created by the applicant. Mr. Clendening stated that staff does not believe that approval of this proposal would create an undue burden on nearby residents.

Mr. Sanford was asked if he was aware of how many square feet the house would be, and he replied that it would be 2500 on the first floor and 750 optional above the garage.

Mr. Paquette asked if that included the garage.

Mr. Sanford stated the garage would be attached and approximately 1,000 square feet.

Mr. Sanford stated that he is planning on building a single-family residence for his personal use and does not believe the neighbors have any issue with this. He also stated that if his application is denied, he would not use the site for his personal use but instead build a 2-story building that would be for resale.

Mr. Sanford was asked if he knew where the well and drainfield will be located.

Mr. Sanford responded that they would be in the front or right.

Mr. Latham asked if the wetlands were delineated. Mr. Sanford responded that he believed so.

Mr. Latham stated that he believed there was more buildable area further back. Mr. Sanford responded that was not possible due to the topography and asked Potts and Minter to push it back as far as possible.

Mr. Paquette opened the floor for public comments.

Alex Holiday stated that she was concerned with new development in Powhatan and keeping Powhatan rural. She asked if the property owner to the left is OK with it although it is under contract and knows nothing about it. She stated the pond is not a headwater for the creek as there is another pond further back. She also stated that knowing the applicant would be living there they would feel better about the proposal.

Patrick Lewis stated that the building would be a substantially-sized structure in the neighborhood and stated that property values in the neighborhood are unaffordable.

Seeing no one else who wished to speak, Mr. Paquette closed the floor for public comments.

Mr. Paquette stated that one of the ten criteria is the least possible deviation of relief and that it does appear that the dimensions of the house could be adjusted or its location adjusted.

Mr. Forrest stated that he lives in the neighborhood and does not feel that the encroachment would negatively impact the character of the neighborhood.

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Mr. Paquette asked if anyone had spoken with the owner of the pond to see if it has risen higher than normal. Mr. Sanford replied that he spoke with the owner but couldn't speak to the state of the pond compared to the past.

Mr. Latham stated that with the drainfield being located in the front, there would not be as much buffering and that he doesn't see how there is a hardship.

Mr. Hancock stated that he agreed that there appear to be other options.

Ms. Jackson stated that there was a recommended condition and that other conditions could be added.

Mr. Latham made a motion to defer to the August meeting.

VOTE 4-0

MOTION PASSED

8. Other Business

Certified BZA Program Information

Ms. Jackson explained the Certified BZA Program and said the County would pay for anyone interested in attending.

9. Adjourn

There being no further business, Mr. Paquette adjourned the meeting.



Joey Paquette, BZA Chair

9/11/25



Ligon Webb

Planning Director/Zoning Administrator

9/11/2025