



## **PUBLIC HEARING**

### **Fluvanna County Board of Zoning Appeals**

### **Tuesday, February 6, 2024 at 7:00 pm**

Pursuant to Virginia Code Section 15.2-2204, a public hearing will be held in the Morris Room of the Fluvanna County Administration Building, located at 132 Main Street Palmyra, VA 22963 for citizens of the County to have the opportunity to be heard by the Board of Zoning Appeals on the following requests:

**BZA 23:02 – Liberty Homes VA Inc** – requests a ten (10) foot Variance to Section 22-4-3 (E) (2) to allow for the reduction of the minimum front setback from one hundred twenty-five (125) feet to one hundred fifteen (115) feet for an as-built, single-family detached dwelling on Tax Map 33 Section 11 Parcel 1. The subject property is zoned A-1, Agricultural, General District and is known as 4305 Cedar Lane Road and is located in the Rural Preservation Area and the Columbia Election District.

**BZA 23:03 – Samuel Ross Jr** – requests a one hundred forty foot (140) Variance and a one hundred fifty foot (150) Variance to the minimum lot width of three hundred (300) feet at the minimum required setback under Section 22-4-3 (D); requests an eighty foot (80) Variance and a one hundred eighty-five foot (185) Variance to the minimum required three hundred foot (300) frontage under Section 22-4-3 (C)(1)(b) for residential use on Tax Map 59 Section A Parcel 79. The subject property is zoned A-1, Agricultural, General District and is known as 2953 Bremono Road and is located in the Rural Preservation Area and the Fork Union Election District.

The special meeting of the Board of Zoning Appeals will be in person and instructions for public participation during the meeting will be made available on the Fluvanna County website: [www.fluvannacounty.org](http://www.fluvannacounty.org) Interested persons may submit written comments prior to the scheduled meeting to [planning@fluvannacounty.org](mailto:planning@fluvannacounty.org) or call 434.591.1910, between 8:00 am and 5:00 pm Monday – Friday or visit the County Administration Building at 132 Main Street Palmyra, VA 22963.