

**AT A MEETING OF THE ROCKBRIDGE COUNTY BOARD OF ZONING APPEALS HELD ELECTRONICALLY AND, IN THE COUNTY ADMINISTRATIVE OFFICE BUILDING, 150 SOUTH MAIN STREET, LEXINGTON, VIRGINIA, ON MARCH 17, 2021 AT 7:00 P.M.**

**PRESENT:** CHAIRMAN JEFF PUFAHL (PRESNET ONLINE), GRIGG MULLEN, III, JOSEPH CLEMMER, AND LYNN WELLS  
**ABSENT:** SAMUEL L. VEST  
**SECRETARY:** CHRIS SLAYDON  
**STAFF:** VICKIE HUFFMAN AND BRANDY FLINT  
**OTHERS:** WILLIAM AND JANE HARRIS  
**PRESENT ELECTRONICALLY:** MATT BOURCIER

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Mr. Pufahl called the meeting to order at 7:03 p.m. and stated that the March 17, 2021 Board of Zoning Appeals meeting was being held by electronic means pursuant to the Continuity of Government Resolution adopted by the Board of Zoning Appeals on February 17, 2021, due to the threats posed by the COVID-19 pandemic to the health, safety, and welfare of the public, and in accordance with the recommendations, guidelines and requirements of federal, state and local authorities. He stated that while the room was open to the public, due to the size of the meeting room and social distancing requirements, no more than 10 attendees would be allowed into the room at one time. Per the Governor of the Commonwealth of Virginia Executive Order 63, all persons over the age of ten, that do not have a precluding medical condition, were asked to wear a face covering.

Mr. Pufahl then took a roll call of the Board of Zoning Appeals Members as follows: Mr. Wells – present; Mr. Vest – Absent; Mr. Mullen – present; Mr. Clemmer – Present; Mr. Pufahl - Present Online

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The second agenda item was the review of the minutes from the February 17, 2021 meeting.

Upon a motion by Mr. Clemmer, seconded by Mr. Mullen, the Board unanimously voted to adopt the minutes as presented.

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The third agenda item was the application for a rear yard variance request as follows:

William L. Harris III 1110 Blue Grass Trail Lexington, Virginia 24450, has made an application for a variance from Section 708.01-2 of the Land

Development Regulations to encroach into the rear setback in the Agricultural and General (A-2) Zoning District. The proposed eleven feet, four-inch (11'4") encroachment (into the required 35' rear setback per section 708.01-2 rear yard setback) in order to construct an addition to the west of the existing dwelling. The property is located at 50 Red Mill Road Natural Bridge, Virginia 24578 and is on the westside of Red Mill Road (Route 692), approximately 500' south of the intersection of Red Mill Road (Route 692) and Cedar Creek Road (Route 609) and is further identified as tax map 105-5-1A. The property is in the Natural Bridge Magisterial District.

Mr. Slaydon reviewed the location of the property and reviewed the variance application. Mr. Slaydon stated that Mr. Wells and Mr. Mullen had performed a site visit at 4:00 PM.

Mr. Harris reviewed the details of the request and stated that the proposed addition was towards Interstate 81. Mr. Harris stated that the purpose of the proposed addition was for a kitchen for the dwelling.

Mr. Pufahl opened the Public Hearing and asked staff if there was anyone physically present to speak. Mr. Slaydon responded that there was not anyone physically present to speak. Mr. Pufahl then stated that the BZA take would comments via computer and phone. He then asked if there were any citizens that would like to make comments electronically. Mr. Slaydon stated that there was one person online that wanted to make a comment.

Mr. Matt Bouncier stated that he appreciated the opportunity to address the Board. He stated that he and his wife recently purchased the property across the road from the dwelling that was under consideration and stated that their property adjoins the Harris parcel. He told the Board that he was supportive of the variance request and stated that he was excited to see the project move forward.

Mr. Pufahl asked if there was anyone else that would like to make comments electronically. Mr. Slaydon stated there was not anyone else that wanted to address the Board.

Mr. Pufahl closed the Public Hearing.

Mr. Pufahl asked if there was any questions or comments from the Board. Hearing none, Mr. Pufahl asked if a Board Member would like to make a motion.

Upon a motion by Mr. Clemmer, seconded by Mr. Wells, the Board of Zoning Appeals voted to approve the rear setback variance request with the following vote:

CLEMMER:	AYE
WELLS:	AYE
MULLEN:	AYE
PUFAHL:	AYE
VEST:	ABSENT

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The fourth agenda was other business. Mr. Pufahl asked if the Board or Staff had any other business. There was none.

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With no further business to discussed the meeting adjourned at 7:22 PM.

Respectfully submitted

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Chris Slaydon  
Secretary