

Chairman's Message

February 20, 2020

To the Honorable Mayor and Council
City of Norfolk, Virginia

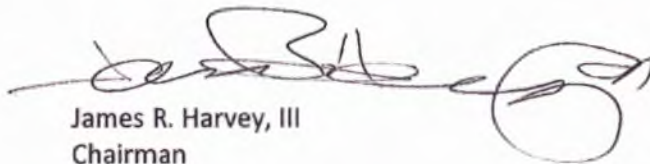
Ladies and Gentlemen:

On behalf of the Board of Zoning Appeals, I am pleased to forward this summary report of activities for 2019.

2019 saw the fewest applications to the BZA since at least 2011 – only nine applications were submitted for the year and only seven items were acted upon by the board. We believe that this is a result of the flexibility that has been written into the 2018 ordinance, so we expect 2019 to be reflective of the new normal for the BZA.

We remain thankful for the opportunity we have been given to provide service to the residents of the City of Norfolk. We appreciate the support that you give us and look forward to another year of service in 2020.

Sincerely,



James R. Harvey, III
Chairman

CC: Dr. Larry H. Filer II, City Manager
George M. Homewood, FAICP CFM, Planning Director
Jeremy E. Sharp, AICP, Zoning Administrator



Board of Zoning Appeals 2019 Report to City Council

Board of Zoning Appeals

James R. Harvey, III, Chairman

Robert T. Brown, Vice-Chairman

Lauren L. Conner

Jamilah D. LeCruise

Amy T. McClure

Cartwright R. Reilly

Bruce A. Watts

February 20, 2020

Department of City Planning

Introduction

The Code of Virginia § 15.2-2308(c) and Section 2.2.5(F) of the *Norfolk Zoning Ordinance* requires that the Board of Zoning Appeals submit an annual report of its activities to the governing board (City Council). In accordance with these requirements, the following report has been prepared for your benefit.

Norfolk Board of Zoning Appeals

The Norfolk Board of Zoning Appeals (BZA) is a seven-member body, appointed by the Circuit Court, responsible for the review of zoning variances and appeals for the City of Norfolk. The BZA makes decisions on (1) applications for variances from standards of the Norfolk Zoning Ordinance in accordance with the Code of Virginia § 15.2-2309 and (2) appeals of decisions on zoning certificates, floodplain permits/coastal hazard overlay district permits, modifications, nonconforming buildings or structures waiver in the Chesapeake Bay Preservation Area Overlay District (CBPA-O), and interpretations and determinations by the Zoning Administrator and other administrative officers in accordance with the Code of Virginia. The BZA is also responsible for carrying out any other powers and duties granted by the Code of Virginia. The staff of the Department of City Planning serves as the professional staff to the BZA and provides it with administrative and technical support.

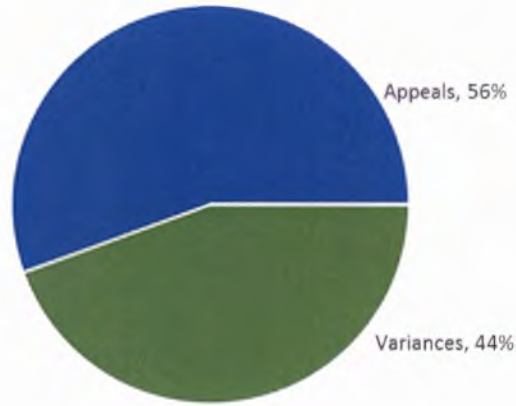
Membership

<u>Member Name</u>	<u>End of Term</u>
James R. Harvey, III, Chairman	December 31, 2020
Robert T. Brown, Vice Chairman	May 31, 2022
Lauren L. Conner	December 31, 2023
Jamilah D. LeCruise	December 31, 2023
Amy T. McClure	December 31, 2021
Cartwright R. Reilly	December 31, 2023
Bruce A. Watts	December 31, 2024

Jeremy E. Sharp, Zoning Administrator, served as Executive Secretary.

Applications Reviewed in 2019

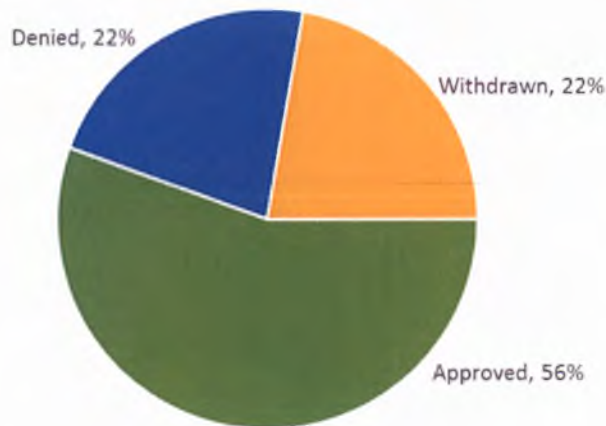
Types of Applications, 2019



In 2019, appeal applications, about 56% of the total, were more common than variances, which comprised about 44% of the total. This is atypical, as variances have typically been the more common application from year to year. The following table illustrates the disposition of all applications processed in 2019.

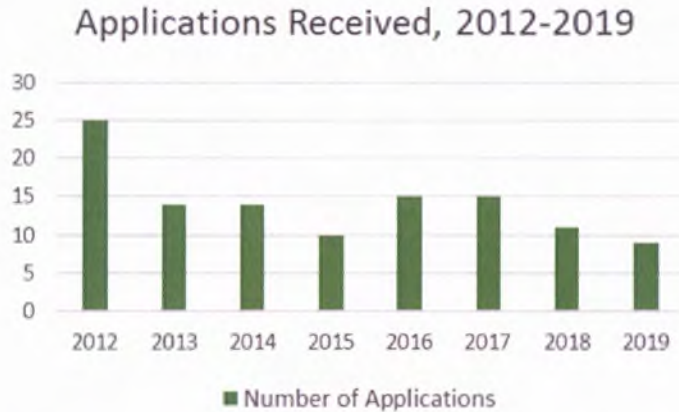
<u>BZA Action Type</u>	<u>Number</u>	<u>Percent</u>	<u>Approval</u>	<u>Denial</u>	<u>Withdrawn</u>	<u>Percent Approved</u>
Variances	4	44.4%	4	0	0	100.0%
Appeals	5	55.6%	1	2	2	20.0%

2019 Actions

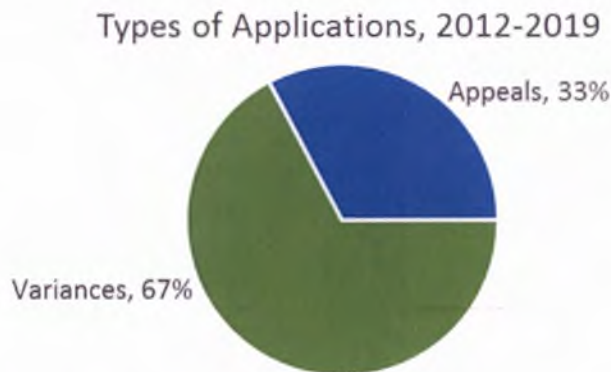


About 56% of the applications submitted to the BZA in 2019 were approved, including all four variance requests and one appeal. Of the other four appeals, two were denied and two were withdrawn prior to being heard by the Board.

Applications Reviewed – 2012-2019



The number of applications to the BZA continued to decline in 2019, reaching at least an eight-year low, falling from 25 in 2012 to 9 in 2019. A total of 113 applications have been submitted to the BZA since 2012, an average of 14 per year. In 2019, the number of variance applications (four) was below the annual average of 9.5. The number of appeals (five) was above the annual average of 4.6.



Since 2012, variances have been the most common application type, making up about 67% of all applications. That trend has been shifting in recent years, however, as every year prior to 2018 saw more variance requests than appeals, while each of the last two years saw the reverse.