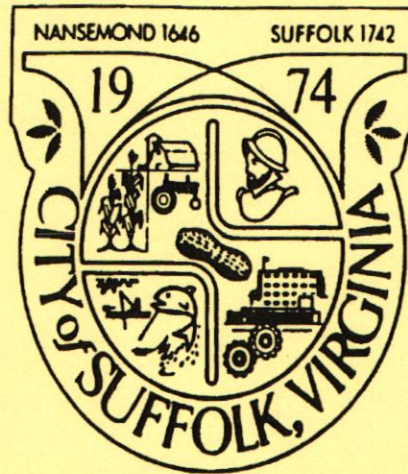


SUFFOLK BOARD OF ZONING APPEALS

**JUNE 9, 2026
AGENDA**



**PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF THE ZONING ADMINISTRATOR**

JENNIFER COBB, SECRETARY
jcobb@suffolkva.us

WILLIAM MELLON, ZONING ADMINISTRATOR
wmellon@suffolkva.us

THE REGULAR MEETING WILL BE HELD AT 2:00 P.M., IN THE SUFFOLK CITY COUNCIL CHAMBERS OF THE SUFFOLK MUNICIPAL BUILDING, 442 W. WASHINGTON STREET. IF YOU CANNOT ATTEND THIS MEETING, PLEASE CALL THE CITY OF SUFFOLK DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT AT (757) 514-4151, PRIOR TO 12:00 NOON ON FRIDAY, JUNE 5, 2026.

ADMINISTRATION

**AGENDA
CITY OF SUFFOLK
BOARD OF ZONING APPEALS
JUNE 9, 2026
CITY COUNCIL CHAMBERS**

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

MAY 12, 2026 – Regular Meeting

III. OLD BUSINESS

IV. PUBLIC HEARINGS

BZA 13-2026 – 6300 Old Myrtle Rd – Janet K. Harrell – Deferred

BZA 14-2026 – 3882 Bridge Rd – Eric Olson – Withdrawn

BZA 15-2026 – 211 N. 7th St – Tier 1 Construction

V. NEW BUSINESS

VI. ADJOURNMENT



MINUTES

SUFFOLK BOARD OF ZONING APPEALS

May 12, 2026

2:00pm

The regular meeting of the Suffolk Board of Zoning Appeals was held on Tuesday, May 12, 2026, at 2:00 p.m., in the City Council Chambers, located at 442 W. Washington Street, Suffolk, Virginia, with the following people present:

MEMBERS:

Melissa Venable, Chairman
Shante Hall, Board Member
Corey Kornegay, Board Member
Fred Walker, Jr., Board Member

STAFF:

Jennifer Cobb, Asst. Director of Community Dev.
William "Bill" Mellon, Zoning Administrator
Lisa Marshall, Asst Zoning Administrator
Courtney Leach, Zoning Official

The meeting was called to order by Chairman Venable. The roll call reflected that all Board members were present, there was a quorum. The April 14, 2026, meeting minutes were approved by a voice vote of 4-0.

OLD BUSINESS:

No old business was presented.

PUBLIC HEARINGS:

The BZA 08-2026 Staff Report was read by Jennifer Cobb, Assistant Director of Community Development, and the Staff Analysis Recommendation was presented by Lisa Marshall, Assistant Zoning Administrator. The hearing was opened and time limits established. Shanara Hailey, of Q & B, LLC., appeared in favor of application. There was no one to speak in opposition and the hearing was closed. A motion to approve was made by Fred Walker, Jr, Board Member, seconded by Shante Hall. The motion passed by a recorded vote of 4-0.

The BZA 09-2026 Staff Report was read by Jennifer Cobb, Assistant Director of Community Development, and the Staff Analysis Recommendation was presented by Lisa Marshall, Assistant Zoning Administrator. The hearing was opened and time limits established. Shanara Hailey, of Q & B, LLC, appeared in favor of application. Mustafa (no last name given) spoke in opposition. The hearing was closed. A motion for approval was made by Fred Walker, Jr, Board Member, seconded by Corey Kornegay. The motion passed by a recorded vote of 4-0.

The BZA 10-2026 Staff Report was read by Jennifer Cobb, Assistant Director of Community Development and the Staff Analysis Recommendation was presented by Courtney Leach, Zoning Official. Brenda Taylor, applicant and property owner, appeared in favor of the application. Also present was Eric Hagan, contractor for the project. No one appeared in opposition. A motion for approval was made by Corey Kornegay, Board Member, seconded by Shante Hall. The motion passed by a recorded vote of 4-0.

The BZA 11-2026 Staff Report was read by Jennifer Cobb, Assistant Director of Community Development and the Staff Analysis Recommendation was presented by William Mellon, Zoning Administrator. The hearing was opened and time limits established. Robert Rodgers, applicant and property owner, appeared in favor of the application. Barbara Johnson rose to ask questions and described herself as interested. Chairman Venable answered her questions. A motion for approval was made by Corey Kornegay, Board Member, seconded by Fred Walker, Jr. The motion passed by a recorded vote of 4-0.

The BZA 12-2026 Staff Report was read by Jennifer Cobb, Assistant Director of Community Development and the Staff Analysis was presented by William Mellon, Zoning Administrator. The meeting was opened and time limits established. Paul Battaglia, of Battaglia Properties, LLC. appeared in favor of the application. No one appeared in opposition and the meeting was closed. A motion for approval was made by Fred Walker, Jr., Board Member, and seconded by Corey Kornegay. The motion passed by a recorded vote of 4-0.

There was no new business and the meeting was adjourned.

BZA 15-2026

**STAFF REPORT
APPLICATION BZA 15-2026**

Applicant: Tier 1 Construction

Location: **211 N 7th St**
Tax Map and Parcel Number: 35F*LF*6
Account# 050926700

Zoning Category: RM, Residential Medium Density

Adjacent Zoning: *North:* RM, Residential Medium Density
South: RM, Residential Medium Density
East: RM, Residential Medium Density
West: RM, Residential Medium Density

Application: Request for a variance to reduce the required side yard setbacks from 10 feet to 5 feet and increase impervious surface ratio from 40% to 48% to construct a new single-family dwelling.

Hearing Date: June 09, 2026

Background Information:

The applicant, Tier 1 Construction, is requesting a variance from the Unified Development Ordinance (UDO) Article 4, Section 31-407(C) Table 407-1-Dimensional Standards (L) and (E) to reduce the required side yard setbacks from 10 feet to 5 feet and to increase the impervious surface ratio from 40% to 48% to construct a new single-family dwelling. The property is identified as Tax Map and Parcel 35F*LF*6 located at 211 N 7th St Suffolk, Virginia, Whaleyville voting borough, zoning classification RM, Residential Medium Density.

This variance request was advertised in the *Suffolk News Herald*, and a notice was mailed to adjacent property owners in accordance with Section 15.2-2204 of the Code of Virginia. The public notice sign was posted on the property pursuant to the request of the Zoning Administrator.

Staff Analysis and Recommendation:

In accordance with Section 31-309(c)(2) of the UDO, a variance may be granted by the Board only if the applicant establishes compliance with the hardship criteria established in

Section 15.2-2309 of the Code of Virginia. An excerpt from the State Code which outlines the established criteria is attached at the end of this report.

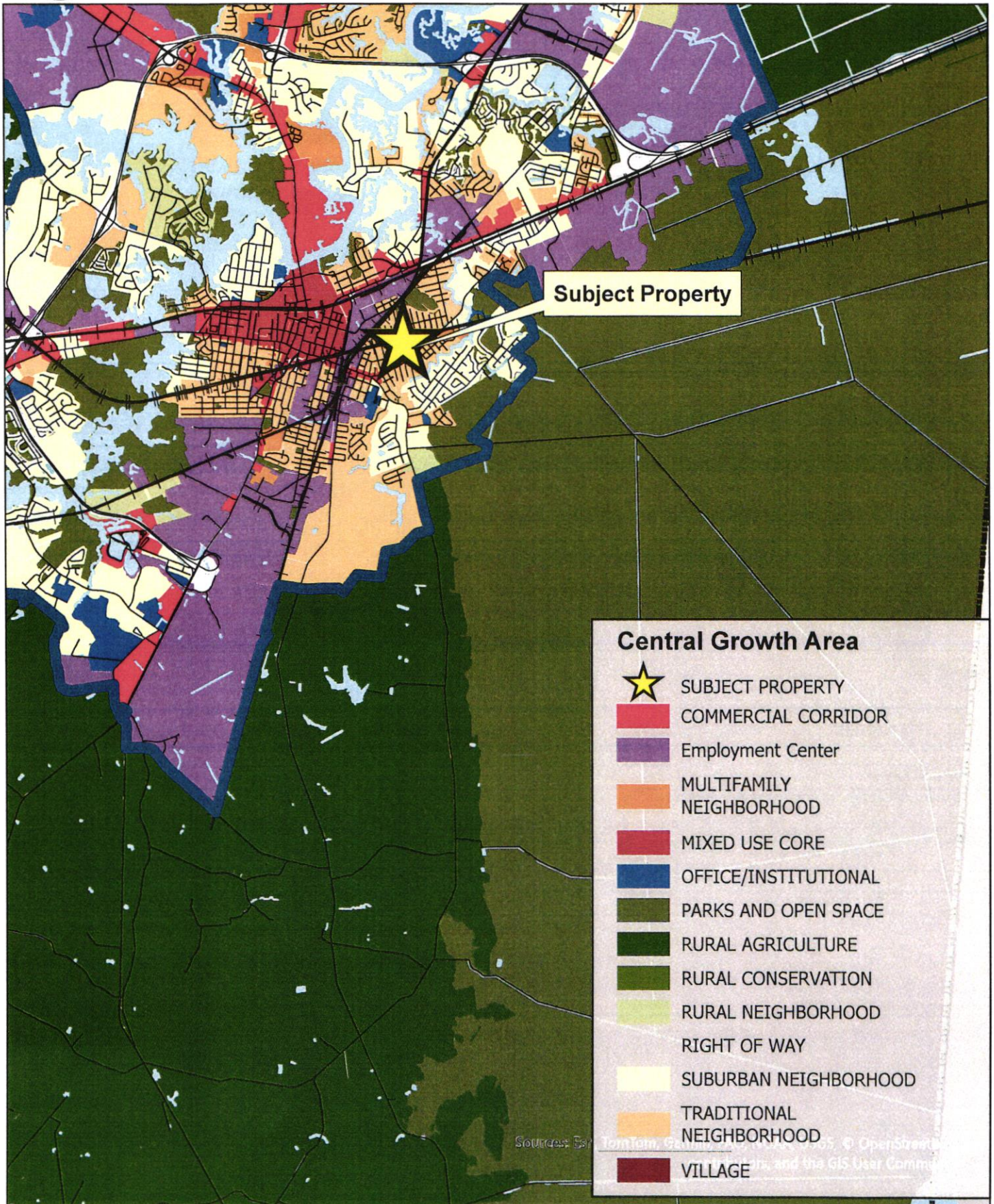
In approving a variance, the Board must find, conditioned upon the applicant having acquired the property in good faith, that the applicant's situation is unique due to the particular physical surroundings, size, shape, topographical condition or other extraordinary situation and not shared by other properties in the same zoning district and vicinity. The Board must also find that the denial of the variance would result in undue hardship rather than an inconvenience, that the character of the district would not be changed as a result of the granting of the variance, and that the situation is not such of a general nature that it would require a text amendment to the Zoning Ordinance to achieve compliance.

The applicant is requesting a variance to reduce the required side yard setbacks from 10 feet to 5 feet and to increase the impervious surface ratio from 40% to 48% to construct a new-single family dwelling. The dimensional requirements for newly platted lots in the RM zoning district require lots to have a total land area of 10,000 square feet with a minimum street frontage of 60 feet, and a lot width of 80 feet measured at the front setback line. This lot pre-dates our ordinance and is approximately 3300 square feet in land area making the lot legally non-conforming. The width of any newly constructed home must be a minimum of 20 feet wide. Due to the inability to construct a 20-foot-wide dwelling while meeting the required setbacks, combined with the size and shape constraints of the lot and strict compliance with impervious surface limitations, staff recommends approval.



GENERAL LOCATION MAP

BZA2026-00015





ZONING / LAND USE MAP

BZA2026-00015

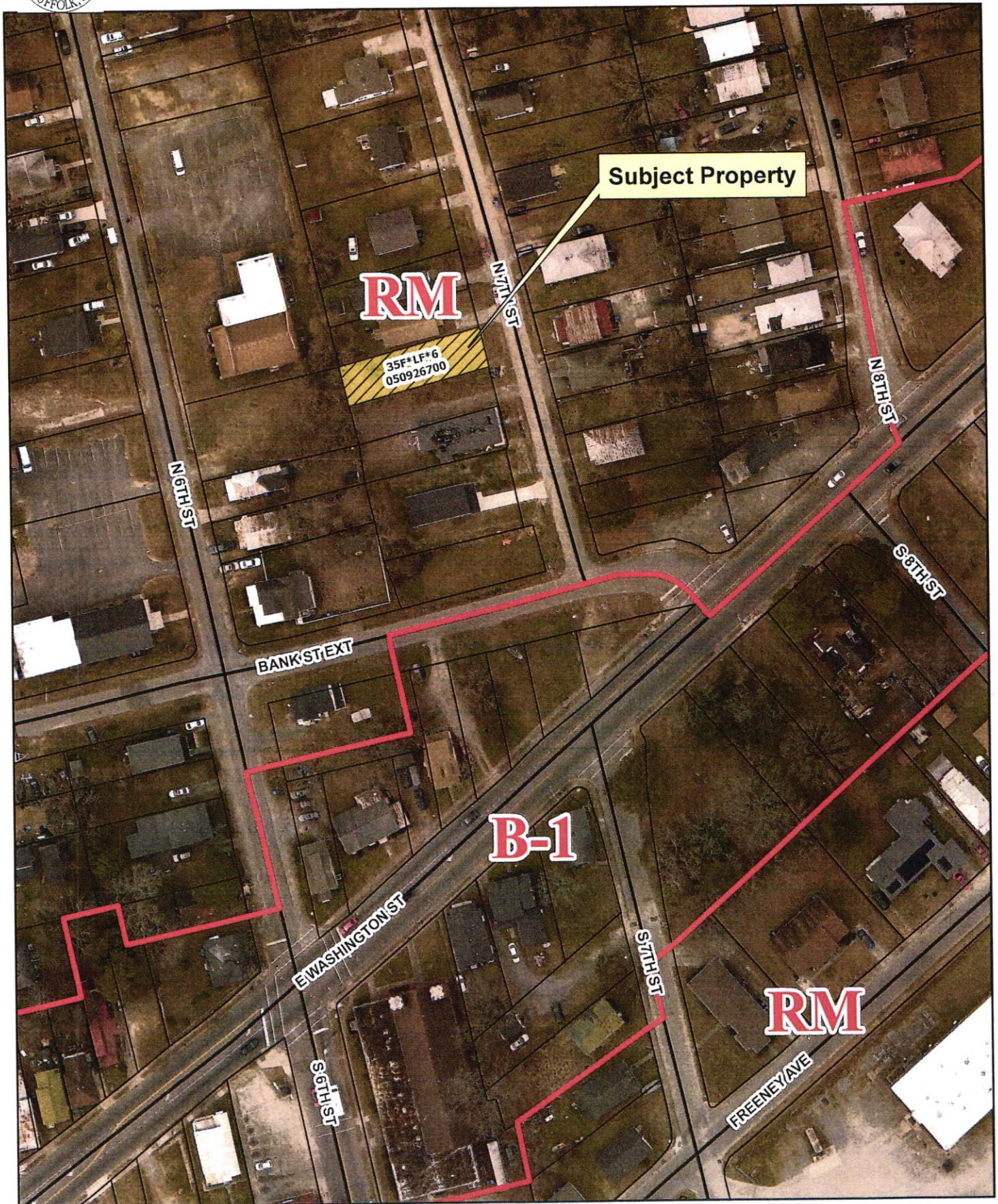


Image: Suffolk Pictometry 2024

Author: KOSSAI
Date: 05-13-2026

0 50 100 200 300 400 Feet



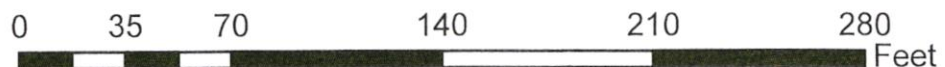


PROPERTY MAP BZA2026-00015

EXHIBIT B



Author: KOSSAI
Date: 05-13-2026



City of Suffolk
Department of Zoning
BOARD OF ZONING APPEALS APPLICATION



<i>PART 1 - OFFICE INFORMATION: To be completed by staff</i>			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

1. Name of Applicant: Tier 1 Construction
 Address: 215 High St Portsmouth, VA 23704
 Phone Number: _____
 Email: _____

2. Name of property owner if different from applicant:

 Owner: _____
 Address: _____
 Phone Number: _____

3. Property Specifics:

 Address: 211 N 7th ST SUFFOLK VA 23434
 Location/Neighborhood: _____
 Tax Map: 35F*LF*6 Parcel Number: _____

4. A check for \$551.00, payable to "City of Suffolk", is attached to this application for the filing fee. ☐ Yes ☒ No, explain: Please send invoice for payment

5. I/we have had a pre-application conference with the Secretary of the Board to confirm the type of application. ☒ Yes ☐ No
 If no, explain: _____

6. I/We have provided plats, plan or other documents needed for this application.
☒ Yes ☐ No, explain: _____

7. I/we request that a hearing be scheduled before the Board of Zoning Appeals to hear a request for (check all that apply)

- ☒ Variance Request
☐ Chesapeake Bay Exception Request
☐ Special Exception
☐ Appeal of the Zoning Administrator's decision/violation letter
dated _____ (attach copy of correspondence)

8. The following Ordinance section(s) apply to this application: Zoning Ordinance Section(s)

9. In the section(s) mentioned in item 8 above, what do you need relief from (example - side yard setback)

Requesting side yard setbacks from 10ft to 5ft on each side.

We are requesting the impervious from 40% to 48%

10. Current use of the property (residential, commercial, etc.) Number of structures on site

Residential

11. Describe in detail the nature of your appeal and/or request for a variance. Include in your explanation how your request reflects the 5 elements of a hardship as listed in § 15.2-2309 of the Code of Virginia:

We will not be able to build on this lot if we do not receive relief.

- (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;

- (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

Yes

- (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

Yes

- (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;

Yes

- (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § **15.2-2309** or the process for modification of a zoning ordinance pursuant to subdivision A4 of § **15.2-2286** at the time of the filing of the variance application.

Yes

12. When did you acquire the property and from whom?
03/25/2026, Vanity Print and Press, LLC

13. Has an appeal been filed for this property within the last year?

☐ Yes ☒ No

14. Is this property currently under any legal action (i.e., violation notice for non-compliance with construction codes, zoning regulations, court order, etc.)?

☐ Yes ☒ No

If yes, explain _____

15. I/we certify that, to the best of my/our knowledge, the information above is complete and accurate.

I/we hereby grant the right of trespass to any party essential to the review of this application.

Applicant's Signature LAAL Date 5/6/26
Applicant's Signature _____ Date _____

Property Owner LAAL Date 5/6/26
Property Owner _____ Date _____

BE ADVISED: There is a \$90 fee for signs which are not returned and signed in at the Planning Department front desk.

City of Suffolk
Department of Planning and Community Development
DISCLOSURE STATEMENT FORM



PART 1 - OFFICE INFORMATION: To be completed by staff

Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 2 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Tier-1 Investments LLC

Property Address(es): 211 N 7th ST SUFFOLK VA 23434

Tax Map Number(s): 35F*LF*6

Account Number(s): _____

Is Applicant the owner of the subject property? ☒ YES ☐ NO

Does the Applicant have a Representative? ☐ YES ☒ NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? ☒ YES ☐ NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidary or affiliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

Terreon Conyers

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? ☐ YES ☒ NO

If yes, name of the official or employee, and description of the nature of their interest:

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☒	
Real Estate Broker/Agent/Realtor	☐	☒	
Accounting/Tax Preparation	☐	☒	
Architect/Designer/Landscape Architect/Land Planner	☐	☒	
Construction Contractor	☐	☒	
Engineer/Surveyor/Agent	☐	☒	
Legal Services	☐	☒	

PART 3 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: Tier-1 Investments LLC

(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? ☒ YES ☐ NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affiliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

Terreon Conyers

Does the subject property have a proposed or pending purchaser? ☐ YES ☒ NO

If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? ☐ YES ☒ NO

If yes, name of the official or employee, and description of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☒	_____
Real Estate Broker/Agent/Realtor	☐	☒	_____
Accounting/Tax Preparation	☐	☒	_____
Architect/Designer/Landscape Architect/Land Planner	☐	☒	_____
Construction Contractor	☐	☒	_____
Engineer/Surveyor/Agent	☐	☒	_____
Legal Services	☐	☒	_____

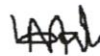
APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)

Terreon Conyers (Owner) Tier-1 Investments LLC

Applicant Signature



Date

5/6/2026

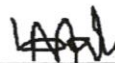
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Property Owner Name (Print)

Terreon Conyers (Owner) Tier-1 Investments LLC

Property Owner Signature



Date

5/6/2026

"Parent-subsidary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

"Affiliated business entity relationship" means "a relationship, other than parent-subsidary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.



CITY OF SUFFOLK

442 W. WASHINGTON ST., POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4150 FAX: (757) 538-1306

Board of Zoning Appeals

May 19, 2026

ADJACENT PROPERTY OWNER LETTER NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised the following request has been filed with the City of Suffolk's Board of Zoning Appeals (BZA) and will be considered at a **PUBLIC HEARING** to be held in the City Council Chambers, Municipal Building, 442 W. Washington Street, Suffolk, Virginia. The Public Hearing will be held before the Suffolk Board of Zoning Appeals on **Tuesday, June 9th, 2026, at 2:00 p.m.** or as soon thereafter as the matter may be heard.

BZA 15-2026- Tier 1 Construction, applicant and property owner, is requesting a variance to reduce the required side yard setbacks from 10 feet to 5 feet and to increase the maximum impervious surface ratio from 40% to 48% for the construction of a single-family dwelling. The property is identified as tax and map parcel 35F*LF*6, located at 211 N 7th St, zoning classification Residential Medium density (RM).

Should you have any interest in this matter, you are invited to attend this public hearing. **THIS IS THE ONLY NOTICE YOU WILL RECEIVE NOTIFYING YOU OF THIS PUBLIC HEARING.** Please feel free to contact this office should you have any questions pertaining to the above request. You are receiving this notification as a requirement of Section 31-309 et seq. of the City of Suffolk's Unified Development Ordinance and Section 15.2-2204 of the Code of Virginia. As our records indicate, you own property adjacent to the location of the variance or appeal. All of the property owners within this area may not have received a notice. Please feel free to share this notice with other property owners. If you have any questions, please contact me at (757) 514-4152.

Sincerely,

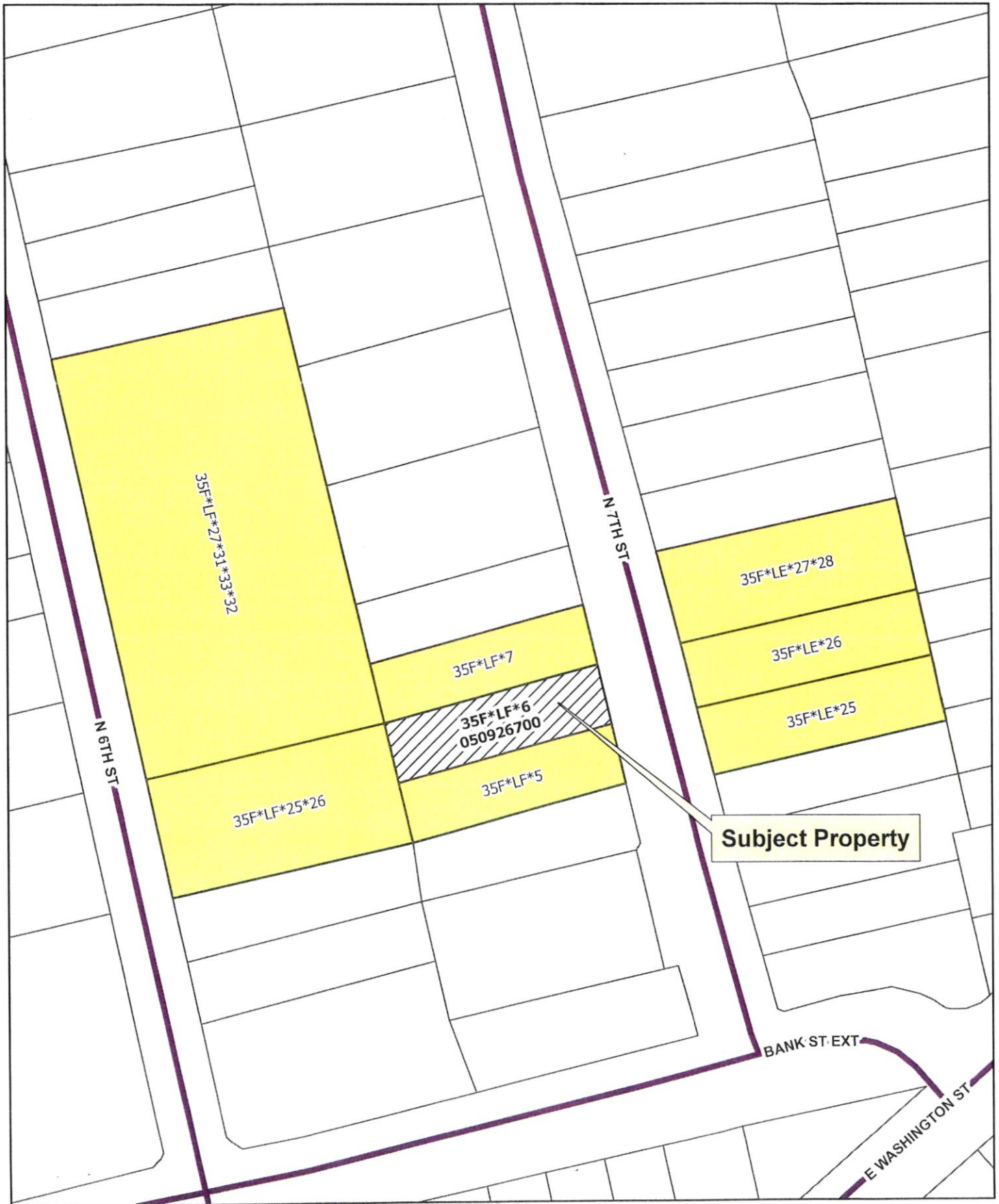
William Mellon

William Mellon, CZA, CTM
Zoning Administrator



APO MAP

BZA2026-00015



Author: KOSSAI
Date: 05-13-2026

0 35 70 140 210 280 Feet





CITY OF SUFFOLK

442 W. WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858

PHONE: (757) 514-4060

FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

APPLICATION #: BZA 15-2026

STAFF: LISA MARSHALL

NUMBER OF SIGNS: 1

DATE OF BOARD OF ZONING APPEALS: JUNE 9, 2026

POSTING OF SIGNS

I take full responsibility for the care and maintenance of the Board of Zoning Appeals sign(s). I understand that the sign(s) shall be posted on the property at least fifteen (15) days prior to the Public Hearings and shall be removed within five (5) days after the Public Hearing. I understand that all signs and stakes shall be picked up and returned to the Department of Planning and Community Development and shall be signed in and out at the time of pickup/drop-off. I understand that all signs and stakes must be returned to the Planning Department within ten (10) business days of the final Public Hearing or I will be responsible for the replacement costs of each sign at \$90.00/per sign.

PLACEMENT OF SIGNS

- ✓ One (1) sign shall be erected so as to be visible and eligible to each abutting public street.
- ✓ Corner Lot – Sign to be posted on each abutting street.
- ✓ Extensive Road Frontage – One sign shall be posted for each 2,000 feet.
- ✓ No Frontage on Public Street – A sign shall be posted adjacent to the nearest public street from which future access is contemplated.

If the sign(s) has not been posted in accordance with City regulations, the application may be removed from the applicable agenda. The applicant shall be responsible for all reprocessing costs, including but not limited to, advertising costs.

5/15/26
Date Sign(s) Picked Up

[Signature]
Signature of Applicant



NOTICE OF APPLICATION FOR

PUBLIC HEARING

BZA15-2026

Side Yard Setbacks Reduction

Impervious Surface Ratio Increase

A PUBLIC HEARING

WILL BE HELD

June 9, 2026

2:00 PM

IN CITY COUNCIL CHAMBERS

SUFFOLK PLANNING DEPARTMENT

(757) 514-4060

PlanningEmail@suffolkva.us

www.suffolkva.us / 1690 / Backings-Conditional-Use-Public-Hearing

(1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:

(A) HASSELL & FOLKES HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.

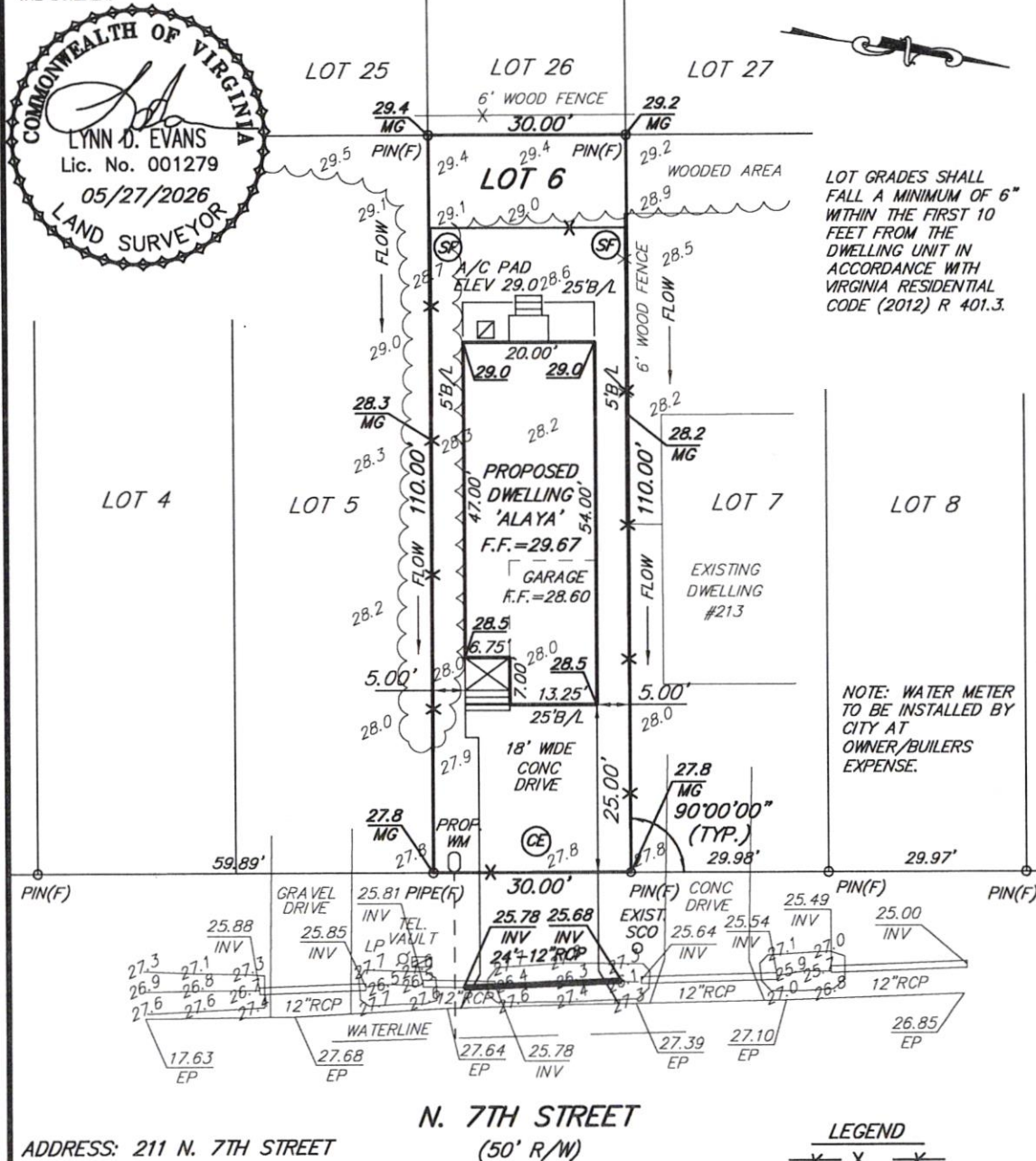
(B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.

(2) AFTER BUILDING PERMIT IS ISSUED, HASSELL & FOLKES ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.

(3) LOT IS SERVED BY CITY SEWER, LOT WILL BE SERVED BY CITY WATER.

(4) LOT GRADING SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED MAY 06, 2026. (NAVD 88 DATUM)

(5) ALL DIMENSIONS SHOWN ON THE BUILDING(S) ON THIS PLAN ARE FIELD STAKE-OUT DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.





Designer Ink LLC
934 Chartwell Drive
Newport News, Va. 23608
757-421-7178
office@designer-ink.com

REVISIONS:

DRAWING: ELEVATIONS AND NOTES

scale: 1/4" = 1'-0"
date: 1.6.23
drawn by: MT
checked by: AK

PROJECT NAME
THE ALAYA MODEL

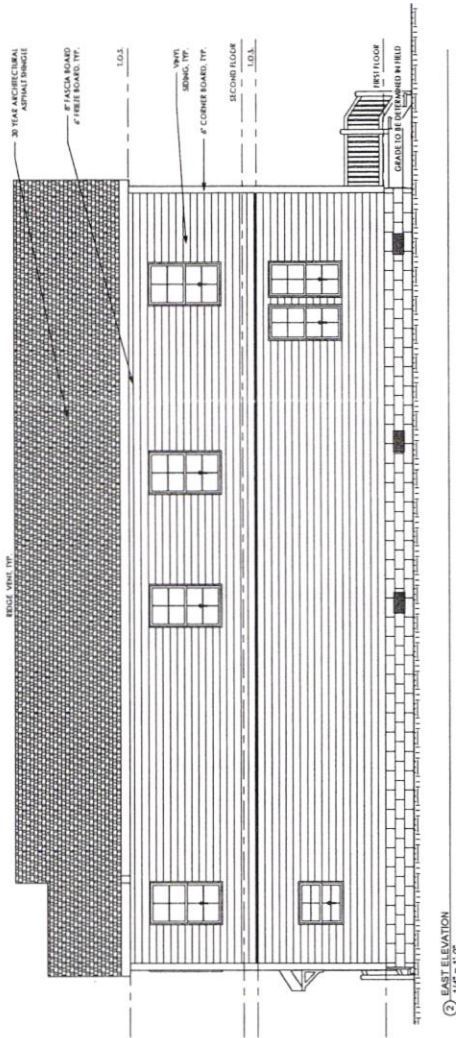
PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

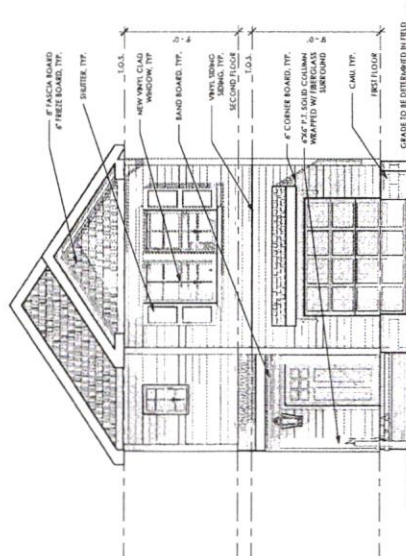
SHEET
A4

preliminary drawing
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%

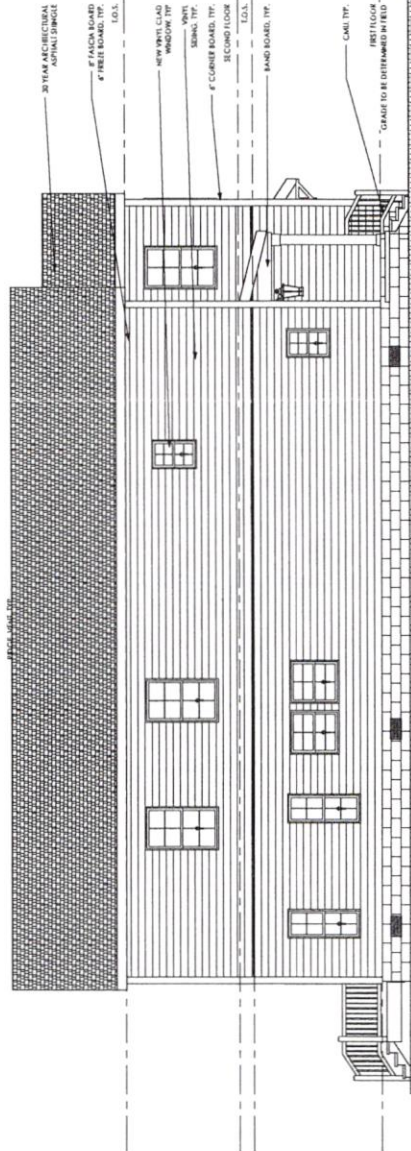
final drawing
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90%
80%
70%
60%
50%
40%
30%
20%
10%
0%



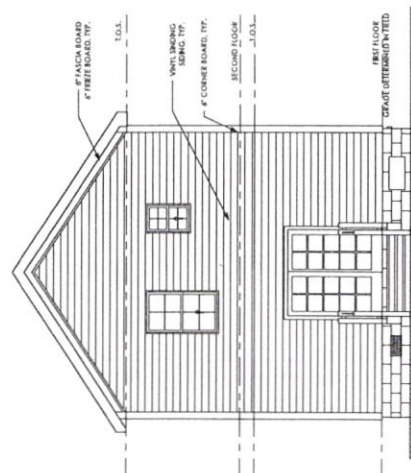
② EAST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



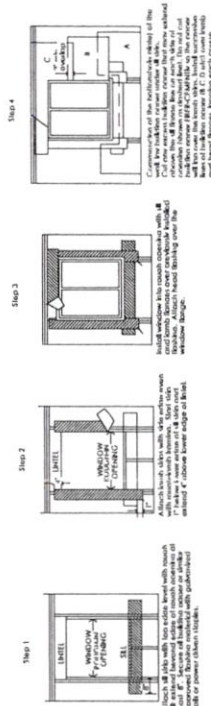
④ WEST ELEVATION
1/4" = 1'-0"



⑤ NORTH ELEVATION
1/4" = 1'-0"

NOTES:

1. ALL EDGE, VALLEY AND Rafter BRACING TO REMAIN ON LOAD BEARING WALLS.
2. ROOF MANUFACTURED BY 30' ADJUST PITCH AS REQUIRED TO RAIN AT OR BELOW DISCHARGE TO CURB LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION.
3. ROOF MANUFACTURED BY 30' ADJUST PITCH AS REQUIRED TO RAIN AT OR BELOW DISCHARGE TO CURB LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION.
4. ALL DOORS AND WINDOWS TO BE 6\"/>
5. ALL DOORS AND WINDOWS TO BE 6\"/>
6. SET SECOND FLOOR WINDOW HEADERS AT 7\"/>
7. SET SECOND FLOOR WINDOW HEADERS AT 7\"/>
8. SET SECOND FLOOR WINDOW HEADERS AT 7\"/>
9. SET SECOND FLOOR WINDOW HEADERS AT 7\"/>
10. SET SECOND FLOOR WINDOW HEADERS AT 7\"/>
11. PROVIDE K2 AND WATER SHIELD AT ALL VALLEYS.
- 12.



TOTAL 2025

BRACED WALL PANEL LAYOUT

- [illegible]

Mark	Width	Height	Designation	Comments
1	3'-0"	6'-8"	FRONT DOOR	3/24 IN. HEAD
2	3'-0"	6'-8"	REAR ENTRANCE DOOR	HEAD IN OTHERS
3	2'-0"	6'-8"	SINGLE DOOR	3/24 IN. HEAD
2	2'-0"	6'-8"	SINGLE DOOR	3/24 IN. HEAD
5	2'-0"	6'-8"	PAVE TATED SINGLE DOOR	3/24 IN. HEAD
6	2'-0"	6'-8"	SINGLE DOOR	3/24 IN. HEAD
7	6'-0"	6'-8"	SINGLE DOOR	3/24 IN. HEAD
8	6'-0"	6'-8"	SINGLE DOOR	3/24 IN. HEAD
10	6'-0"	6'-8"	SINGLE DOOR	3/24 IN. HEAD
11	4'-0"	6'-8"	DOUBLE DOOR	3/24 IN. HEAD
12	1'-6"	6'-8"	SINGLE DOOR	3/24 IN. HEAD

Wonders Schedule			
Math	Writing	Height	Description
A	3 rd - 6 th	5' - 3"	SINGLE 3-2X6 HEADER
B	3 rd - 6 th	3' - 2"	3-2X6 HEADER
C	3 rd - 6 th	3' - 2"	3-2X6 HEADER
D	3 rd - 6 th	3' - 6"	SINGLE 3-2X6 HEADER
E	3 rd - 6 th	5' - 2"	SINGLE 3-2X6 HEADER
F	3 rd - 6 th	5' - 2"	SINGLE 3-2X6 HEADER
G	3 rd - 6 th	5' - 2"	SINGLE 3-2X6 HEADER



Final drawing

preliminary drawing

SHEET
A3

PROJECT NUMBER

PROJECT ADDRESS THE ALAYA MODEL

PROJECT NAME
THE ALAYA MODEL

drawn by: checked by:
MT AK

scale: di

**UNDOING:
FLOOR PLANS AND NOTES**

REVISIONS:

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Code of Virginia
 Title 15.2. Counties, Cities and Towns
 Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2309. Powers and duties of boards of zoning appeals.

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. Altering the order of evidence is a reversible error only if the appellant lodges an objection citing this section and the board subsequently refuses to reorder the hearing. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision, or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § [15.2-2201](#), provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § [15.2-2201](#) and the criteria set out in this section.

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § [15.2-2309](#) or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § [15.2-2286](#) at the time of the filing of the variance application. Any variance granted to provide a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable. If a request for a reasonable modification is made to a locality and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable, such request shall be granted by the locality unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.

No variance shall be considered except after notice and hearing as required by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across

the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § [15.2-2204](#), the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

No special exception may be granted except after notice and hearing as provided by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § [15.2-2286](#), and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § [15.2-2312](#) shall be conducted at the continued meeting and no further advertisement is required.

Code 1950, §§ 15-831, 15-850, 15-968.9; 1950, p. 176; 1962, c. 407, § 15.1-495; 1964, c. 535; 1972, c. 695; 1975, cc. 521, 641; 1987, c. 8; 1991, c. 513; 1996, c. [555](#); 1997, c.; 2000, c. [1050](#); 2002, c. [546](#); 2003, c. [403](#); 2006, c. [264](#); 2008, c. [318](#); 2009, c. [206](#); 2015, c. [597](#); 2018, c. [757](#); 2025, c. [512](#).