

**MINUTES**  
**PAGE COUNTY BOARD OF ZONING APPEALS**  
**April 19, 2022**

**Members Present:**

Linzy Cumbia, District 1  
Kevin Moyer, District 3  
Dale Karnes, District 5

John Coleman, District 2  
Danny Comer, District 4

**Members Absent:**

None

**Staff Present:**

Tracy Clatterbuck

**Call to Order:**

Chairman Coleman called the meeting to order of the Page County Board of Zoning Appeals at 10:30 a.m., in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia.

**Adoption of Agenda:**

Mr. Comer made a motion to adopt the agenda as presented. The motion was seconded by Mr. Moyer. The motion passed unanimously 5-0.

**Unfinished Business**

**A. Michael & Deborah Scaggs - Variance Request**

Chairman Coleman opened the public hearing at 10:31 a.m.

Ms. Clatterbuck presented the following staff report:

Michael & Deborah Scaggs have filed a variance application for property located at 5242 Page Valley Road, Luray, VA, and further identified by tax map number 4-1-3C. This property contains 6.281 acres and is zoned as Agriculture (A-1). The density range in the area is medium. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum front setback requirement is 50 feet. The applicant is requesting that a variance for a 47-foot front setback be granted to allow for an addition to be constructed onto the existing home.

The applicant has reached out to James Campbell, Page County Building Official, Jeff Nicely, with the Virginia Department of Transportation, and Herbert Cormier at the Page County Health Department all of whom have no objections to the variance request. Copies of comments are included in your packets.

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Staff received one written comment from McNally in which they had no objections to the request. A copy was provided to all members.

There being no other speakers, Chairman Coleman closed the public hearing at

10:32 a.m.

Mr. Moyer made a motion to approve the variance request as requested. The motion was seconded by Mr. Karnes. The motion passed unanimously 5-0.

**Unfinished Business:**

**A. Approval of Minutes- December 21, 2021**

Mr. Comer made a motion to accept the minutes as presented. The motion was seconded by Mr. Moyer. The motion passed unanimously 5-0.

**B. Election of Officers (Chairman, Vice Chairman, Secretary)**

Mr. Comer made a motion to keep all positions the same (Chairman- John Coleman, Vice-Chairman- Danny Comer, Secretary- Tracy Clatterbuck). The motion was seconded by Mr. Moyer. The motion passed unanimously (5-0).

**Adjourn**

Mr. Karnes made a motion to adjourn the meeting. Mr. Comer seconded the motion. The motion passed unanimously 5-0. Meeting was adjourned at 10:39 a.m.

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John Coleman, Chairman