



## **BOARD OF ZONING APPEALS REGULAR MEETING AGENDA**

### **CITY COUNCIL CHAMBERS**

**September 18, 2025**

**10:00 AM**

#### **A. CALL TO ORDER**

#### **B. ROLL CALL**

#### **C. NEW BUSINESS**

1. Variance application PZ25-00407 filed by Gerald Kelly requesting a variance from Article 3.G, Section F Item 2 of Chapter 41 of the Code of the City of Danville, Virginia, that regulates side yard setbacks at Parcels 73163 and 73171 (252 & 460 Parker Road).
2. Special Exception Permit application PZ25-00385 filed by Alfrieta Bennett to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55555 (4 Park Avenue).
3. Variance Application PZ25-00389 filed by Yeon Hee Kim, requesting a variance from Article 2.P, Item 1 of Chapter 41 of the Code of the City of Danville, Virginia, to allow a second accessory structure without a principle structure at Parcel 25094 (Dudley Street) .
4. Special Exception Permit Application PZ25-00428 filed by Whitworks & Holding LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 52626 (260 Turpin Street).

#### **D. MINUTES**

1. Minutes from August 21, 2025

#### **E. ADJOURN**



# STAFF REPORT

DATE: September 18, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Variance application PZ25-00407 filed by Gerald Kelly requesting a variance from Article 3.G, Section F Item 2 of Chapter 41 of the Code of the City of Danville, Virginia, that regulates side yard setbacks at Parcels 73163 and 73171 (252 & 460 Parker Road).

## SUMMARY

The variance request is to allow reduced side yard setbacks at Parcel 73163 and 73171 (252 and 460 Parker Road). The reduction in side yard setback is requested so that the property line between 252 and 460 Parker Road may be adjusted to separate the mobile home park from the apartment units. A preliminary plat is attached to this application. The proposed adjustment creates a reduced side yard setback of 6.4 feet on Parcel 73163 (mobile home park) and 5.2 feet on Parcel 73171 (apartment complex). The required side yard setback is twelve (12) feet and fifteen (15) feet, respectively. Approval of this variance would allow the separation of the two (2) uses and allow the applicant to proceed with the rezoning of Parcel ID 73163 (mobile home park) from M-R, Multifamily Residential to MHP-R, Mobile Home Park Residential.

On August 8th, the City Planning Commission recommended approval of a rezoning request filed by Gerald Kelly. Mr. Kelly, the applicant, submitted a request to rezone 460 Parker Road (Parcel 73163), the site of Parker Road Mobile Home Park from M-R Multifamily Residential to MHP-R, Mobile Home Park Residential. The mobile home park is legal nonconforming, because mobile home parks are not a permitted use within the M-R zoning classification.

Approval of a rezoning to MHP-R, Mobile Home Park Residential would bring the property into compliance. The rezoning request is on the October 9th City Council agenda.

## VARIANCE REVIEW STANDARDS

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, and the request meets each of the following five (5) review standards (Article 13, Section F.2.a.-e.):

*A. 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.*

The hardship is created by the applicant because the need for a variance arises from the reconfiguration of the parcels. This application DOES NOT meet this standard.

*B. Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.*

The application meets this standard. Granting the variance will not result in a use that is not permitted or a change in zoning classification. Instead, it will allow the legally nonconforming mobile home park to come into compliance without altering the property's existing uses.

*C. The property's condition or situation 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.*

The need for the variance arises from the specific configuration of these two parcels and the location of the existing apartment buildings relative to the mobile home park and does not represent a general or recurring condition that would justify amending the zoning ordinance. This application DOES meet this standard.

*D. Granting the variance will not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.*

Granting the variance will not result in a use that is not permitted or a change in zoning classification. Instead, it will allow the legally nonconforming mobile home park to come into compliance without altering the property's existing uses. This application DOES meet this standard.

*E. 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.*

The applicant cannot request special use, special exception, or rezoning to satisfy the zoning requirement. Therefore, this application DOES meet this standard.

Therefore, this variance request meets four (4) of the five (5) criteria needed to grant a variance.

## **RECOMMENDATION**

The Planning Division recommends approval of PZ25-00407 for a variance from Article 3.G, Section F Item 2 at Parcels 73163 and 73171 (252 & 460 Parker Road).

## **ATTACHMENTS**

1. Preliminary Plat
2. 252 parker sign photo

PIN: 73163  
PIN: 73171

OWNER'S CERTIFICATE:  
THE ABOVE AND FOREGOING SUBDIVISION OF THIS PROPERTY AS APPEARS ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

APPROVING AUTHORITY FOR KELLY REAL ESTATE \_\_\_\_\_ DATE \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
AT LARGE, TO WIT:

I \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT \_\_\_\_\_

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: JUNE 5, 2025  
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

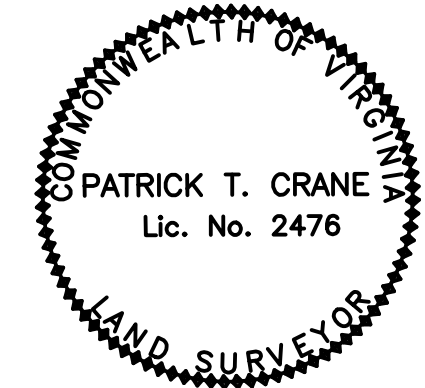
EARL KEVIN DAVIS ET ALS  
JUDITH W. DAVIS LIFE TENANT ET ALS  
PIN: 2318-32-2625  
INST.# 140002111  
MAP @ DB 237 PG 206 (PITTSYLVANIA CO)

INSET  
SCALE 1" = 50'

GRID NORTH  
NAD83 VA. SOUTH ZONE

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- ▲ COMPUTED POINT
- PIN PARCEL ID NUMBER
- UTILITY POLE
- PED TELEPHONE PEDESTAL
- R/W RIGHT-OF-WAY
- OU OVERHEAD UTILITY LINE
- ★ LIGHT POLE
- SS SANITARY SEWER LINE
- S STORM SEWER LINE
- YIG YARD INLET (GRATE TOP)
- SSM SANITARY SEWER MANHOLE
- "NL" NEW LINE



THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

A PORTION OF THIS PROPERTY IS IN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 9-29-2010. SEE COMMUNITY PANEL 51143C0631E AND THIS PLAT.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

PERMANENT STRUCTURES ARE PROHIBITED WITHIN THE BOUNDARIES OF STORM DRAINAGE, WATER, GAS, AND SEWER EASEMENTS, UNLESS THEY ARE APPROPRIATELY PROTECTED BY THE INSTALLATION OF A STEEL CASING PIPE OR IN AN ALTERNATIVE MANNER APPROVED BY THE CITY ENGINEER.

DANVILLE VIRGINIA

BEING PIN's : 73163 & 73171  
PLAT OF SURVEY SHOWING  
RE-SUBDIVISION OF TRACTS  
CREATING NEW TRACTS B1 & 2A

PLAT OF SURVEY  
FOR :  
**KELLY REAL ESTATE LLC**

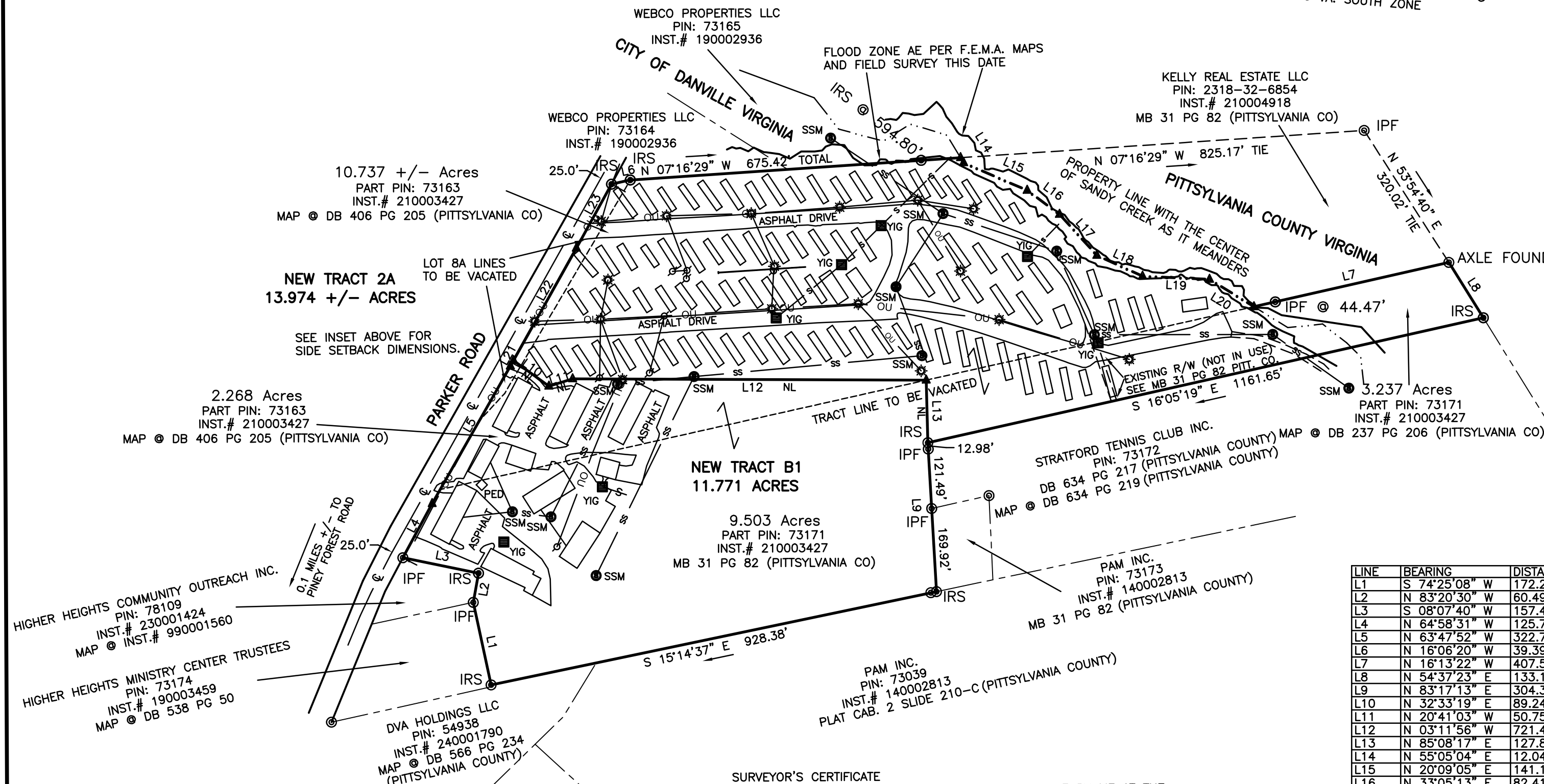
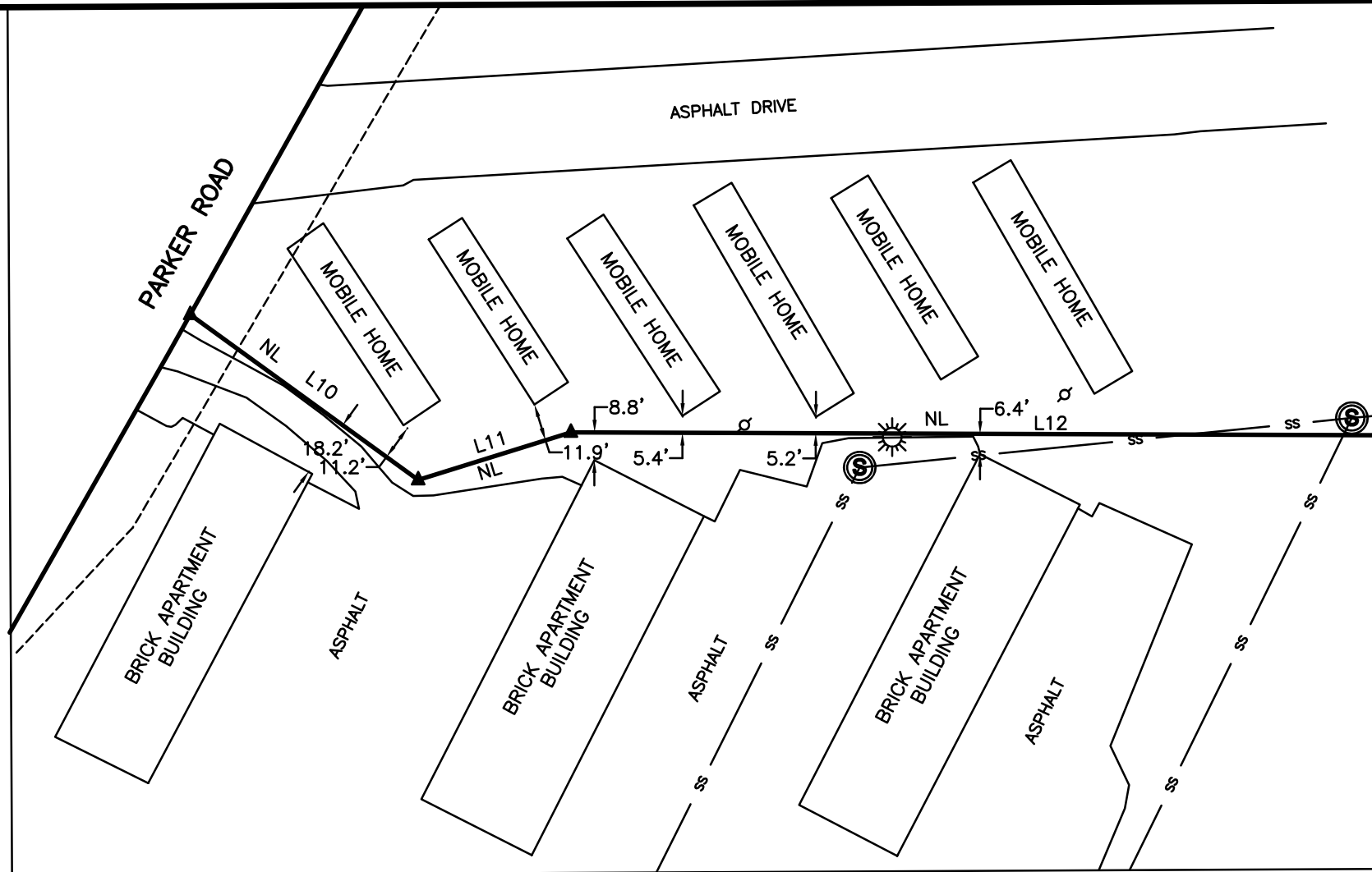
DATE : JUNE 5, 2025

SCALE : 1"=200'



FILE: 25034

**CRANE SURVEYING PLLC**  
113 TALBOTT DRIVE DANVILLE, VA. 24540  
(434)250-3713 pcrane@cranesurveying.com



LINE	BEARING	DISTANCE
L1	S 74°25'08" W	172.24'
L2	N 83°20'30" W	60.49'
L3	S 08°07'40" W	157.49'
L4	N 64°58'31" W	125.72'
L5	N 63°47'52" W	322.78'
L6	N 16°06'29" W	39.39'
L7	N 16°13'22" W	407.59'
L8	N 54°37'23" E	133.13'
L9	N 83°17'13" E	304.39'
L10	N 32°33'19" E	89.24'
L11	N 20°41'03" W	50.75'
L12	N 03°11'56" W	721.49'
L13	N 85°08'17" E	127.80'
L14	N 55°05'04" E	12.04'
L15	N 20°09'05" E	141.18'
L16	N 33°05'13" E	82.41'
L17	N 44°18'51" E	113.03'
L18	N 21°04'27" E	102.45'
L19	N 00°42'38" W	136.86'
L20	N 28°13'44" E	106.54'
L21	N 64°12'29" W	13.09'
L22	N 64°12'29" W	262.74'
L23	N 64°37'21" W	148.77'

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS; AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THE SUBDIVIDERS; AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN.

\_\_\_\_\_  
LAND SURVEYOR

CURRENT OWNERS: PIN: 73163  
KELLY REAL ESTATE LLC

PIN: 73171  
KELLY REAL ESTATE LLC

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

Sep 2, 2025 at 3:07:12 PM  
Danville

37 03  
  
**DANVILLE**  
VIRGINIA  
**Public Hearing Notice**  
This property will be the subject of a public hearing.  
Contact Planning Division  
434-799-5260

# STAFF REPORT

DATE: September 18, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00385 filed by Alfrieta Bennett to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55555 (4 Park Avenue).

## Summary

4 Park Ave is a four (4) bedroom single-family dwelling that is zoned OT-R Old Town Residential. The occupancy load has been established at eleven (11) people based on the City of Danville Real Estate Card and a site inspection. This application for a Special Exception Permit for a short-term rental is in accordance with Article 2, Section Y, Item 2. A Certificate of Occupancy inspection has been completed, and the owner needs to install interconnected smoke alarms and emergency exit plans. As of September 9, 2025, the owner plans to have the smoke alarms and exit plans installed prior to the September 18, 2025, Board of Zoning Appeals meeting.

## Additional Information

Off-Street Parking: Yes (Paved)  
Property Management: Alfrieta Bennett  
Nearby Short-Term Rentals: No

## Reccomendation

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00385 (Parcel 55555) to allow a short-term rental in accordance with Article 2, Section Y contingent that the owner has obtained their Certificate of Occupancy prior to the September 18, 2025, Board of Zoning Appeals meeting.

## ATTACHMENTS

1. 4 Park Ave\_Owners Zoning Map
2. 4 Park Ave\_Aerials Map
3. 4 park sign photo
4. 4 Park C of O Draft



### SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
8/7/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
8/7/2025



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Sep 2, 2025 at 1:00:05 PM  
Danville



  
**DANVILLE**  
VIRGINIA  
**Public Hearing Notice**  
This property will be the subject of a public hearing.  
Contact Planning Division  
434-799-5260

# Certificate of Use and Occupancy

CITY OF DANVILLE, VIRGINIA  
Department of Community Development

This Certificate issued pursuant to the requirements of Section 116 of the 2021 Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City and the Virginia Uniform Statewide Building Code regulating building construction or use.

**For the following location:**

4 PARK AVE,  
DANVILLE, VA, 24541

**For occupancy by:** Short Term rental

**Use Group:**

R-5 = Single Family Dwelling Detached

**Type of Construction:**

5B = Wood framing with NO rating

**Building Owner and Address:**

ALFRIETA BENNETT REAL ESTATE INC  
3 PARK AVE  
DANVILLE VA 24541

**Occupancy Load:** 11 Persons

**FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED**

**NOTE:** Legal use of this structure may also require a Certificate of Zoning Compliance.



**Building Official**

**Date**

# STAFF REPORT

DATE: September 18, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Variance Application PZ25-00389 filed by Yeon Hee Kim, requesting a variance from Article 2.P, Item 1 of Chapter 41 of the Code of the City of Danville, Virginia, to allow a second accessory structure without a principle structure at Parcel 25094 (Dudley Street) .

## **SUMMARY**

On July 7, 2025, the applicant was cited for a violation of the Virginia Uniform Statewide Building Code for constructing a storage unit on Parcel 25094 without the required permits. The structure was placed behind a freestanding deck that was approved in May 2022 with a Special Use Permit. The Special Use Permit allowed an accessory structure without a primary structure in accordance with Article 3.E Section C Item 23.

The construction creates multiple accessory structures on a lot without a primary structure. This may not be allowed without a variance.

## **VARIANCE REVIEW STANDARD**

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, and the request meets each of the following five (5) review standards (Article 13, Section F.2.a.-e.):

*A. 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.*

The property interest was acquired in good faith. However, the hardship was created by the applicant, as the additional accessory structure was constructed without permits and in conflict with the limitations of the Special Use Permit. This application DOES NOT meet this standard.

*B. Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.*

The storage unit is visible from the public right-of-way on South Main Street, a high-traveled corridor in the city. Multiple accessory structures on one parcel can be viewed as unsightly. This application DOES NOT meet this standard.

*C. The property's condition or situation 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.*

A code amendment to allow more than one accessory structure without a primary building would be appropriate in this situation. This application DOES NOT meet this standard.

*D. Granting the variance will not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.*

Granting the variance will not result in a use that is otherwise prohibited on the property since accessory structures are permitted in the district, and the request concerns only the allowance of an additional accessory structure beyond the limitation imposed by the Special Use Permit. This application DOES meet this standard.

*E. 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.*

The applicant cannot request special use, special exception, or rezoning to satisfy the zoning requirement. Therefore, this application DOES meet this standard.

Therefore, this variance request meets two (2) of the five (5) criteria needed to grant a variance.

## **RECOMMENDATION**

The Planning Division recommends approval of PZ25-00389 for a variance from Article 2.P Item 1 at Parcel 25094 (Dudley Street).

## **ATTACHMENTS**

1. Violation Letter 78 Dudley (1)
2. Dudley St\_Aerials Map
3. Dudley St\_Owners Zoning Map
4. dudley benttos sign photo

July 07, 2025



## City of Danville, Inspections Division

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

### NOTICE OF VIOLATION

Homeowner: Kim Hae Chol & Yeonhee Cho  
3816 WINDSTREAM WAY  
JAMESTOWN NC 27282

**RE: 78 DUDLEY ST, 24541**

Dear **Property Owner** :

It has been brought to the attention of the Inspections Division that you have engaged in work prior to obtaining the required permit for the work. Section 108.1 of the Virginia Uniform Statewide Building Code states: "Application for a permit shall be made to the building official before and a permit shall be obtained, prior to any commencement of activities. **Build Structure Without Permits**

Violations are a misdemeanor pursuant to Section 36-106 of the Code of Virginia and upon conviction, may be punishable by a fine of not more than two-thousand five hundred dollars (\$2,500).

**Note: Zoning approval and a plan review may be required before permits are issued. Also this building cannot be used for a commercial application.**

You are hereby requested to contact this office within five days after receiving this notice to obtain the permit for the work located at 78 DUDLEY ST, 24541. **You will need to include a \$200.00 inspection fee along with the permit fee.**

#### Right of Appeal

You have the right to appeal this decision of the Building Official to the local Board of Building Code Appeals as provided for in Section 119.5 of the Virginia Uniform Statewide Building Code. A written request for such an appeal shall be made on forms provided by the Code Official and filed with this office within 30 calendar days from receipt of this notice. At the time of filing, the appeal request shall be accompanied by a fee of Two hundred and dollars (\$206.00). Applications for appeal may be obtained in the Inspections Office located in Room 208 of the Municipal Building on Patton Street, Monday through Friday, 8:00 a.m. - 5:00 p.m.

Your cooperation in compliance with this notice is appreciated and should you have any questions or need assistance, please contact us at (434) 799-5260.

Sincerely,

A handwritten signature in black ink that reads 'Ricky W. Evans'.

Ricky W. Evans





## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
8/11/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

Prepared by:  
Planning Division  
8/11/2025



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Sep 2, 2025 at 3:14:13 PM  
Danville

NO  
PARKING  
ANYTIME

17  93  
**DANVILLE**  
VIRGINIA  
**Public  
Hearing  
Notice**  
This property will be the  
subject of a public hearing.  
Contact Planning Division  
434-799-5260



# STAFF REPORT

DATE: September 18, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit Application PZ25-00428 filed by Whitworks & Holding LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 52626 (260 Turpin Street).

## Summary

260 Turpin Street is a three (3) bedroom single-family dwelling that is zoned OT-R Old Town Residential. The occupancy load has been established at six (6) people based on the City of Danville Real Estate Card and a site inspection. This application for a Special Exception Permit for a short-term rental is in accordance with Article 2, Section Y, Item 2. A Certificate of Occupancy inspection has been completed and passed.

## Additional Information

Off-Street Parking: Yes  
Property Management: Aron Whitlock  
Nearby Short-Term Rentals: Yes (109 Stanley, 120 Hopkins)

## Recommendation

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00428 (Parcel 52626) to allow a short-term rental in accordance with Article 2, Section Y.

## ATTACHMENTS

1. 260 turpin sign photo
2. 260 Turpin C of O Draft
3. 260 Turpin St\_Owners Zoning Map
4. 260 Turpin St\_Aerials Map

Sep 2, 2025 at 1:53:23 PM  
Danville



# Certificate of Use and Occupancy

CITY OF DANVILLE, VIRGINIA  
Department of Community Development

This Certificate issued pursuant to the requirements of Section 116 of the 2021 Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City and the Virginia Uniform Statewide Building Code regulating building construction or use.

**For the following location:**

260 TURPIN ST,  
DANVILLE, VA, 24541

**For occupancy by:** Short Term Rental

**Use Group:**

R-5 = Single Family Dwelling Detached

**Type of Construction:**

5B = Wood framing with NO rating

**Building Owner and Address:**

WHITWORKS & HOLDING LLC  
260 TURPIN ST  
DANVILLE VA 24541

**Occupancy Load:** 6 Persons

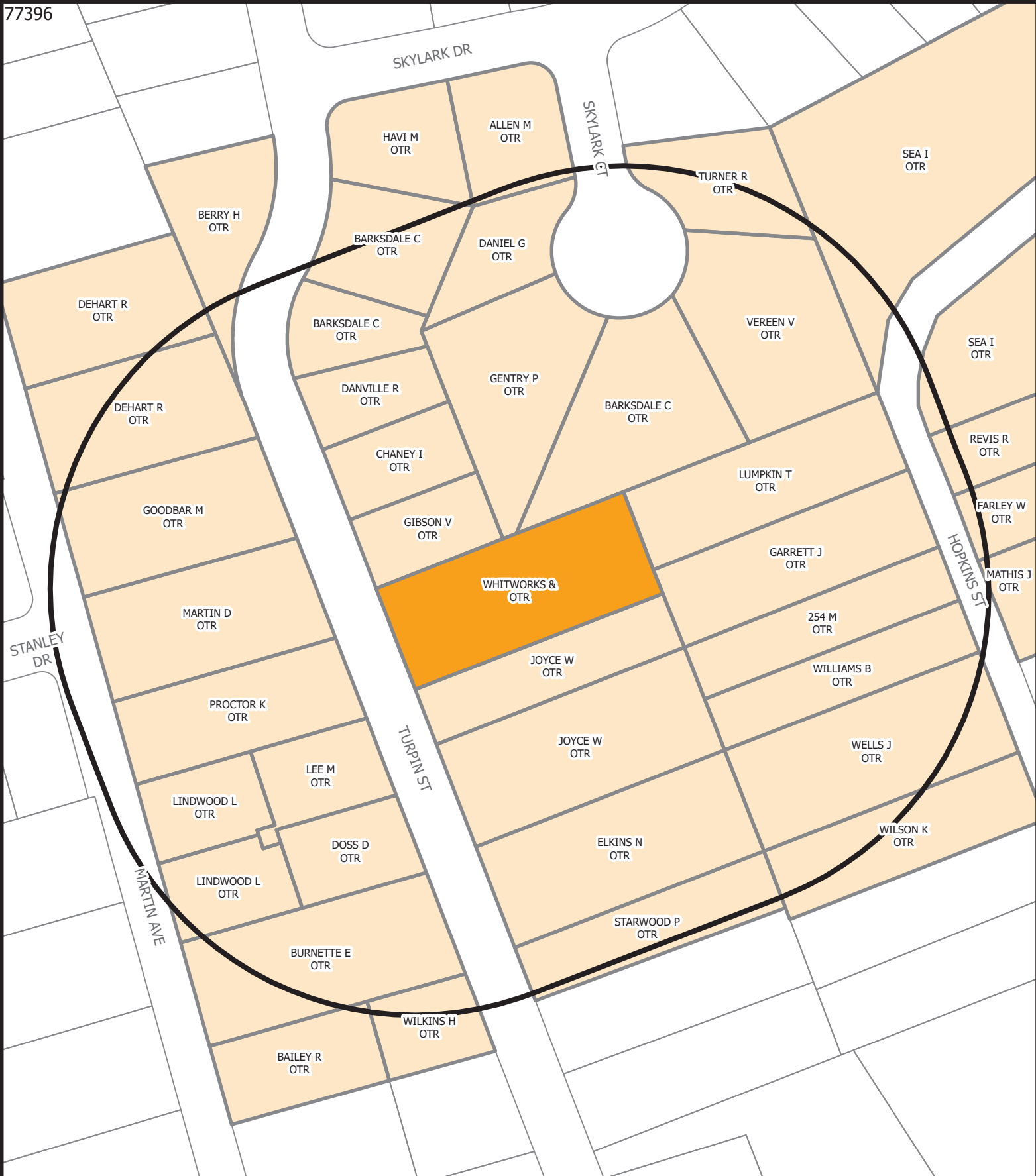
**FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED**

**NOTE:** Legal use of this structure may also require a Certificate of Zoning Compliance.



**Building Official**

**Date**



### SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
8/20/2025



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### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
8/20/2025



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# BOARD OF ZONING APPEALS MEETING

AUGUST 21, 2025

## Members Present

Ann Sasser Evans  
Newton Ray  
Nicole Garrison  
Nicholas Piccolo  
Gus Dyer  
Lonnie Jones  
Lawrence Meder

## Members Absent

## Staff

Shanika Williams  
Stefanie Jackson  
Ryan Dodson  
Arsenio Day  
Cynthia Lester

Mr. Dyer called the meeting to order at 10:00 a.m.

### I. ITEMS FOR PUBLIC HEARING

1. *Special Exception Permit application PZ25-00346 filed by Bienchis Y Esteva Feliz to allow short-term rental as primary use in accordance with Article 2 Section Y, at 116 Rockford Place (Parcel 58082).*

#### Mr. Dyer opened the Public Hearing

Ms. Adams stated. I am the property manager for this property.

Ms. Evans stated. When is trash day?

Ms. Adams stated. I will find out, but I think she said it was Wednesday.

Ms. Evans stated. When I went by there on Tuesday the trash can was out so that makes sense.

Mr. Ray stated. Are we still sending out letters to the surrounding area?

Ms. Jackson stated. Yes.

Mr. Ray stated. Any complaints or phone calls?

Ms. Jackson stated. We haven't received anything back.

#### Mr. Dyer closed the Public Hearing

**Ms. Evans made a motion to approve application PZ25-00346. Mr. Meder seconded the motion. The motion was approved by a 7-0 vote.**

2. *Special Exception Permit application PZ25-00384 filed by Dreamwalker Investment LLC to allow short-term rental as the primary use in accordance with Article 2 Section Y, at 504 Hughes Street (Parcel 21920).*

#### Mr. Dyer opened the Public Hearing

#### Mr. Dyer closed the Public Hearing

**Mr. Meder made a motion to postpone application PZ25-00384 to close out existing permits and obtain their certificate of occupancy. Ms. Evans seconded the motion. The motion was approved by a 7-0 vote.**

3. *Special Exception Permit application PZ25-00385 filed by Dreamwalker Investment LLC to allow short-term rental as the primary use in accordance with Article 2 Section Y, at 2003 N. Main Street (Parcel 02951).*

**Mr. Dyer opened the Public Hearing**

**Mr. Dyer closed the Public Hearing**

Mr. Dyer stated. I do have a question for staff, Dreamwalker, they have other properties in the city. This is not the first time we've run across this group, is it?

Mr. Day stated. No, as a STR no not off the top of my head.

**Mr. Meder made a motion to postpone application PZ25-00385 to close out existing permits and obtain their certificate of occupancy. Ms. Evans seconded the motion. The motion was approved by a 7-0 vote.**

Ms. Garrison stated. Correct spelling of name.

Mr. Ray wants to thank the staff for helping through the process with the BZA training session.

**III. APPROVAL OF MINUTES FROM JULY 17, 2025**

**July 17, 2025, minutes were approved by a unanimous vote.**

**IV. OTHER BUSINESS.**

**With no further business, the meeting was adjourned at 10:08 AM.**

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APPROVED