



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

### **CITY COUNCIL CHAMBERS**

**November 20, 2025**

**10:00 AM**

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

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

#### **OLD BUSINESS**

1. Variance application PZ25-00455 filed by Westover Investments requesting a variance from Article 2.V, Item 2 of Chapter 41 of the Code of the City of Danville, Virginia that requires road frontage for each lot at Parcel 70918 (Vandola Road).

#### **D. NEW BUSINESS**

1. Special Exception Permit application PZ25-00475 requested by Maan Homes LLC, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 25359 (222 Howeland Circle).
2. Special Exception Permit application PZ25-00476 requested by Darrel Williams and Karen Eady-Williams, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 21572 (806 Main Street).
3. Special Exception Permit application PZ25-00520 requested by Jason Pierce, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55413 (37 Stokesland Avenue).
4. Special Exception Permit application PZ25-00527 filed by DM Woodstock Enterprise LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 71088 (128 Avalon Drive).
5. Special Exception Permit application PZ25-00529 filed by Kelsey Donley to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 57309 (172 Garden Grove Street).
6. Special Exception Permit application PZ25-00528 filed by Good Living Group LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at

Parcel 53583 (179 Oakwood Cir).

7. Special Exception Permit application PZ25-00530 filed by Good Living Group LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55851 (640 Edgewood Dr).

**E. STAFF UPDATES**

**MINUTES**

1. Minutes from October 16, 2025 Meeting

**G. ADJOURN**

# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Variance application PZ25-00455 filed by Westover Investments requesting a variance from Article 2.V, Item 2 of Chapter 41 of the Code of the City of Danville, Virginia that requires road frontage for each lot at Parcel 70918 (Vandola Road).

## SUMMARY

The applicant requests a variance from Article 2.V, Item 2 for Parcel 70918 on Vandola Road, which requires each lot to have a minimum street frontage of twenty-five (25) feet. The subject property is a vacant lot zoned S-R, Suburban Residential. It is a flag lot, with approximately thirty (30) feet of frontage on Vandola Road that opens into a larger area of land in the rear. The rear area is adjacent to a mobile home park to the west and single-family homes to the east. The applicant proposes to subdivide the property into three parcels for single-family dwellings, one parcel to the west that will remain wooded, and one parcel to accommodate a private drive along the “pole” portion of the existing parcel. Because this subdivision will create four parcels without street frontage, a variance is required.

This item was postponed at the October 16, 2025, BZA meeting because the motion did not receive a majority vote. Since the meeting of October 16, 2025, the applicant has submitted a new drawing that includes a cul-de-sac design. A cul-de-sac design was discussed during the October meeting. The new design does not meet the Zoning Code. The proposed division creates four (4) non-conforming lots. The existing lot is conforming and suitable for construction of a single family dwelling.

## 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 property was acquired in good faith; however, the hardship was created by the applicant. The existing parcel has road frontage, and one single-family dwelling could be constructed by right without the need for a variance. 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 addition of three new single-family dwellings sharing a private drive could raise privacy concerns, affect drainage patterns, and create potential disputes or safety issues related to maintenance of the private drive. 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.*

The property's situation is unique as few properties in the area lack frontage on a public street. This condition is not so common as to justify a zoning code amendment. 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 would allow a single-family dwelling on a parcel lacking the required street frontage, a use not otherwise permitted. This application DOES NOT 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 denial of PZ25-00455 for a variance from Article 2.V Item 2 at Parcel 70918 (Vandola Road).

### **ATTACHMENTS**

1. Application
2. Drawing 2
3. Vandola Rd\_Aerials Map
4. Owners Zoning Map

# CITY OF DANVILLE

Community Development — Board of Zoning Appeals

## VARIANCE APPLICATION

BZA applications must be completed by the twentieth (20th) day of the prior month to be eligible for the third-Thursday meeting agenda.

### APPLICANT PROVIDED INFORMATION

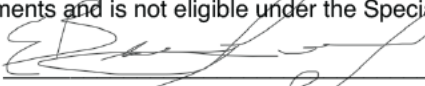
Property Location (address/ID#):	Vandola Dr — Parcel ID 70918
Applicant:	Westover Investments
Applicant's Address:	PO Box 474, Colfax, NC 27235
Applicant's Phone Number:	██████████
Applicant's E-mail:	████████████████████


### Variance Request Description

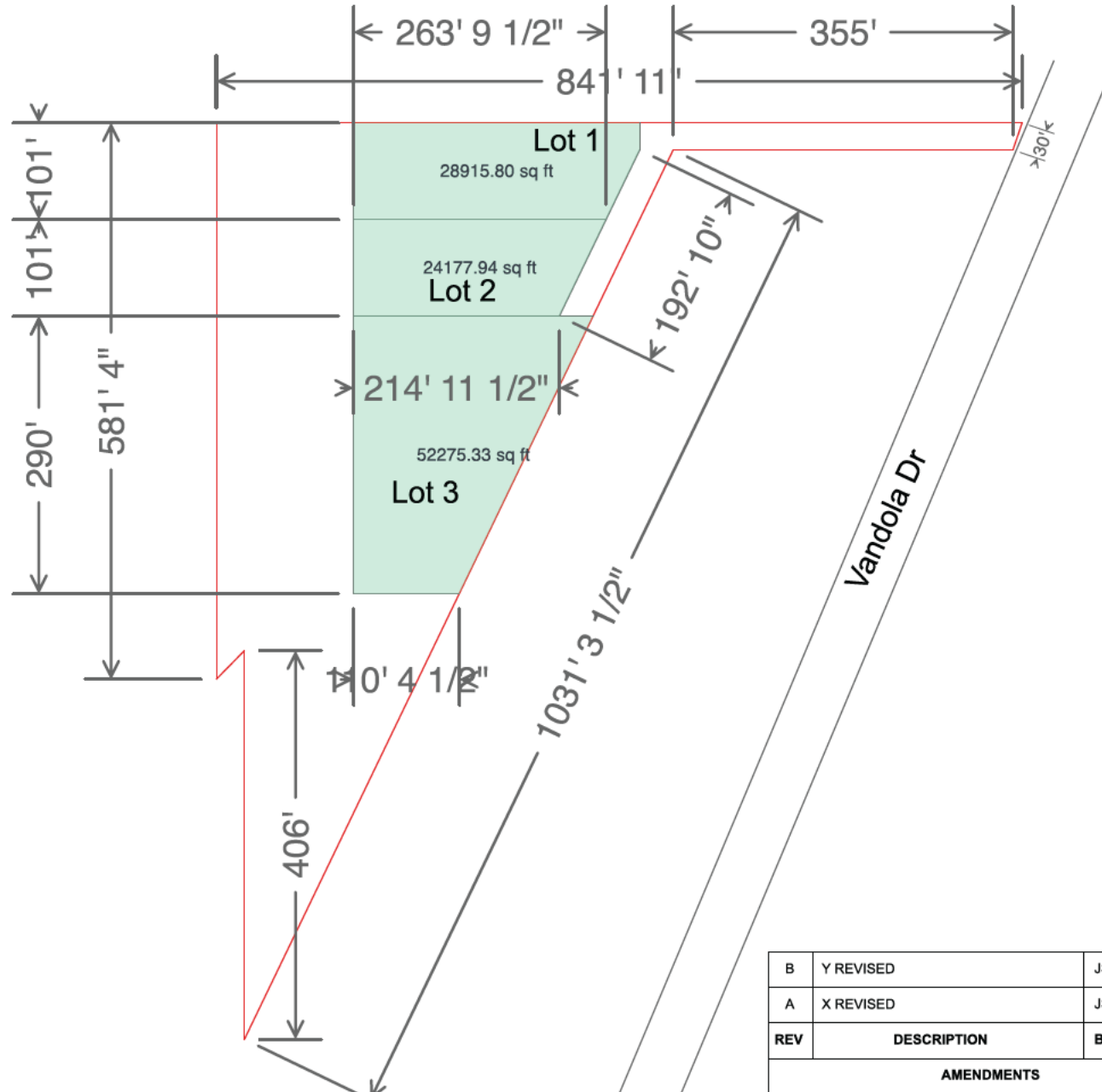
Requesting a zoning variance to allow subdivision of Parcel ID 70918 into three lots (Lot 1: 28,915.80 sq ft; Lot 2: 24,177.94 sq ft; Lot 3: 52,275.33 sq ft), where strict application of frontage, lot width, or setback standards cannot be achieved due to the parcel's irregular shape and depth. The right-of-way will be extended to provide access to all three lots. The remaining land not used in the subdivision, approximately 3.58 acres, will remain designated as greenways and will not be buildable or splittable.

### Justifications

- i. Explain how you did not create the hardship you need a variance to overcome:** The hardship arises from the irregular triangular shape and depth of the parcel, which predates the current zoning ordinance.
- ii. Explain how granting the variance will not negatively impact your neighbors and properties close by:** All proposed lots meet or exceed minimum area requirements, and proposed development will be consistent with the residential character of Vandola Dr.
- iii. Explain why the hardship on your property is unique and not something that affects similar properties in the same zoning district:** The parcel's unusual dimensions (narrow frontage on Vandola Dr. and irregular depth) make compliance with current frontage/setback standards impracticable compared to standard rectangular lots in the district.
- iv. Explain why granting the variance will not result in a use that is not otherwise allowed on the property or a change in the property's zoning classification:** The variance does not alter the zoning classification; all uses remain consistent with the existing zoning district.
- v. The relief or remedy sought by the variance application is not available with a Special Use Permit:** The relief relates solely to dimensional requirements and is not eligible under the Special Use Permit process.

Applicant Signature:  Date: \_\_\_\_\_

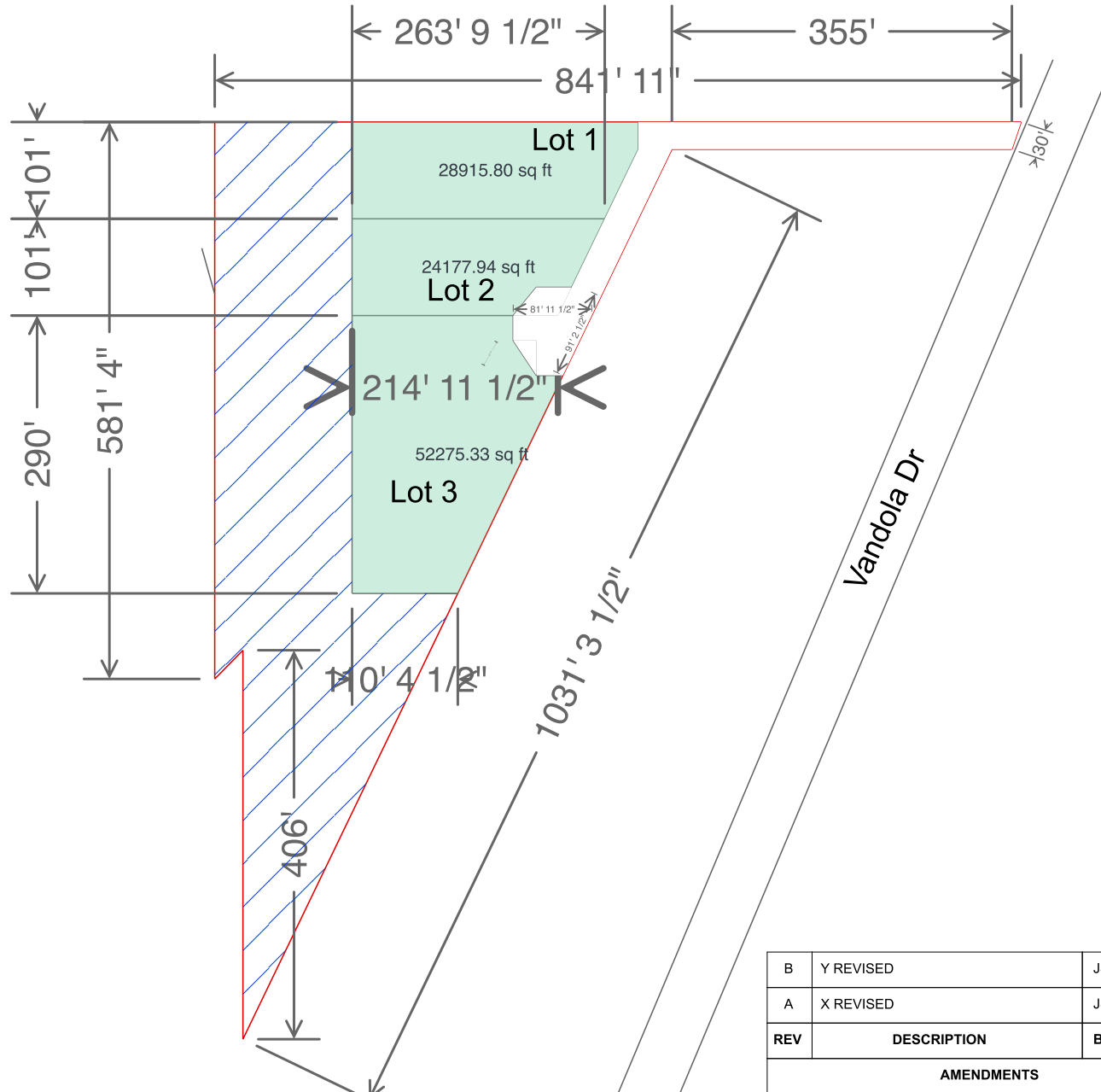
Property Owner Signature (if not applicant):  Date: \_\_\_\_\_



B	Y REVISED	JS	05/02/24
A	X REVISED	JS	05/01/24
REV	DESCRIPTION	BY	DATE
AMENDMENTS			

SITE Vandola Dr Parcel ID 70918	SCALE 1:50, 1:100	DATE 05/02/2024	DRAWN BY Edward Berry Leonard
TITLE Vandola	PROJECT NO. 000000	DRAWING NO. 000000	SHEET NO. A01

**Westover Investments**  
 PO Box 474  
 Colfax NC 27235  
 321-297-4992



B	Y REVISED	JS	05/02/24
A	X REVISED	JS	05/01/24
REV	DESCRIPTION	BY	DATE
AMENDMENTS			

SITE Vandola Dr Parcel ID 70918	SCALE 1:50, 1:100	DATE 05/02/2024	DRAWN BY Edward Berry Leonard
TITLE Vandola	PROJECT NO. 000000	DRAWING NO. 000000	SHEET NO. A01

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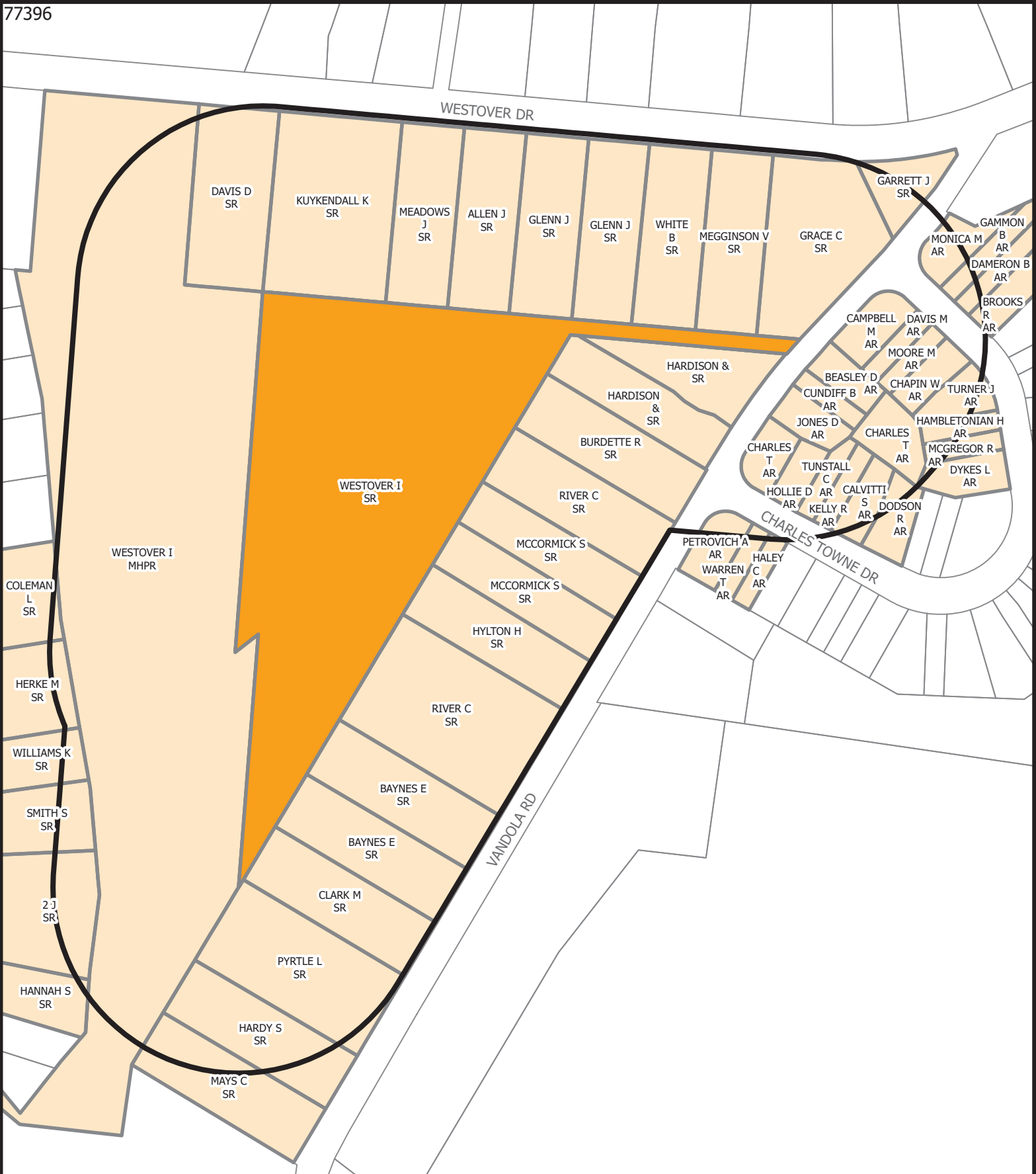


### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/6/2025



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

Prepared by:  
Planning Division  
9/11/2025



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# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00475 requested by Maan Homes LLC, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 25359 (222 Howeland Circle).

222 Howeland Circle is a three (3) bedroom single-family dwelling that is zoned OT-R Old Town Residential. The occupancy load has been established at five (5) people based on the City of Danville Real Estate Card and a property 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. As of November 13, 2025, the owner needs to install exit plans and smoke alarms.

### **Additional Information**

Off-Street Parking: Yes (Paved)

Property Management: Preferred Management / Katie Newcomb

Nearby Short-Term Rentals: Yes (185 Howeland Cir, 121 Howeland, 162 Howeland Cir, 115 Howeland Cir.)

### **Recommendation**

The Planning Division recommends that the Board of Zoning Appeals carefully consider Special Exception Permit Application PZ25-00475 at Parcel 25359 (222 Howeland Cir) to allow a short-term rental in accordance with Article 2, Section Y. There are several other short-term rentals in the area.

### **ATTACHMENTS**

1. 222 Howeland Application\_Redacted
2. 222 Howeland C of O draft
3. 222 Howeland STR BZA Neighbor Letter
4. 222 Howeland\_Short Term Rental
5. 222 Howeland\_Owners Zoning Map
6. 222 Howeland\_Aerials Map
7. 222 howeland sign photo



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

### SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

### PLANNING DIVISION PROVIDED INFORMATION

Application #: P725-00475 PC Meeting Date: Oct. 16 2025  
 Date Received: Sept. 18 2025 Received By: Arsenio Day  
 Parcel ID: 25359 Address: 222 Howland Cir  
 Existing Zoning: Of-r Future Land Use: Of-r

DANVILLE, VA

### Applicant Provided Information

Property Location (Address/ID#): 222 Howeland Circle Danville, VA 24541

Property Owner: Maan Homes LLC / Xiomara Vanessa Lopez

Owner's Address: 2300 Wilson Blvd Suite 700 Arlington, VA 22201

Owner's Phone Number: [REDACTED]

Owner's E-mail: [REDACTED]

Property Manager: Preferred Management Group LLC

Property Manager Address: 321 Lynn Street Ste A Danville, VA 24541

Property Manager Phone #: [REDACTED]

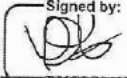
Property Manager E-mail: [REDACTED]

Is there off-street parking available? Yes

Describe Proposed Request: Requesting to use the property as a short term rental

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Xiomara Vanessa Lopez  
\_\_\_\_\_  
Owner Name (Print)                      Date  
8/8/2025

Signed by:  
  
\_\_\_\_\_  
Owner Signature                      Date  
8/8/2025

\_\_\_\_\_  
Applicant Name (Print)                      Date

\_\_\_\_\_  
Applicant Signature                      Date

# 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:**

222 HOWELAND CIR.  
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 Permit #:** B25-000067

**Building Owner and Address:**

MANN HOMES LLC  
2300 WILSON BLVD #700  
ARLINGTON VA 22201

**Occupancy Load:** 5 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**



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

September 19, 2025

Dear property owner(s):

This letter notifies you, in accordance with Virginia state law, that the City of Danville received the following application:

*Special Exception Permit application PZ25-00475 filed by Xiomara Lopez to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 25359 (222 Howeland Cir).*

### PROPOSAL SUMMARY

*Short-term rental application at 222 Howeland Cir.*

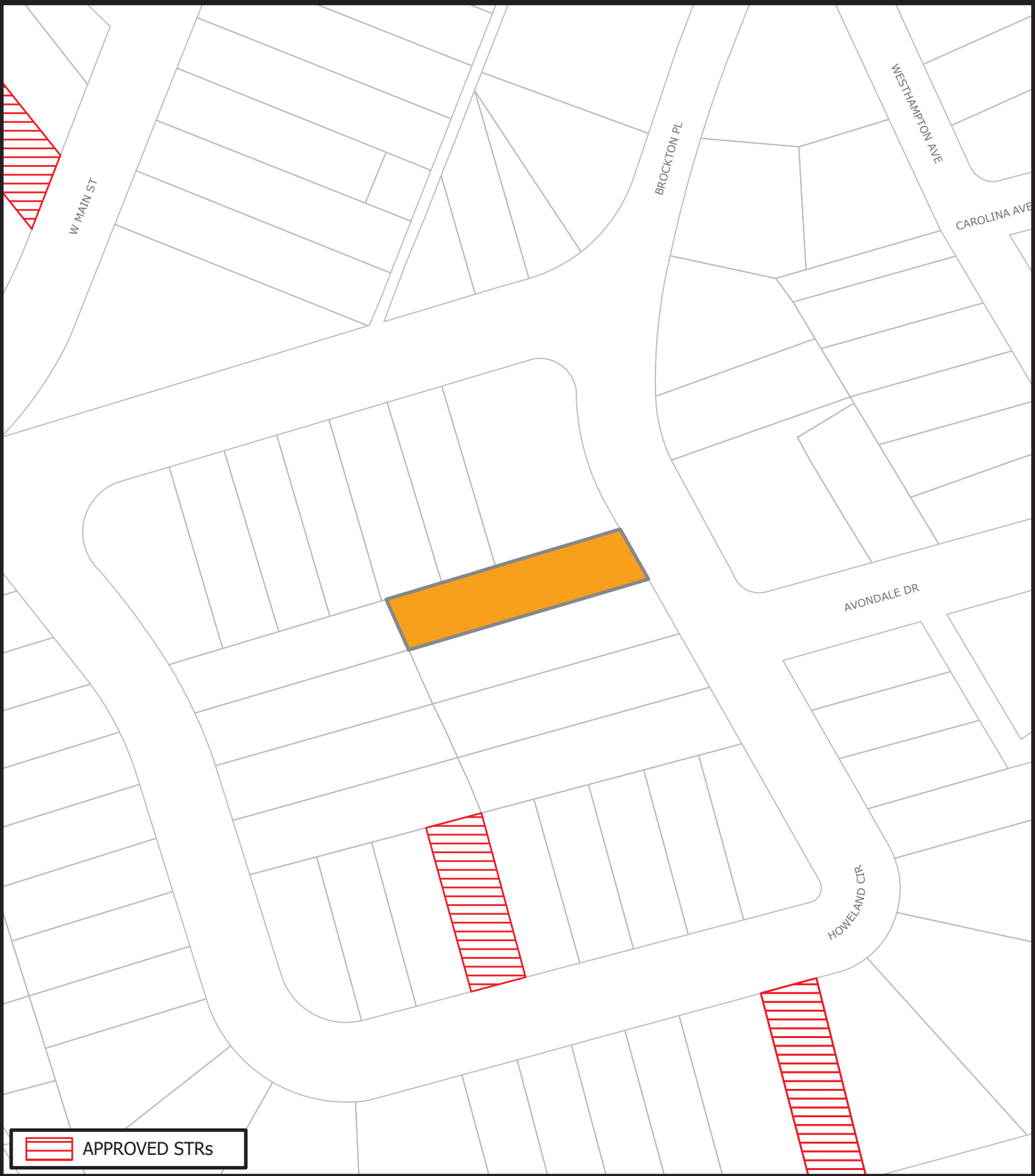
### PUBLIC INPUT

The Danville City Board of Zoning Appeals scheduled this request for a public hearing October 16, 2025 AT 10:00 A.M. in the 4th Floor City Council Chambers of City Hall. Anyone may attend this public hearing to express opinions regarding the proposal. The Commission will vote on either approval or denial of this proposed request.

The BZA agenda is available on the City's website, [danvilleva.gov](http://danvilleva.gov) a week before the meeting. **Please review the agenda before the public meeting to confirm this matter is still scheduled on the above-referenced date.** Public meetings are televised on River City TV. If we may further assist you, please contact us at (434) 799-5260.

Sincerely,  
Arsenio Day  
STR Technician





**SUBJECT PROPERTY WITH 300 FT BUFFER**

Prepared by:  
 Planning Division  
 9/19/2025



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

Prepared by:  
Planning Division  
9/19/2025



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### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
9/19/2025



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Oct 22, 2025 at 1:32:20 PM  
Danville



# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00476 requested by Darrel Williams and Karen Eady-Williams, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 21572 (806 Main Street).

806 Main Street is a six (6) bedroom single-family dwelling that is zoned OT-R Old Town Residential. The occupancy load has been established at twenty-nine (29) people based on the City of Danville Real Estate Card and a property 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 (Paved)  
Property Management: Jennifer Church  
Nearby Short-Term Rentals: Yes (782 Main St, 200 Jefferson Ave)

### **Recommendation**

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00476 at Parcel 21572 (806 Main St.) to allow a short-term rental in accordance with Article 2, Section Y.

### **ATTACHMENTS**

1. Special Exception Permit 806 Main Street \_Redacted
2. 806 Main C of O draft
3. 806 Main BZA STR Neighbor Letter
4. 806 Main St\_Short Term Rental
5. 806 Main St\_Aerials Map
6. 806 Main St\_Owners Zoning Map
7. 806 Main Sign Photo



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

### SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

### PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00476 PC Meeting Date: Nov. 20, 2025  
Date Received: Sept. 18 2025 Received By: Arsenio Day  
Parcel ID: 21572 Address: 806 Main St  
Existing Zoning: Ot-r Future Land Use: Ot-r

### Applicant Provided Information

Property Location (Address/ID#): 806 Main st.

Property Owner: Darrel Williams & Karen Eady-Williams

Owner's Address: 512 Grandin Rd.

Owner's Phone Number: [REDACTED]

Owner's E-mail: [REDACTED]

Property Manager: Jennifer Church

Property Manager Address: 2059 Goodes Rd.

Property Manager Phone #: [REDACTED]

Property Manager E-mail: [REDACTED]

Is there off-street parking available? Yes

Describe Proposed Request: We are ~~requesting~~ seeking approval to use our home at 806 Main for short term rental. We have 6 bedrooms and a minimum of 7 off street parking spaces. thanks for your consideration. Darrel

Darrel Williams 9/18/25 [Signature] 9/18/25  
Owner Name (Print) Date Owner Signature Date

Darrel Williams 9/18/25 [Signature] 9/18/25  
Applicant Name (Print) Date Applicant Signature Date

# 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:**

806 N MAIN ST.  
DANVILLE, VA, 24540

**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:**

WILLIAMS DARREL J SR  
512 GRANDIN RD  
CHARLOTTE, NC 28208

**Occupancy Load:** 29 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**



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

October 21, 2025

Dear property owner(s):

This letter notifies you, in accordance with Virginia state law, that the City of Danville received the following application:

*Special Exception Permit application PZ25-00476 filed by Darrel Williams & Karen Williams to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 21572 (806 Main St).*

### PROPOSAL SUMMARY

*Short-term rental application at 806 Main St.*

### PUBLIC INPUT

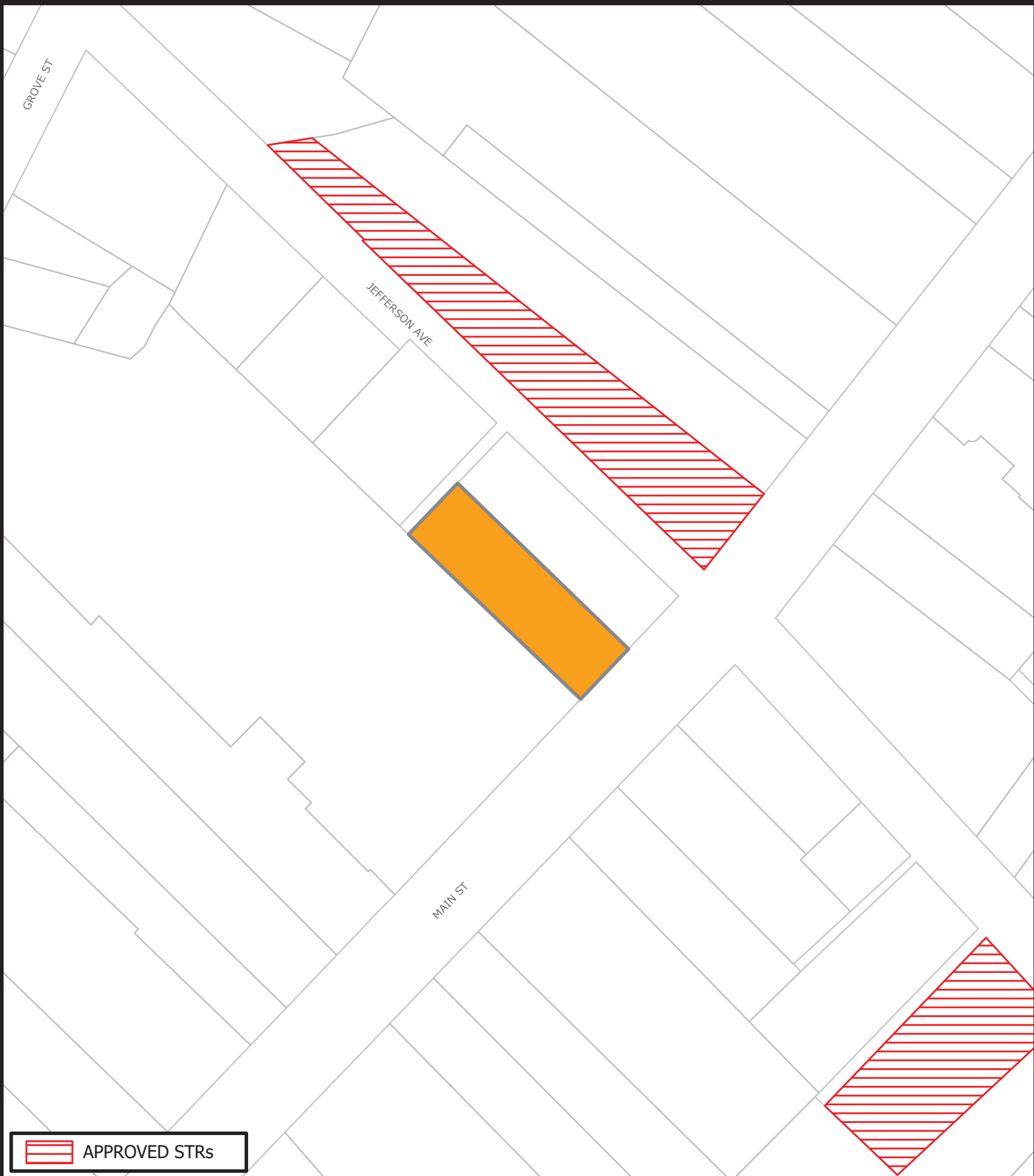
The Danville City Board of Zoning Appeals scheduled this request for a public hearing November 20, 2025 AT 10:00 A.M. in the 4th Floor City Council Chambers of City Hall. Anyone may attend this public hearing to express opinions regarding the proposal. The Board of Zoning Appeals will vote to either approve or deny this request.

The BZA agenda is available on the City's website, [danvilleva.gov](http://danvilleva.gov) a week before the meeting. Please review the agenda before the public meeting to confirm this matter is still scheduled on the above-referenced date. Public meetings are televised on River City TV. If we may further assist you, please contact us at (434) 799-5260.

Sincerely,

Arsenio Day  
Short Term Rental Technician  
[Dayam@danvilleva.gov](mailto:Dayam@danvilleva.gov)  
434-799-5260 ext. 2490





 APPROVED STRs

**SUBJECT PROPERTY WITH 300 FT BUFFER**

Prepared by:  
Planning Division  
10/2/2025



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## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/2/2025



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

Prepared by:  
Planning Division  
10/2/2025



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Oct 22, 2025 at 1:39:18 PM  
Danville



# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00520 requested by Jason Pierce, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55413 (37 Stokesland Avenue).

37 Stokesland Avenue is a two (2) bedroom single-family dwelling that is zoned OT-R Old Town Residential. The occupancy load has been established at five (5) people based on the City of Danville Real Estate Card and a property 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: Annette Miles  
Nearby Short-Term Rentals: No

### **Recommendation**

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00520 at Parcel 55413 (37 Stokesland Avenue) to allow a short-term rental in accordance with Article 2, Section Y.

### **ATTACHMENTS**

1. 37 Stokesland Avenue Application\_Redacted
2. 37 Stokesland C of O draft
3. 37 Stokesland BZA STR Neighbor Letter
4. 37 Stokesland\_Short Term Rental
5. 37 Stokesland\_Owners Zoning Map
6. 37 Stokesland\_Aerials Map
7. 37 STokesland Sign Photo (2)



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

### SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

#### PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00520 BZA Meeting Date: Nov. 20, 2025  
Date Received: Oct. 16 2025 Received By: Arsenio Day  
Parcel ID: 55413 Address: 37 Stokesland

#### APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 37 Stokesland Ave  
Applicant: Jason Pierce  
Applicant's Address: 2514 Sherwood St, Greensboro NC 27403  
Applicant's Phone Number: [REDACTED]  
Applicant's E-mail: [REDACTED]  
Property Manager: Annette Miles  
Manager's Phone Number: [REDACTED]  
Manager's Address: 203 N RIDGE ST, Danville, VA, 24541, USA

DANVILLE, VA

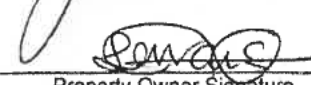
Is there off-street parking?  Yes  No

Number of bedrooms: 2

Describe Proposed Request: We plan to rent this property through AirBnB

- I have closed out if any, all building, mechanical, electrical, and plumbing permits.
- I have completed ALL renovations, meaning I am NOT undergoing any renovations and will not be undergoing any renovations prior to my BZA meeting date.
- I do not have any Property Maintenance Cases open on the proposed property. (has the city sent you or the previous owner any violation letters?)
- I have posted emergency exit plans in each bedroom.
- I have an unused ABC type fire extinguisher in the kitchen.
- I have interconnected smoke alarms installed in every bedroom and common space.
- I have posted emergency contact info for both the local police and the property manager.
- I am ready for a Certificate of Occupancy inspection on the date of this application.

While not required, having these items completed before attending your meeting with BZA can greatly increase your odds for approval.

<u>Jason Pierce</u> Applicant Name	<u></u> Applicant Signature	<u>10/15/25</u> Date
<u>Horraine Kingham</u> Property Owner Name (if not applicant)	<u></u> Property Owner Signature (if not applicant)	<u>10/15/25</u> Date

# 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:**

37 STOKESLAND 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:**

KINGHAM LORRAINE  
2514 SHERWOOD ST,  
GREENSBORO, NC 27403

**Occupancy Load:** 5 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**



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

October 21, 2025

Dear property owner(s):

This letter notifies you, in accordance with Virginia state law, that the City of Danville received the following application:

*Special Exception Permit application PZ25-00520 filed by Jason Pierce to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55413 (37 Stokesland).*

### PROPOSAL SUMMARY

*Short-term rental application at 37 Stokesland Ave.*

### PUBLIC INPUT

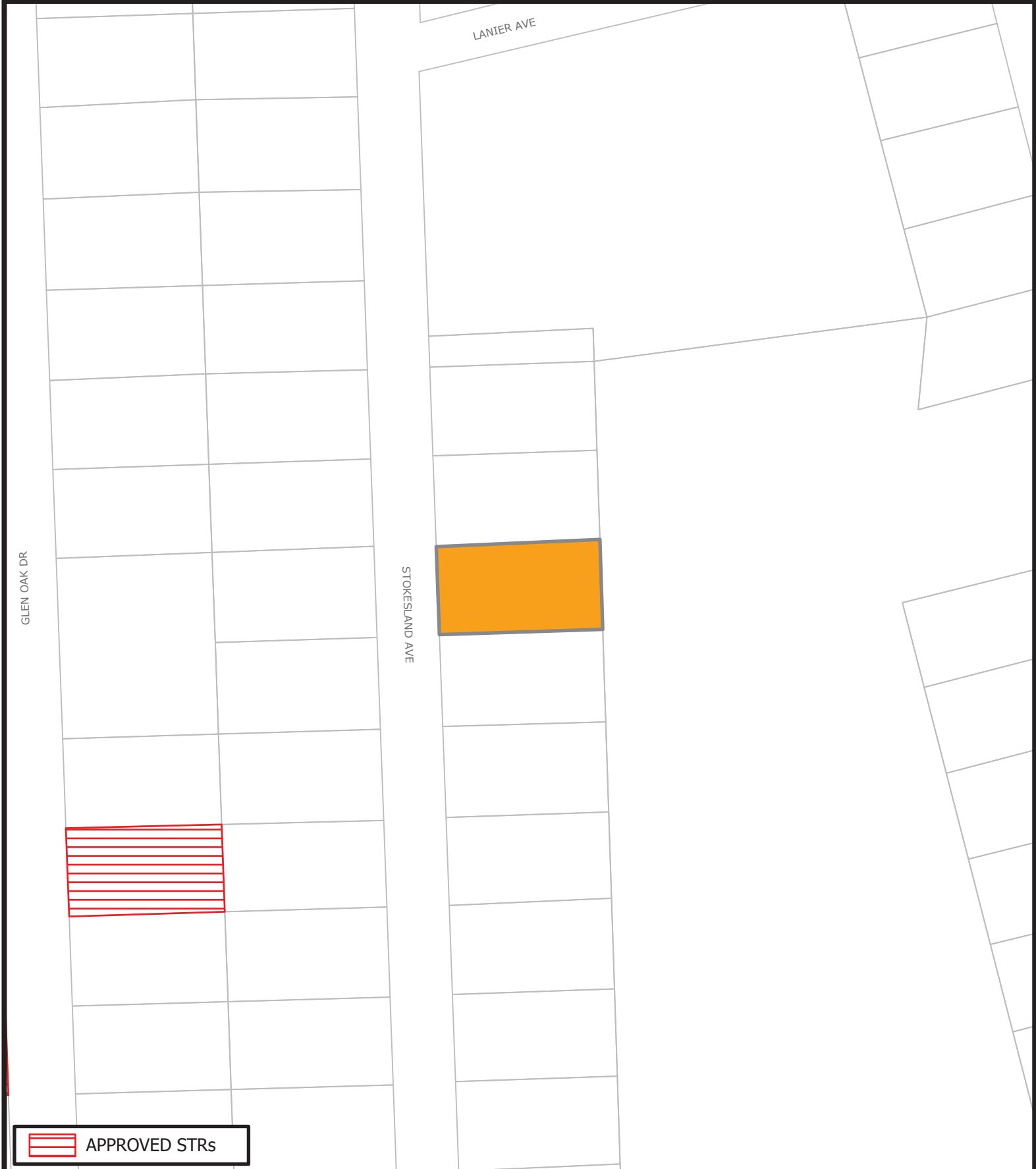
The Danville City Board of Zoning Appeals scheduled this request for a public hearing November 20, 2025 AT 10:00 A.M. in the 4th Floor City Council Chambers of City Hall. Anyone may attend this public hearing to express opinions regarding the proposal. The Board of Zoning Appeals will vote to either approve or deny this request.

The BZA agenda is available on the City's website, [danvilleva.gov](http://danvilleva.gov) a week before the meeting. Please review the agenda before the public meeting to confirm this matter is still scheduled on the above-referenced date. Public meetings are televised on River City TV. If we may further assist you, please contact us at (434) 799-5260.

Sincerely,

Arsenio Day  
Short Term Rental Technician  
[Dayam@danvilleva.gov](mailto:Dayam@danvilleva.gov)  
434-799-5260 ext. 2490





GLEN OAK DR

LANIER AVE

STOKESLAND AVE

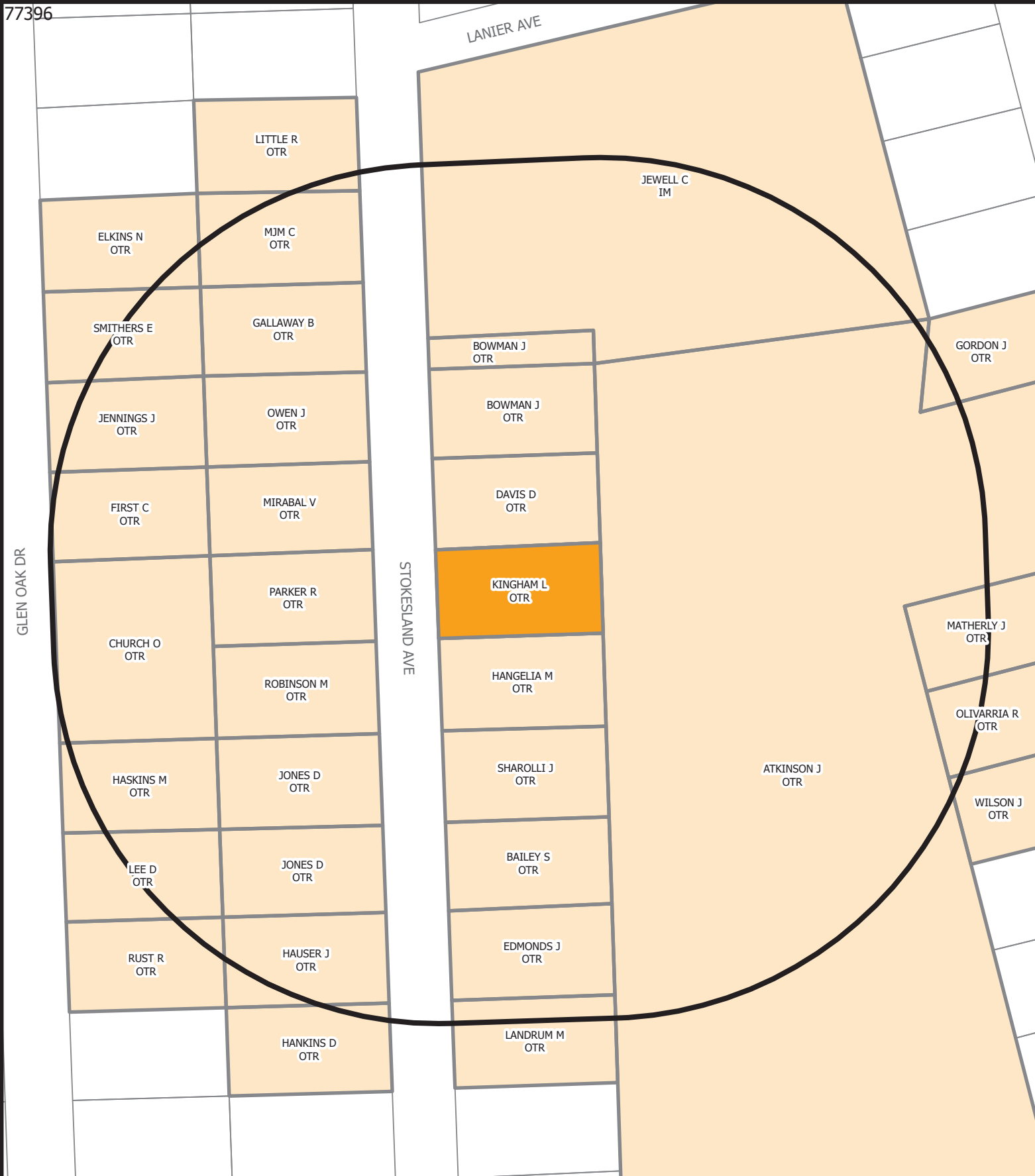
 APPROVED STRs

**SUBJECT PROPERTY WITH 300 FT BUFFER**

Prepared by:  
 Planning Division  
 10/20/2025



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  
10/20/2025



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  
10/20/2025



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.

Oct 22, 2025 at 1:57:29 PM  
Danville



# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00527 filed by DM Woodstock Enterprise LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 71088 (128 Avalon Drive).

128 Avalon Drive is a four (4) bedroom single-family dwelling that is zoned S-R Suburban Residential. The occupancy load has been established at seven (7) people based on the City of Danville Real Estate Card and a property 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: Misty Adams  
Nearby Short-Term Rentals: No

**Recommendation**

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00527 at Parcel 52277 (128 Avalon Drive) to allow a short-term rental in accordance with Article 2, Section Y.

**ATTACHMENTS**

1. 128 Avalon STR SEP\_Redacted
2. 128 avalon C of O draft
3. 128 Avalon BZA STR Neighbor Letter
4. 128 Avalon Dr\_Owners Zoning Map (2)
5. 128 Avalon Dr\_Short Term Rental
6. 128 Avalon\_Aerials Map
7. 128 avalon Sign Photo



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

### SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

#### PLANNING DIVISION PROVIDED INFORMATION

Application #: P125-00459 BZA Meeting Date: Nov. 20 2025  
Date Received: Oct. 20 2025 Received By: Arsenio Day  
Parcel ID: 71088 Address: 128 Avalon Dr

#### APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 128 Avalon Dr.  
Applicant: DM woodstock enterprise LLC  
Applicant's Address: 117 woodstock way - 24541  
Applicant's Phone Number: [REDACTED]  
Applicant's E-mail: [REDACTED]  
Property Manager: Misty Adams  
Manager's Phone Number: [REDACTED]  
Manager's Address: 117 woodstock way - Danville 24541

DANVILLE, VA

Is there off-street parking?  Yes  No

Number of bedrooms: 4

Describe Proposed Request: STR USE

- I have closed out if any, all building, mechanical, electrical, and plumbing permits.
- I have completed ALL renovations, meaning I am NOT undergoing any renovations and will not be undergoing any renovations prior to my BZA meeting date.
- I do not have any Property Maintenance Cases open on the proposed property. (has the city sent you or the previous owner any violation letters?)
- I have posted emergency exit plans in each bedroom.
- I have an unused ABC type fire extinguisher in the kitchen.
- I have interconnected smoke alarms installed in every bedroom and common space.
- I have posted emergency contact info for both the local police and the property manager.
- I am ready for a Certificate of Occupancy inspection on the date of this application.

While not required, having these items completed before attending your meeting with BZA can greatly increase your odds for approval.

Misty Adams  
Applicant Name

Misty Adams  
Applicant Signature

10/20/25  
Date

\_\_\_\_\_  
Property Owner Name  
(if not applicant)

\_\_\_\_\_  
Property Owner Signature  
(if not applicant) Date

# 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:**

128 AVALON DR,  
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:**

DM WOODSTOCK ENTERPRISE LLC  
117 WOODSTOCK WAY  
DANVILLE VA 24541

**Occupancy Load:** 7 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**



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

October 21, 2025

Dear property owner(s):

This letter notifies you, in accordance with Virginia state law, that the City of Danville received the following application:

*Special Exception Permit application PZ25-00527 filed by DM Woodstock Enterprise LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 71088 (128 Avalon).*

### PROPOSAL SUMMARY

*Short-term rental application at 128 Avalon Dr.*

### PUBLIC INPUT

The Danville City Board of Zoning Appeals scheduled this request for a public hearing November 20, 2025 AT 10:00 A.M. in the 4th Floor City Council Chambers of City Hall. Anyone may attend this public hearing to express opinions regarding the proposal. The Board of Zoning Appeals will vote to either approve or deny this request.

The BZA agenda is available on the City's website, [danvilleva.gov](http://danvilleva.gov) a week before the meeting. Please review the agenda before the public meeting to confirm this matter is still scheduled on the above-referenced date. Public meetings are televised on River City TV. If we may further assist you, please contact us at (434) 799-5260.

Sincerely,

Arsenio Day  
Short Term Rental Technician  
[Dayam@danvilleva.gov](mailto:Dayam@danvilleva.gov)  
434-799-5260 ext. 2490



BEECHWOOD LN

WESTOVER DR

CLAY D SR

SOYARS K SR

SOYARS D SR

FORD D SR

GARRETT L SR

JONES K SR

DAVIS D SR

SCARCE H SR

TURNER T SR

SETLIFF H SR

SOYARS K SR

BERNI D SR

DM W SR

MACIAS L SR

WALKER T SR

SULTER S SR

WESTOVER I MHPR

DIX S SR

HUNDLEY R SR

WALL W SR

COOK S SR

WENTZ J SR

COOK'S SR

CARDINAL R SR

AVALON DR

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

Prepared by:  
Planning Division  
10/21/2025



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.



 APPROVED STRs

### SUBJECT PROPERTY WITH 300 FT BUFFER

Prepared by:  
Planning Division  
10/21/2025



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### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/21/2025



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Oct 22, 2025 at 2:51:20 PM  
Danville



# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00529 filed by Kelsey Donley to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 57309 (172 Garden Grove Street).

172 Garden Grove Street is a two (2) bedroom single-family dwelling that is zoned OT-R Old Town Residential. The occupancy load has been established at four (4) people based on the City of Danville Real Estate Card and a property 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. As of November 13, 2025, the owner needs to install exit plans.

### **Additional Information**

Off-Street Parking: Yes (Paved)  
Property Management: Preferred management / Katie Newcomb  
Nearby Short-Term Rentals: Yes (156 Garden Grove St, 133 Garden Grove St.)

### **Recommendation**

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00529 at Parcel 57309 (172 Garden Grove Street) to allow a short-term rental in accordance with Article 2, Section Y.

### **ATTACHMENTS**

1. 172 Garden Grove St Application \_Redacted
2. 172 garden grove c of o draft
3. 172 Garden Grove BZA STR Neighbor Letter
4. 172 Garden Grove\_Short Term Rental
5. 172 Garden Grove\_Owners Zoning Map
6. 172 Garden Grove\_Aerials Map
7. 172 garden grve sign photo



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

### SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

#### PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00629 BZA Meeting Date: Nov. 20 2025  
Date Received: Oct. 20 2025 Received By: Arsenio Day  
Parcel ID: 57309 Address: 172 garden grove

#### APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 172 Garden Grove Street Danville, Va 24541  
Applicant: Kelsey Donley  
Applicant's Address: 3905 Railroad Ave Suite 205S Fairfax, VA 22030  
Applicant's Phone Number: [REDACTED]  
Applicant's E-mail: [REDACTED]  
Property Manager: Katie Newcomb  
Manager's Phone Number: [REDACTED]  
Manager's Address: 321 Lynn Street Suite A Danville VA, 24541

# 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:**

172 GARDEN GROVE 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:**

LEGACY HOME COLLECTIVE LLC  
3905 RAILROAD AVE #205S  
FAIRFAX VA 22030

**Occupancy Load:** 4 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**



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

October 21, 2025

Dear property owner(s):

This letter notifies you, in accordance with Virginia state law, that the City of Danville received the following application:

*Special Exception Permit application PZ25-00529 filed by Kelsey Donley to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 57309 (172 Garden Grove).*

### PROPOSAL SUMMARY

*Short-term rental application at 172 Garden Grove*

### PUBLIC INPUT

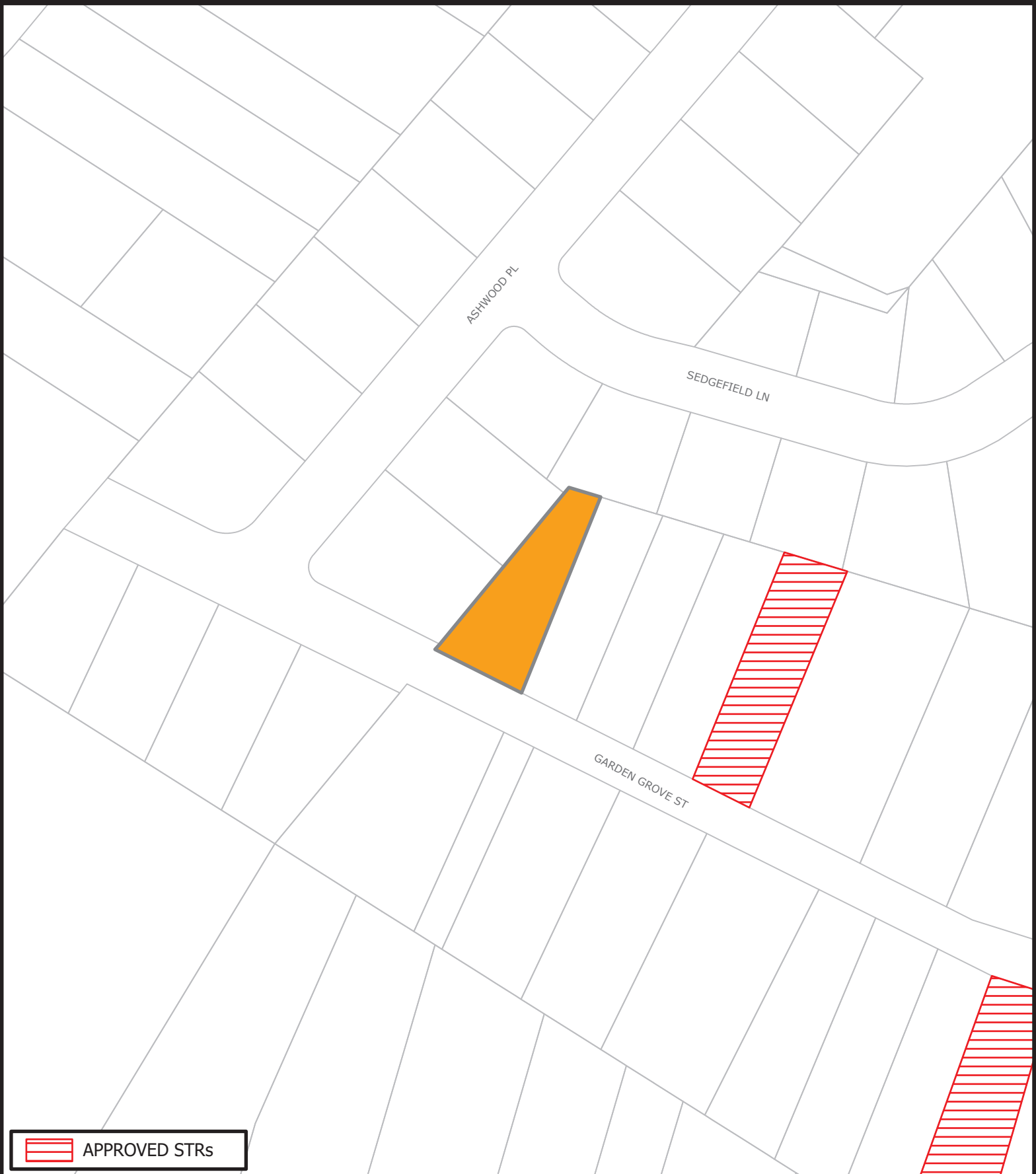
The Danville City Board of Zoning Appeals scheduled this request for a public hearing November 20, 2025 AT 10:00 A.M. in the 4th Floor City Council Chambers of City Hall. Anyone may attend this public hearing to express opinions regarding the proposal. The Board of Zoning Appeals will vote to either approve or deny this request.

The BZA agenda is available on the City's website, [danvilleva.gov](http://danvilleva.gov) a week before the meeting. Please review the agenda before the public meeting to confirm this matter is still scheduled on the above-referenced date. Public meetings are televised on River City TV. If we may further assist you, please contact us at (434) 799-5260.

Sincerely,

Arsenio Day  
Short Term Rental Technician  
[Dayam@danvilleva.gov](mailto:Dayam@danvilleva.gov)  
434-799-5260 ext. 2490





 APPROVED STRs

**SUBJECT PROPERTY WITH 300 FT BUFFER**

Prepared by:  
Planning Division  
10/21/2025



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

Prepared by:  
Planning Division  
10/21/2025



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### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/21/2025



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Oct 22, 2025 at 2:10:49 PM  
Danville



# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00528 filed by Good Living Group LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 53583 (179 Oakwood Cir).

179 Oakwood Cir. Is a four (4) bedroom single-family dwelling that is zoned S-R Suburban Residential. The occupancy load has been established at Twelve (12) people based on the City of Danville Real Estate Card and a property 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. As of November 13, 2025, the owner needs to install exit plans.

### **Additional Information**

Off-Street Parking: Yes (Paved)  
Property Management: Preferred Management / Katie Newcomb  
Nearby Short-Term Rentals: Yes (255 Oakwood Cir.)

### **Recommendation**

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00528 at Parcel 53583 (179 Oakwood Cir.) to allow a short-term rental in accordance with Article 2, Section Y.

### **ATTACHMENTS**

1. 179 oakwood str sep application\_Redacted
2. 179 oakwood c fo o draft
3. 179 Oakwood BZA STR Neighbor Letter
4. 179 Oakwood\_Short Term Rental
5. 179 Oakwood\_Owners Zoning Map
6. 179 Oakwood\_Aerials Map
7. 179 oakwood sign photo



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

### SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

#### PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00528 BZA Meeting Date: Nov. 20 2025  
Date Received: Oct. 20 2025 Received By: Arsenio Day  
Parcel ID: 53583 Address: 179 Oakwood Cir

#### APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 179 Oakwood Circle Danville, VA 24541  
Applicant: Good Living Group LLC  
Applicant's Address: 3905 Railroad Ave 205S Fairfax, VA 22030  
Applicant's Phone Number: [REDACTED]  
Applicant's E-mail: [REDACTED]  
Property Manager: Katie Newcomb  
Manager's Phone Number: [REDACTED]  
Manager's Address: 321 Lynn St A Danville, VA 24541

DANVILLE, VA

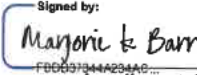
Is there off-street parking?  Yes  No

Number of bedrooms: 4

Describe Proposed Request: I would like to operate this home to provide short term housing for guests to the city of Danville

- I have closed out if any, all building, mechanical, electrical, and plumbing permits.
- I have completed ALL renovations, meaning I am NOT undergoing any renovations and will not be undergoing any renovations prior to my BZA meeting date.
- I do not have any Property Maintenance Cases open on the proposed property. (has the city sent you or the previous owner any violation letters?)
- I have posted emergency exit plans in each bedroom.
- I have an unused ABC type fire extinguisher in the kitchen.
- I have interconnected smoke alarms installed in every bedroom and common space.
- I have posted emergency contact info for both the local police and the property manager.
- I am ready for a Certificate of Occupancy inspection on the date of this application.

While not required, having these items completed before attending your meeting with BZA can greatly increase your odds for approval.

<u>Marjorie Barr</u>	<small>Signed by:</small> 	<u>10/20/2025</u>
Applicant Name	Applicant Signature	Date
<hr/>		
Property Owner Name (if not applicant)	Property Owner Signature (if not applicant)	Date

# 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:**  
179 OAKWOOD CIR, 24541  
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:**  
GOOD LIVING GROUP LLC  
3905 RAILROAD AVE #205S  
FAIRFAX VA 22030

**Occupancy Load:** 12 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**



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

October 21, 2025

Dear property owner(s):

This letter notifies you, in accordance with Virginia state law, that the City of Danville received the following application:

*Special Exception Permit application PZ25-00528 filed by Good Living Group LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 53583 (179 Oakwood Cir).*

### PROPOSAL SUMMARY

*Short-term rental application at 179 Oakwood Cir*

### PUBLIC INPUT

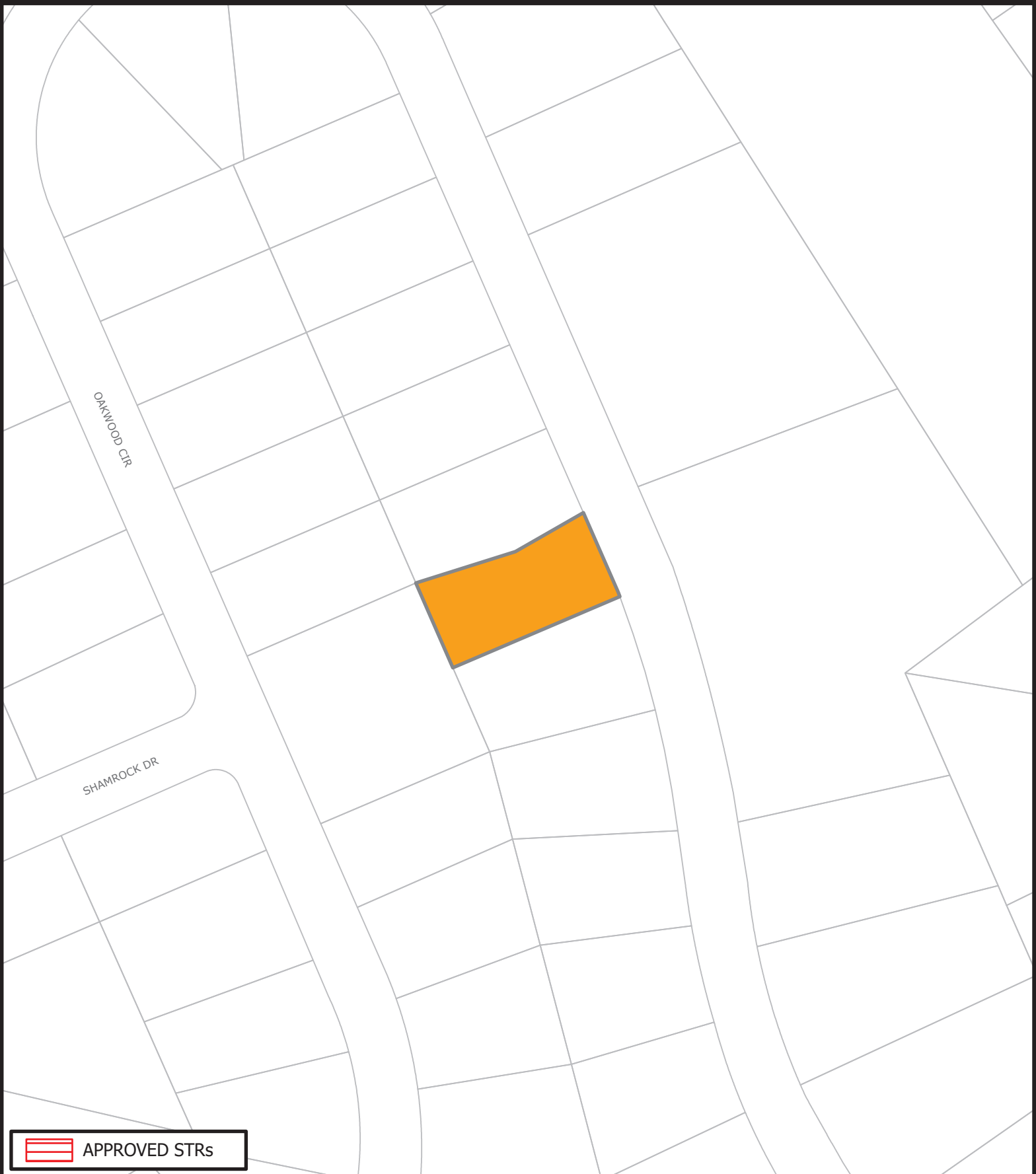
The Danville City Board of Zoning Appeals scheduled this request for a public hearing November 20, 2025 AT 10:00 A.M. in the 4th Floor City Council Chambers of City Hall. Anyone may attend this public hearing to express opinions regarding the proposal. The Board of Zoning Appeals will vote to either approve or deny this request.

The BZA agenda is available on the City's website, [danvilleva.gov](http://danvilleva.gov) a week before the meeting. Please review the agenda before the public meeting to confirm this matter is still scheduled on the above-referenced date. Public meetings are televised on River City TV. If we may further assist you, please contact us at (434) 799-5260.

Sincerely,

Arsenio Day  
Short Term Rental Technician  
[Dayam@danvilleva.gov](mailto:Dayam@danvilleva.gov)  
434-799-5260 ext. 2490



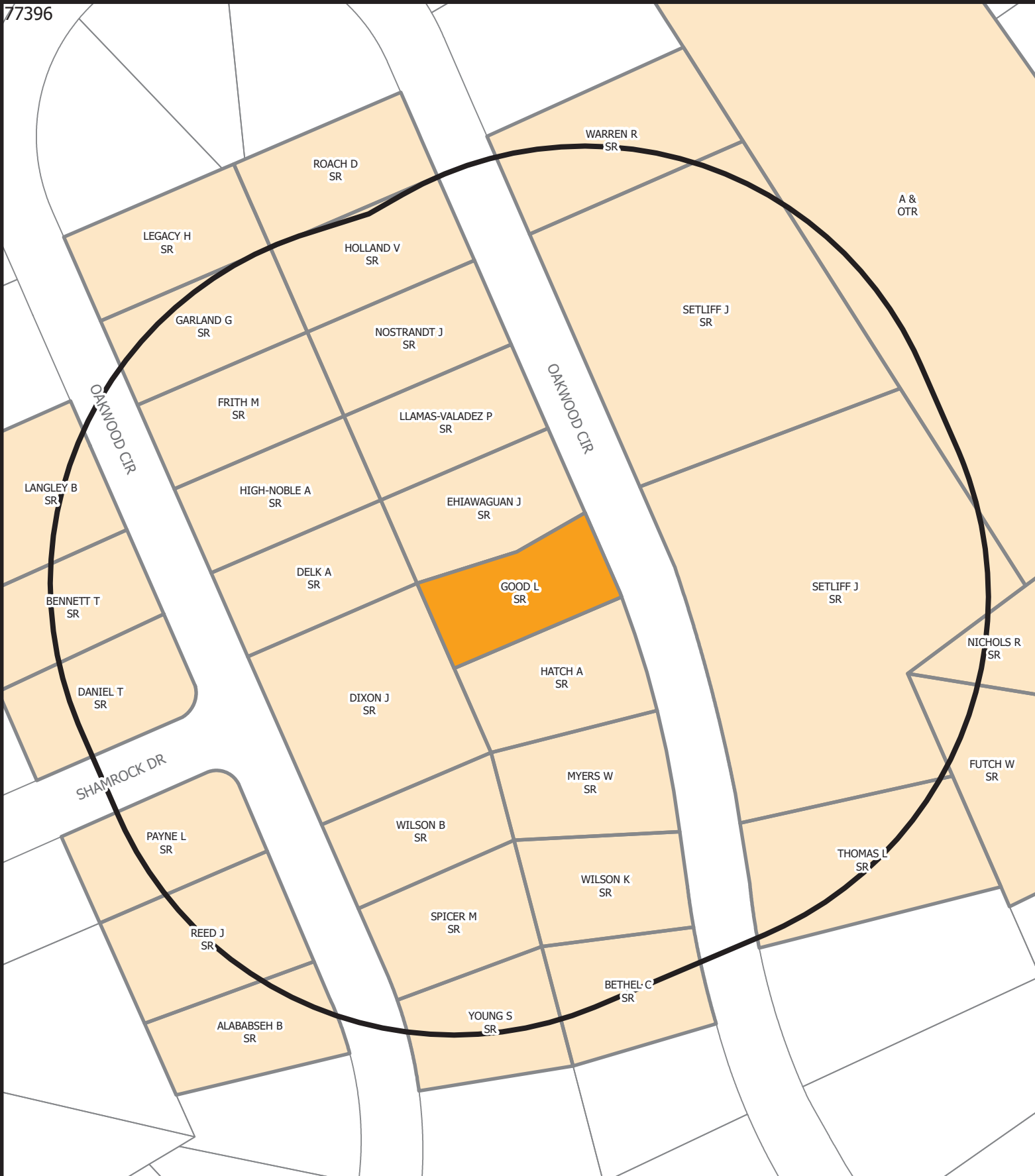


### SUBJECT PROPERTY WITH 300 FT BUFFER

Prepared by:  
Planning Division  
10/21/2025



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

Prepared by:  
Planning Division  
10/21/2025



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### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/21/2025



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Oct 22, 2025 at 2:23:35 PM  
Danville



# STAFF REPORT

DATE: November 20, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00530 filed by Good Living Group LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55851 (640 Edgewood Dr).

640 Edgewood Drive is a three (3) bedroom single-family dwelling that is zoned S-R Suburban Residential. The occupancy load has been established at nine (9) people based on the City of Danville Real Estate Card and a property 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. As of November 13, 2025, the owner needs to install exit plans.

### **Additional Information**

Off-Street Parking: Yes (paved)  
Property Management: Preferred Management / Katie Newcomb  
Nearby Short-Term Rentals: No

### **Recommendation**

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00530 at Parcel 55851 (640 Edgewood Dr) to allow a short-term rental in accordance with Article 2, Section Y.

### **ATTACHMENTS**

1. 640 edgewood str sep application\_Redacted
2. 640 edgewood C of o draft
3. 640 Edgewood BZA STR Neighbor Letter
4. 640 Edgewood\_Short Term Rental
5. 640 Edgewood Dr\_Owners Zoning Map
6. 640 Edgewood\_Aerials Map
7. 640 edgewood Sign Photo



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

### SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

#### PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00530 BZA Meeting Date: Nov. 20 2025  
Date Received: Oct. 20 2025 Received By: Arsenio Day  
Parcel ID: 55851 Address: 640 edgerood dr

#### APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 640 Edgewood Dr Danville, VA 24541  
Applicant: Good Living Group LLC  
Applicant's Address: 3905 Railroad Ave 205S Fairfax, VA 22030  
Applicant's Phone Number: [REDACTED]  
Applicant's E-mail: [REDACTED]  
Property Manager: Katie Newcomb  
Manager's Phone Number: [REDACTED]  
Manager's Address: 321 Lynn St Suite A DAnville, VA 24541

# 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:**

640 EDGEWOOD DR,  
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:**

GOOD LIVING GROUP LLC  
3905 RAILROAD AVE #205S,  
FAIRFAX, VA 22030

**Occupancy Load:** 9 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**



# CITY OF DANVILLE

## Community Development Board of Zoning Appeals

October 21, 2025

Dear property owner(s):

This letter notifies you, in accordance with Virginia state law, that the City of Danville received the following application:

*Special Exception Permit application PZ25-00530 filed by Good Living Group LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 55851 (640 Edgewood Dr).*

### PROPOSAL SUMMARY

*Short-term rental application at 640 Edgewood Dr.*

### PUBLIC INPUT

The Danville City Board of Zoning Appeals scheduled this request for a public hearing November 20, 2025 AT 10:00 A.M. in the 4th Floor City Council Chambers of City Hall. Anyone may attend this public hearing to express opinions regarding the proposal. The Board of Zoning Appeals will vote to either approve or deny this request.

The BZA agenda is available on the City's website, [danvilleva.gov](http://danvilleva.gov) a week before the meeting. Please review the agenda before the public meeting to confirm this matter is still scheduled on the above-referenced date. Public meetings are televised on River City TV. If we may further assist you, please contact us at (434) 799-5260.

Sincerely,

Arsenio Day  
Short Term Rental Technician  
[Dayam@danvilleva.gov](mailto:Dayam@danvilleva.gov)  
434-799-5260 ext. 2490





**SUBJECT PROPERTY WITH 300 FT BUFFER**

Prepared by:  
 Planning Division  
 10/21/2025



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Oct 22, 2025 at 2:02:38 PM  
Danville



# BOARD OF ZONING APPEALS MEETING

OCTOBER 16, 2025

## Members Present

Ann Sasser Evans  
Gus Dyer  
Nicole Garrison  
Nicholas Piccolo  
Lawrence Meder

## Members Absent

Lonnie Jones  
Newton Ray

## Staff

Shanika Williams  
Stefanie Jackson  
Ryan Dodson  
Arsenio Day  
Cynthia Lester  
Renee Burton

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

## I. ITEMS FOR PUBLIC HEARING

### OLD BUSINESS

1. *Special Exception Permit application PZ25-00411 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).*

### Mr. Dyer opened the Public Hearing

Mr. Bennett stated. The property is right beside the CVS off West Main.

Mr. Petrick stated. Is this the first house beside CVS?

Ms. Bennett stated. No, it is the second house.

Mr. Petrick stated. Do you still operate some type of business in the first house?

Ms. Bennett stated. Yes, administrative offices are there, and I do a little property management there.

Ms. Evans stated. Looks like there were 2 signs laying in the grass.

Ms. Bennett stated. I haven't seen the signs but when I spoke to Mr. Day, my husband and I went up there we do have a family living there temporarily while I try to find housing for them.

### Mr. Dyer closed the Public Hearing

**Ms. Garrison made a motion to approve application PZ25-00411 with occupancy of 8 people. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.**

### NEW BUSINESS

1. *Variance Application PZ25-00442 filed by Shalice Walker, requesting a variance from Article 3. C. Section A of Chapter 41 of the Code of the City of Danville, Virginia states that public sewer is required and lots shall not be permitted with private septic systems at (Parcel 75898) 148 Martha Street.*

### Mr. Dyer opened the Public Hearing

Ms. Smith stated. I am speaking for my daughter Shalice Walker she is away in the military. 148 Martha Street is not accessible for sewage, that is why we have a septic tank.

Mr. Petrick stated. How is 148 Martha Street assigned a street number with no frontage on the street?

Ms. Smith stated. I don't know.

Ms. Burton stated. The address we have on file we try to look back on it has been there a very long time.

Ms. Smith stated. We are on a private road; Martha Street is opposite us. It was the county, and they annexed it to the city.

Mr. Petrick stated. What kind of access do you have to this lot? It probably was subdivided when it was county property. Is there any type of formal legal agreement on the deed that gives her access to her property. If you move and sell your property, the person that buys it doesn't have to grant access to this lot.

Ms. Smith stated. We have a road that is on the Warners property, and we signed paper agreeing to access.

**Mr. Dyer closed the Public Hearing**

Mr. Meder stated. Is there a reason that the city doesn't agree that there be water and sewage?

Ms. Burton stated. There is water, and sewage hasn't reached that far.

**Mr. Meder made a motion to approve application PZ25-00442. Mr. Piccolo seconded the motion. The motion was approved by a 5-0 vote.**

2. *Variance Application PZ25-00443 filed by Shalice Walker, requesting a variance from Article 2. V. Item 2 of Chapter 41 of the Code of the City of Danville, Virginia that requires road frontage for each lot at (Parcel 75898) 148 Martha Street.*

**Mr. Dyer opened the Public Hearing**

Mr. Dyer stated. This is a lot that the city acquired a lot that was in the county, and it does not live up to our current requirements. It seems to me applying for this variance would be if you are creating a new subdivision. If the lot already exists, we would be required to approve something that has already been done.

Ms. Burton stated. Yes, historically this is a situation where the lots are divided prior annexation to the city of Danville, however the lot has remained vacant now the applicant is wanting to construct a new single-family dwelling and because of that in order to issue a permit we have to make sure this legal non-conforming lot becomes conforming and that's where the variance come in.

Mr. Petrick stated. This will allow them to receive zoning clearance?

Ms. Burton stated. That's right.

**Mr. Dyer closed the Public Hearing**

**Ms. Evans made a motion to approved application PZ25-00443. Ms. Garrison seconded the motion. The motion was approved by a 5-0 vote.**

3. *Special Exception Permit Application PZ25-00469 requested by Mohamed and Najoua Srioud, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at (Parcel 22747) 505 Wimbish Drive.*

**Mr. Dyer opened the Public Hearing**

Mr. Srioud stated. I will be managing the property.

Ms. Evans stated. When I went by there was a lot of foliage in front of the house you could barely see the house. Wondering if you plan to trim those back especially the trash trees.

Mr. Srioud stated. Actually, the access of the house is on Wimbish Drive and the access is on Briarcliff Lane. But yes, I can cut it.

**Mr. Dyer closed the Public Hearing**

**Ms. Garison made a motion to approve application PZ25-00469 with occupancy list at 8 people. Mr. Meder seconded the motion. The motion was approved by a 5-0 vote.**

4. *Special Exception Permit Application PZ25-00478 requested by 2JD LLC, to allow a short-term rental as the primary use in accordance with Article 2, Section Y at (Parcel 23409) 1021 Main Street.*

**Mr. Dyer opened the Public Hearing**

Ms. Newcomb stated. This is Dawn Baker; she's one of the owners of 2JD LLC. You guys know we were going with the last apartment in the main structure in the front at 1021 Main Street.

Mr. Dyer stated. There are already three short-term rentals approved in the building, right?

Ms. Newcomb stated. There are four short-term rentals there. One was existing prior.

Mr. Dyer stated. In our guidelines we are told not to do more than one unit per building in a multi-unit building. But we already have 3 in a 4-unit building.

Ms. Burton stated. There is a waiver for a special use permit that will allow you to have more than one unit within a structure and they have received that, and City Council have recommended approval of that and have allowed them to ask for this fifth one. Now it is up to the Board of Zoning Appeal to grant a special exception permit for that fifth.

Mr. Dyer stated. It seems to me that the building with 3 and 4 short-term rentals, I wouldn't want to be a long-term tenant there.

Ms. Newcomb stated. We do have 2 long-term tenants in the building in the back.

Ms. Burton stated. But they are separate.

Mr. Dyer stated. How many short-term rentals are on this property?

Ms. Newcomb stated. Seven, there are 4 in the front house, and we are going for the fifth, and what we call the middle building are 2-bedroom 1 bath apartments and the other structure which is a 2-bedroom, 1/12 bath.

Mr. Dyer stated. Do you have any issue with parking for your long-term rentals?

Ms. Newcomb stated. We actually have a whole paved parking lot in the back of the building, not all of them are labeled 1021 but the entire paved parking lot is for this building.

**Mr. Dyer closed the Public Hearing**

Ms. Evans stated. Is the inspection and exit plan done?

Mr. Day stated. Yes.

**Mr. Piccolo made a motion to approve application PZ25-00478. Ms. Evan seconded the motion. The motion was approved by a 4-1 vote.**

5. *Variance Application PZ25-00455 filed by Westover Investments requesting a variance from Article 2. V. Item 2 of Chapter 41 of the Code of the City of Danville, Virginia that requires road frontage for each lot at (Parcel 70918) Vandola Road.*

**Mr. Dyer opened the Public Hearing**

Mr. Leonard stated. I am the owner of the parcel and apartments next door, we are asking for 25-foot requirement for road frontage so we can make it into 3 lots verse 1 large lot, primary because we feel like we can get 3 home sites in there. Our goal is to put 3 home sites with the right of way that's existing. The right of way is on my property, so it the full right of way coming off of Vandola.

Mr. Meder stated. What kind of homes?

Mr. Leonard stated. It is currently zoned for stick built or modular.

Mr. Dyer stated. Are you seeking this to subdivide the double lots or planning to build homes there.

Mr. Leonard stated. We haven't decided yet.

Mr. Meder stated. Are there water and sewage there?

Mr. Leonard stated. It goes through that property so before I purchased the property the city came in and the water and sewage went directly behind where the lots would be at. I took the mobile home out of the septic and put it in sewage; it is city water and sewage. Also, there is a parcel you can see I will have that is the green area to separate the mobile park area so it could not be future developed at all.

Ms. Evans stated. Did you say the homes would be for purchase or rent?

Mr. Leonard stated. Purchase.

Ms. Garrison stated. That third lot I'm assuming leading into the driveway.

Mr. Leonard stated. Yes, I would extend the right of way on the deed so when we split the lots, I will make that a right of way for all the property owners. As you see some lots, they have a shared right of way which is a deeded right of way, I own the property.

Mr. Dyer stated. Can that property be deeded to the city and become part of right away?

Ms. Burton stated. Current regulation of the right of way is 50 feet wide.

Mr. Dyer stated. So, this property cannot be deeded to the city and added to the right of way.

Ms. Burton stated. The entire property.

Mr. Dyer stated. No, the access road.

Ms. Burton stated. No, it does not meet the standard.

Mr. Dyer stated. Are there other subdivided lots in the city that do exist?

Ms. Burton stated. You are saying right of way, but the correct term is easement. Easement to allow the max to remain to the additional properties. When the survey is complete it will have to be lot 1,2 and 3, and the easement will remain for the public services.

Mr. Dyer stated. The easement would be someone who owns a piece of property, and they grant an easement so someone can cross their property to get to the other piece of property. What we are talking about here is a stand-alone piece of property.

Ms. Burton stated. It would not be allowed to be a stand-alone, it would have to be connected to that northern lot.

Mr. Dyer stated. We already have a lot that are subdivided, it already exists, here we are asked to allow them to create a lot.

Ms. Burton stated. We are creating at least 2 non-conforming lots.

Mr. Dyer stated. Are they on zero lot line developed on this property?

Ms. Burton stated. You may have single-family home on a zero-lot line, but you have to get special permit, you will need to submit a site plan at that time.

Mr. Leonard stated. The lot is more conducive for individual homes because it is unlevel and there is going to be a lot of land work to be done to hook together.

Mr. Dyer stated. The homes do not have to be attached; you can have a large lot with multiple single-family homes.

Mr. Leonard stated. The one thing I was trying to avoid is having a large development come in, so if I only do 3 it doesn't require an HOA to come in.

Mr. Dyer state. We will be restricted to 3 homes, one for each lot. I appreciate the city saying we should not be creating lot without road frontage.

Mr. Leonard stated. One reason I think is a good area having the city sewage there. As an investor getting outside the city and there is no sewage then you have to perk and add more septic tanks.

Ms. Burton stated. The difference is legal non-conforming lot on Martha Street you have a variance for development in this case your variance will create legal non-conforming lots. This is not public right away, it is an easement also known as a driveway, your trash pickup will not come down this street. All trash from the lot will need to be taken to Vandola.

#### **Mr. Dyer closed the Public Hearing**

Mr. Dyer stated. This is a very large lot under current city zoning code you can put only one house on it correct; the city is wasting a lot of land.

Ms. Burton stated. That is correct, there are a lot of individuals that would love to have a parcel with 6 acres with only one house on it. This is not public right away, it is an easement also known as a driveway, your trash pickup will not come down this street. All trash from the lots will need to be taken to Vandola.

Mr. Dyer stated. Would you supply a paved driveway?

Mr. Leonard stated. Yes, whatever I am required to do, probably asphalt for sure.

Mr. Dyer stated. Will you be willing to provide a 3-point turn around?

Mr. Leonard stated. Yes.

**Mr. Piccolo made a motion to approve application PZ25-00455, Mr. Meder amended the motion with a 3-point turn around. Ms. Garrison seconded the motion. The motion failed by a 3-2 vote. Mr. Piccolo made a motion to postpone application PZ25-00455. Mr. Meder seconded the motion. The motion was approved by a 3-2 vote.**

6. *Special Exception Permit Application PZ25-00473 requested by David Abts. to allow a short-term rental as the primary use in accordance with Article 2, Section Y at (Parcel 78177) 370 Shoreham Drive.*

#### **Mr. Dyer opened the Public Hearing**

Ms. Abts stated. Mr. David Abts is not the applicant, he is the owner who is my father-in-law, we are interested in purchasing the property if approved.

Mr. Dyer stated. Are you aware in the deed of the restricted covenant that prevents you from using this property as a short-term rental?

Ms. Abts stated. Initially when we applied for the application, we had our lawyer review the restricted covenant that was set in 2001, they initially stated the restricted covenant did not specify against short-term rental.

Mr. Dyer stated. What were reasons, it specifies it should not be used for non-residential purposes?

Ms. Abts stated. The lawyers reviewed it and said it did not specifically say for short-term rental.

Ms. Burton stated. This Board of Zoning Appeal is not within purview of private conversation, nor do we determine whether a short-term rental is residential use or commercial use that is not within our purview.

Mr. Dyer stated. We are allowed to decide if it is residential use or not. Also, is the individual allowed to judge the veracity of the applicant that buys a piece of property, sign a document saying I'm not going to do this and turn around and does it.

Ms. Burton stated. You are allowed to determine if the application meets the requirements of the short-term rental. And decide whether to grant a special exception permit for that use.

Mr. Dyer stated. You are aware of the restricted covenant, I can ask that question.

Ms. Burton stated. Yes.

Ms. Abts stated. I am now but when I applied, we were under the assumption it did not.

Mr. Dyer stated. Your legal counsel felt like this was not in the restricted covenant?

Ms. Abts. Yes.

Mr. Dyer stated. Is your legal counsel here?

Ms. Abts stated. No.

Mr. Dyer stated. Can you tell us who your legal counsel is?

Ms. Abts stated. Do I need to at this point?

Ms. Burton stated. No that's not important.

Mr. Dyer stated. So, you are refusing to answer the question.

Ms. Burton stated. That is not something that is determined on the particular case.

Mr. Dyer stated. If we allow free range to make any decision we should be allowed to ask any questions.

Ms. Garrison stated. So, you currently do not own this property.

Ms. Abts stated. No.

Ms. Garrison stated. And if it is not granted you will not buy the property.

Ms. Abts stated. Correct.

Ms. Garrison stated. Will the property be up for sale anyway?

Ms. Abts stated. Yes.

Mr. Meder stated. This seems like a very large house, what would be the occupancy?

Mr. Day stated. 12.

Ms. Evans stated. It says the property manager is Megan Dalton.

Ms. Abts stated. I will be the property manager; I live 4 hours away, but Megan Dalton lives in Danville, and she would be my emergency contact. If we were to be approved, we would hire a property manager here in Danville.

Mr. Newnam stated. I live 2 doors down from this piece of property, have been in that neighborhood for 50 years, 26 years on that piece of property I live now. The neighborhood has always been single-family residential, and the homes are pretty nice and big I would say. This is quiet neighborhood and has always been residential.

Ms. Burnett stated. I represent the Daniel Group; I have a copy of the letter I sent to the board.



Shoreham Drive.pdf

The deed to Mr. Abts does say subject to all restrictions and covenants, they were recorded at that time I also handled that transaction for the Daniel Group when they sold that house to Mr. Abts. This house was built by the Daniel Group as a spec house to attract families to Windsor Heights, that has always been the character of the neighborhood. As Chairman Dyer mentioned there are restricted covenants on it, and it's supposed to be just for residential purposes.

Mr. Dyer stated. Can you clarify which covenant?

Ms. Burnett stated. The first covenant in the declaration that was recorded in the clerk's office says all the lots should be used exclusively for residential purposes.

Mr. Meder stated. Is there a reason that you haven't gone back to amend the covenant to exclusively say no short-term rentals?

Ms. Burnett stated. To amend the covenant, we would have to get a certain amount of the homeowners to agree to that, we can change covenant on property that hasn't been developed yet as a declarant but there is nothing we can do with the 2001 covenant.

Ms. Garrison stated. You're saying the covenant doesn't allow short-term rentals, how is some of the homes are renting for 1 to 3 months but not a long-term rental?

Ms. Burnett stated. I can't speak to any of those places that are rented.

Mr. Dyer stated. What it comes down to is what constitutes a resident, where you get your mail, where you register to vote. We are not allowed to determine what resident means but we are not here to enforce the restricted covenant what I am doing is evaluating the applicant signing a document stating they are not going to do something and turn around and do it. They are purchasing this house for non-residential use.

Mr. Coleman stated. I am the co-chairman and CEO of the Daniel Group which is the developers of Windsor Heights at Canals Place. It is an extension of existing Windsor Heights residential development; it is the latest extension. We have 26 parcels in this development. We are very concerned about the fabric of this neighborhood. It is being threatened.

Mr. Meder stated. Since the last time we met about a short-term rental in this neighborhood will you be updating your covenant specifically stating no short-term rentals? So, you will not have to give that speech next time.

Mr. Coleman stated. That's a good comment but I don't think it is practical because there is no group that is going to change 100%. Going forward we definitely will. If we were smart enough 50 years ago to understand short-term rentals we definitely would have put it in the covenant.

Mr. Bryant stated. I own 2 parcels to the left of this property, and I plan to build a house on that lot and it is going to be 30% less because of the short-term rental next door.

Ms. Hairston stated. Stranger Danger is going to be heightened because of the short-term rental people in and out all the time. Absentee landlords do not favor family style communities. Also, I think our kids will have to be guarded more carefully.

Ms. Garrison stated. Is the house currently vacant?

Ms. Hairston stated. It appears maybe his daughter lives there in the summer times. No one is there daily but the grass is cut. I understand the owner lives in Oregon somewhere.

Mr. Burns stated. If you grant this, I promise there will be a lawsuit filed by some of the homeowners seeking an injunction for this use because of breach of this restricted covenant.

Mr. Burns stated. Mr. Abts was there about a month ago with a UHAUL taking things out of the house and we haven't seen anyone since then. I do have a question about standing because the first thing Ms. Abts said when she came up was Mr. Abts wasn't the one that filed the application

**Mr. Dyer closed the Public Hearing**

**Mr. Meder made a motion to deny application PZ25-00473. Mr. Piccolo seconded the motion. The motion was approved by a 5-0 vote.**

**III. APPROVAL OF MINUTES FROM SEPTEMBER 18, 2025**

**September 18, 2025, minutes were approved by a unanimous vote.**

**IV. OTHER BUSINESS.**

**With no further business, the meeting was adjourned at 11:25 AM.**

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APPROVED