



CITY OF
**VIRGINIA
BEACH**

Board of Zoning Appeals January 7, 2026

Kevin Newton, Chairman
Robert Thornton, Vice Chairman
Myles Pocta, Secretary

City Staff:
Hannah Sabo, Zoning Administrator
Victoria Eisenberg, City Attorney

The Board of Zoning Appeals will conduct a Public Hearing on Wednesday, January 7, 2026, at 2:00 p.m., in the Council Chambers at City Hall, Building 1, 2nd Floor, 2401 Courthouse Drive. There is a staff briefing held at 1:00 p.m., in Room 2034, Building 1. All interested parties are invited to observe.

For information or to examine copies of proposed plans, ordinances or amendments call (757) 385-8074 or go to <https://planning.virginiabeach.gov> or visit the Planning Department, 2403 Courthouse Drive, Virginia Beach, VA by appointment.

Board of Zoning Appeals Agenda for January 7, 2026:

- A. Comments by Zoning Administration and Chairman
- B. Review of Public Hearing Cases
- C. Staff Briefings

Public Hearing at 2:00 p.m.

Case 2025-BZA-00083

Applicant: Sara Ramirez

Representative: Self Represented

Address: 2496 Seven Kings Road

Request: A variance to the required yard for a proposed inground swimming pool

Case 2025-BZA-00084

Applicant: Nicholas Haines

Representative: R. Edward Bourdon, Jr., esq, Sykes Bourdon Ahern & Levy

Address: 100 Butts Lane

Request: Variances to the required yards for a proposed single-family dwelling

Case 2025-BZA-00090

Applicant: Joseph Maloney

Representative: Self Represented

Address: 2332 Greenwell Road

Request: A variance to the required yard for a one story shed

Case 2025-BZA-00091

Applicant: Anthony Nero, Trustee

Representative: R. Edward Bourdon, Jr., esq, Sykes Bourdon Ahern & Levy

Address: 6408 Ocean Front Avenue

Request: Variances to the required yards and maximum impervious cover for a proposed building addition and an existing accessory structure

Case 2025-BZA-00092

Applicant: Beco Construction, Inc.

Representative: R. Edward Bourdon, Jr., esq, Sykes Bourdon Ahern & Levy

Address: 3400 Arctic Avenue

Request: Variances to the maximum allowable height and required yards for a proposed three-dwelling unit multi-family building

Case 2025-BZA-00093

Applicant: Alexander Flowe

Representative: Self Represented

Address: 2109 St. Marshall Street

Request: Variances to the required yards for an existing gazebo with chimney