CITY OF VIRGINIA BEACH

Board of Zoning Appeals
December 2, 2026

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

City Staff:

Hannah Sabo, Zoning Administrator
Victoria Eisenberg, City Attorney
Wilissa Blair-Miller, Senior Planner
Alyssa Didone, Planning Technician

A Board of Zoning Appeals public hearing is scheduled for 2:00 p.m. **Wednesday, December 2, 2026,** on the second floor of City Hall (Council Chambers, Building #1, 2401 Courthouse Drive).

Informal discussions and staff briefings will occur at 1:00 p.m. in room 2034 of Building #1. All interested parties are invited to observe the 1:00 p.m. informal meeting and/or the 2:00 p.m. public hearing.

Please visit https://virginiabeach.gov/BZA or call (757) 385-8074 for more details.

AGENDA:

A. Comments from Board Chair and/or zoning staff (1:00 p.m. to 2:00 p.m.)
B. Review of public hearing cases and staff briefing (1:00 p.m. to 2:00 p.m.)
C. Public hearing (2:00 p.m. to finish / variance cases typically called in order by case number)
D. Election of 2027 Board of Zoning Appeals officers
E. A resolution to schedule monthly City of Virginia Beach Board of Zoning Appeals meetings for the 2027 calendar year:

1. January 6th	5. May 5th	9. September 1st
2. February 3rd	6. June 2nd	10. October 6th
3. March 3rd	7. July 7th	11. November 3rd
4. April 7th	8. August 4th	12. December 1st

AGENDA CASES

- **CASE 2026-BZA-00096 (*VARIANCE REQUEST*)**
  Applicants: Steven and Lauren Obrien *(property owners)*
  Representatives: Steven and/or Lauren Obrien *(property owners)*
  Address: 1312 Paramore Drive
  Request: Variance to the required yard for a proposed building addition

- **CASE 2026-BZA-00097 (*VARIANCE REQUEST*)**
  Applicants: Brian Ward Murden Revocable Trust, Sara Conroy Murden Revocable Trust *(property owners)*
  Representative: R. Edward Bourdon Jr., Esq.*(attorney)*
  Address: 267 Ocean Hills Road
  Request: Variances to the required yards for proposed reconstruction of an elevated deck with steps

- **CASE 2026-BZA-00099 (*VARIANCE REQUEST*)**
  Applicant: Robert and Julie Pizzini Joint Revocable Living Trust *(property owner)*
  Representatives: Robert and/or Julie Pizzini *(property owners)*
  Address: 2332 Treesong Trail
  Request: Variance to the maximum allowable accessory structure floor area (existing shed and proposed detached garage)

- **CASE 2026-BZA-00100 (*VARIANCE REQUEST*)**
  Applicant: Domenick A. Marinaro *(property owner)*
  Representative: R. Edward Bourdon, Jr. Esq. *(attorney)*
  Address: 636 Lynn Shores Drive
  Request: Variance to the required yard for proposed building additions.

- **CASE 2026-BZA-00101 (*VARIANCE REQUEST*)**
  Applicant: Caitlin A Lawerence Revocable Living Trust *(property owner or contract buyer)*
  Representative: R. Edward Bourdon, Jr. Esq. *(attorney)*
  Address: 2741 River Road
  Request: Variance to the maximum allowable building height for proposed additions to a single-family dwelling.

- **CASE 2026-BZA-00102 (*VARIANCE REQUEST*)**
  Applicant: Altay Uzun *(property owner)*
  Representative: R. Edward Bourdon, Jr. Esq. *(attorney)*
  Address: 2417 Whaler Court
  Request: Variances to the required yard and maximum lot coverage for a proposed building addition.

- **CASE 2026-BZA-00103 (*VARIANCE REQUEST*)**
  Applicant: 6904 Holdings LLC *(property owner)*
  Representative: John W. Richardson, Esq. *(attorney)*
  Address: 6904 Ocean Front Ave
  Request: Variance to the maximum allowable building height for a proposed single-family dwelling.

- **CASE 2026-BZA-00104 *(APPEAL)***
  Appellants: Langboure Nolting Williams Revocable Trust, Lucy Addison Williams Revocable Trust *(property owners)*
  Representative: Grandy Palmer, Esq. *(attorney)*
  Address: 111 83rd Street (Unit A)
  Nature of Appeal: Appeal a zoning administrator, or designee, notice of violation dated September 9, 2026, pertaining to a violation of Article 1, Section 105(c) of the City Zoning Ordinance.

- **CASE 2026-BZA-00036 *(VARIANCE REQUEST)****(deferred from November 4, 2026)* Applicant: VEPCO/Dominion Power *(property owner)*
  Representative: Michael Chin *(agent for property owner)*
  Address: 1469 General Booth Boulevard
  Request: Variance to the maximum allowable height for a proposed security fence.

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