



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, second floor, 2401 Courthouse Drive. A staff briefing will be held at 1:00 p.m., in room 2034, building #1. All interested parties are invited to observe the 1:00 p.m. briefing.

For more information, please call (757) 385-8074 or visit [VB BZA webpage](#).

**Board of Zoning Appeals agenda for January 7, 2026:**

- **1 p.m. (Room 2034, Building #1, second floor)**
  - a) Comments by zoning administration and Board Chairman
  - b) Case briefings (City staff presentation to Board)
- **2 p.m. (Council Chambers – large auditorium, Building #1, second floor)**
  - a) Conduct public hearing (all cases heard in order listed below)

**Public Hearing Cases:**

- **Case 2025-BZA-00083**  
Applicants: *Sara and Luis 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: *AtlantiCoast Development, LLC*  
Representative: R. Edward Bourdon, Jr., esq, Sykes Bourdon Ahern & Levy, P.C.  
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 P. Nero Trust*  
Representative: R. Edward Bourdon, Jr., esq, Sykes Bourdon Ahern & Levy, P.C.  
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, P.C.

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

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