



CITY OF
**VIRGINIA
BEACH**

Board of Zoning Appeals
July 1, 2026

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

City Staff:

Hannah Sabo, Zoning Administrator
Victoria Eisenberg, City Attorney
Wilissa Blair-Miller, Planner III

A Board of Zoning Appeals public hearing is scheduled for 2:00 p.m. **Wednesday, July 1, 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)

AGENDA CASES

- **Case 2025-BZA-00089** (*variance request*)
Applicant: Heydar Nosratishamlou (*property owner*)
Representative: Heydar Nosratishamlou (*property owner*)
Address: 5141 Evesham Drive
Request: Variances to the required yards for an existing shed.
- **Case 2026-BZA-00022** (*variance request*)
Applicants: Daniel and Jillian Barnes (*property owners*)
Representatives: Daniel and/or Jillian Barnes (*property owners*)
Address: 3416 Green Holly Crescent
Request: Variance to the required yard for proposed building additions.
- **Case 2026-BZA-00024** (*variance request*)
Applicant: Freddie Daniels (*property owner*)
Representative: Mike Pickett (*agent*)
Address: 1426 Sangaree Circle
Request: Variance to the required yard for a proposed building addition.
- **Case 2026-BZA-00032** (*variance request*)
Applicant: Fortin Family Trust (*property owner*)
Representative: Billy Garrington of GPC Inc. (*agent*)
Address: 2504 Long Creek Drive
Request: Variance to the required yard for a proposed single-family dwelling.

- **Case 2026-BZA-00035** (*variance request*)
Applicants: Carlton and Cheryl Spraberry (*property owners*)
Representative: Joe Frampton (*contractor*)
Address: 1321 Five Point Road
Request: Variances to the required yard and to permit a greater amount of floor area than allowed for a proposed two-story accessory building.
- **Case 2026-BZA-00037** (*variance request*)
Applicants: Jennifer and Joshua Wilson (*property owners*)
Representative: William Ayer (*agent*)
Address: 1896 River Rock Arch
Request: Variance to the required yard for a proposed building addition.
- **Case 2026-BZA-00044** (*variance request*)
Applicant: Bruce B Mills Revocable Trust (*property owner*)
Representative: R. Edward Bourdon Jr. (*attorney*)
Address: 210 61st Street
Request: Variances to the required yard and maximum height for proposed building additions.

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