



CITY OF
**VIRGINIA
BEACH**

Board of Zoning Appeals September 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, September 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)

AGENDA CASES

- **CASE 2026-BZA-00042 (VARIANCE REQUEST)**
Applicants: Nicholas T. Wittmann and Heather C. Longoria (*property owners*)
Representative: Billy Garrington (*agent for applicants*)
Address: 3105 Watergate Lane
Request: Variance to the required yard for proposed additions.
- **CASE 2026-BZA-00058 (VARIANCE REQUEST)**
Applicant: Peter B. Easton Jr. (*property owner*)
Representative: R. Edward Bourdon Jr., Esq. (*attorney*)
Address: 5901 Ocean Front Avenue
Request: Variances to the required yards, maximum lot coverage, and maximum impervious cover for an accessory building, building addition, inground swimming pool, pool equipment, and other site improvements; and to modify the conditions of a zoning variance granted on March 5, 2025.
- **CASE 2026-BZA-00059 (VARIANCE REQUEST)**
Applicant: Scott Gandy (*property owner*)
Representative: Billy Garrington (*agent for property owner*)
Address: 1205 Kent Lane
Request: Variances to the required yard for a proposed overheight wall/fence, gate, and columns.

- **CASE 2026-BZA-00060 (VARIANCE REQUEST)**

Applicants: Bernard P. Murray Jr. and Marijean Murray (*property owners*)

Representative: R. Edward Bourdon Jr., Esq. (*attorney*)

Address: 2548 Inlynnview Road

Request: Variances to the required yards for an existing shed and inground swimming pool, and a variance to waive the required category I landscaping when a fence is located ten (10) feet or closer to any right-of-way line.

- **CASE 2026-BZA-00062 (VARIANCE REQUEST)**

Applicant: Stephen Alexander Homes, LLC.name (*property owner or contract buyer*)

Representative: R. Edward Bourdon Jr., Esq. (*attorney*)

Address: 304 Cavalier Drive

Request: Variances to the required yard and maximum building height for a proposed single-family dwelling.

- **CASE 2026-BZA-00063 (VARIANCE REQUEST)**

Applicant: Panagis Family Trust (*property owner*)

Representative: R. Edward Bourdon Jr., Esq. (*attorney*)

Address: 1108 Bruton Lane

Request: Modification of conditions associated with a variance granted on June 2, 2021.

- **CASE 2026-BZA-00064 (VARIANCE REQUEST)**

Applicants: Eric W. and Lisa H. Brickson (*property owners*)

Representative: R. Edward Bourdon Jr., Esq. (*attorney*)

Address: 4489 Ocean View Avenue

Request: Variances to the required yards, maximum impervious cover, and maximum lot coverage for decking and a stoop with steps.

- **CASE 2026-BZA-00065 (VARIANCE REQUEST)**

Applicants: Scott and Lindsay Winter (*property owners*)

Representative: Christopher Pocta, Esq. (*attorney*)

Address: 303 50th Street

Request: Variances to the required yard for proposed building additions, existing fencing, and an existing shed.

- **CASE 2026-BZA-00066 (VARIANCE REQUEST)**

Applicants: Taylor B. and Kerry A. Grissom (*property owners*)

Representative: R. Edward Bourdon Jr., Esq. (*attorney*)

Address: 3864 Jefferson Boulevard

Request: Variances to the required yards and maximum building height for a proposed single-family dwelling, HVAC units, and generator.

- **CASE 2026-BZA-00069 (VARIANCE REQUEST)**

Applicant: BHC, LLC. (*contract buyer*)

Property Owner: Tidewater Oceanfront Investments, LLC.

Representative: R. Edward Bourdon Jr., Esq. (*attorney*)

Address: 417 23rd Street (LOT 27)

Request: Variances to the required yards and maximum lot coverage for a proposed duplex.

- **CASE 2026-BZA-00070 (VARIANCE REQUEST)**

Applicant: BHC, LLC. (*contract buyer*)

Property Owner: Tidewater Oceanfront Investments, LLC.

Representative: R. Edward Bourdon Jr., Esq. (*attorney*)

Address: 417 23.5 Street (LOT 29)

Request: Variances to the required yards and maximum lot coverage for a proposed duplex.

- **CASE 2026-BZA-00072 (VARIANCE REQUEST)**

Applicants: Gilbert P. McMillan Jr. and Dana O. McMillan (*property owners*)

Representative(s): Gilbert P. McMillan Jr. and/or Dana O. McMillan (*property owners*)

Address: 200 70th Street

Request: Variances to the required yards and maximum impervious surface cover for a new duplex unit.

- **CASE 2026-BZA-00041 (APPEAL)**

Appellant: Martin Anthony Piazzola (*property owner*)

Representative: Grady A. Palmer (*attorney*)

Address: 524 20th ½ Street

Nature of Appeal: Appeal of a Zoning Administrator, or designee, determination letter dated March 17, 2026, pertaining to short-term rental use.

- **CASE 2026-BZA-00036 (VARIANCE REQUEST)(DEFERRED FROM AUGUST 5TH, 2026)**

Applicant: VEPCO/Dominion Power (*property owner*)

Representative: Alee Silva (*agent for property owner*)

Address: 1469 General Booth Blvd

Request: Variance to the maximum allowable height for a proposed security fence.