



City of Virginia Beach Board of Zoning Appeals 2025/26 Annual Report to City Council

Chair: Kevin Newton

Date: August 5, 2026

Executive Summary

The Virginia Beach Board of Zoning Appeals, and staff liaisons, assembled this *2025/26 Annual Report* for City Council. The report periods are July 1, 2025, through June 30, 2026, during which, the Board of Zoning Appeals held twelve (12) public hearings.

Mission Statement

The mission of the Planning Department is to ensure the economic, social, and physical quality of the community. We accomplish this by:

- *Ensuring that the department is and stays aligned with Council's destination points;*
- *Providing effective planning assistance and support to the City Council, City Manager and various Boards and Commissions;*
- *Formulating with our citizens, and through teamwork with other agencies, a comprehensive plan for the orderly development and regeneration of the City;*
- *Preserving our outstanding environmental resources; and*
- *Providing quality customer service in the plan review, inspection, code enforcement and administration process.*

Membership

BOARD MEMBERS:

- Kevin Newton (Chairman) - Term expires on 12/31/2027.
- Robert Thornton (Vice Chairman) - Term expires on 12/31/2028.
- Myles Pocta (Secretary) - Term expires on 12/31/2029.
- Janice Anderson - Term expires on 12/31/2029.
- Harry Purkey, Jr. - Term expires on 12/31/2026.
- Janice Hall - Term expires on 12/31/2029.
- George Wall, Jr. - Term expires on 12/31/2029.
- Natalie Borecki (alternate) - Term expires on 08/31/2030
- Ben Willis (alternate) - Term expires on 03/31/2030
- Richard Corner (alternate) - Term expires on 12/31/2029
- Eric Cavallo (alternate) - Resigned 10/2025

Volunteer Hours

 Assignment Service Details July 2025 to June 2026 Planning and Community Development							
Site	Place	Assignment	Volunteer	Service From Date	Service To Date	Hours	Merit Hours
Planning and Community Development	Planning Services	Board of Zoning Appeals (BZA)	Anderson, Janice	08-06-2025	08-06-2025	2:40	2:40
				09-03-2025	09-03-2025	2:00	2:00
				10-01-2025	10-01-2025	4:00	4:00
				11-05-2025	11-05-2025	2:45	2:45
				12-03-2025	12-03-2025	2:40	2:40
				01-07-2026	01-07-2026	3:00	3:00
				02-04-2026	02-04-2026	2:30	2:30
				03-04-2026	03-04-2026	4:00	4:00
				04-01-2026	04-01-2026	3:00	3:00
				05-06-2026	05-06-2026	3:00	3:00
				06-03-2026	06-03-2026	2:30	2:30
						32:05	32:05
			Borecki, Natalie	11-05-2025	11-05-2025	2:45	2:45
				01-07-2026	01-07-2026	3:00	3:00
				03-04-2026	03-04-2026	4:00	4:00
				04-01-2026	04-01-2026	2:00	2:00
				05-06-2026	05-06-2026	2:00	2:00
				06-03-2026	06-03-2026	2:00	2:00
						15:45	15:45
			Cavallo, Eric	07-02-2025	07-02-2025	4:45	4:45
				08-06-2025	08-06-2025	2:40	2:40
				10-01-2025	10-01-2025	4:00	4:00
						11:25	11:25
			Comer, Richard	11-05-2025	11-05-2025	2:45	2:45
						2:45	2:45
			Hall, Janice	07-02-2025	07-02-2025	4:45	4:45
				08-06-2025	08-06-2025	2:40	2:40
				09-03-2025	09-03-2025	2:00	2:00
				10-01-2025	10-01-2025	4:00	4:00
				12-03-2025	12-03-2025	2:40	2:40
				01-07-2026	01-07-2026	3:00	3:00
				02-04-2026	02-04-2026	2:30	2:30
				03-04-2026	03-04-2026	4:00	4:00

Site	Place	Assignment	Volunteer	Service From Date	Service To Date	Hours	Merit Hours
			Newton, Kevin	06-03-2026	06-03-2026	3:00	3:00
						28:35	28:35
				07-02-2025	07-02-2025	4:45	4:45
				08-06-2025	08-06-2025	2:40	2:40
				09-03-2025	09-03-2025	2:00	2:00
				10-01-2025	10-01-2025	4:00	4:00
				11-05-2025	11-05-2025	2:45	2:45
				12-03-2025	12-03-2025	2:40	2:40
				01-07-2026	01-07-2026	3:00	3:00
				02-04-2026	02-04-2026	2:30	2:30
				03-04-2026	03-04-2026	4:00	4:00
				04-01-2026	04-01-2026	3:00	3:00
				05-06-2026	05-06-2026	3:00	3:00
				06-03-2026	06-03-2026	3:00	3:00
						37:20	37:20
			Pocta, Myles	07-02-2025	07-02-2025	4:45	4:45
				08-06-2025	08-06-2025	2:40	2:40
				09-03-2025	09-03-2025	2:00	2:00
				10-01-2025	10-01-2025	4:00	4:00
				11-05-2025	11-05-2025	2:45	2:45
				12-03-2025	12-03-2025	1:25	1:25
				01-07-2026	01-07-2026	3:00	3:00
				02-04-2026	02-04-2026	2:30	2:30
				03-04-2026	03-04-2026	4:00	4:00
				04-01-2026	04-01-2026	3:00	3:00
				05-06-2026	05-06-2026	3:00	3:00
				06-03-2026	06-03-2026	2:30	2:30
						35:35	35:35
			Purkey, Harry	07-02-2025	07-02-2025	3:15	3:15
				08-06-2025	08-06-2025	1:50	1:50
				09-03-2025	09-03-2025	1:15	1:15
				10-01-2025	10-01-2025	2:25	2:25
				11-05-2025	11-05-2025	2:00	2:00
				12-03-2025	12-03-2025	1:50	1:50
				02-04-2026	02-04-2026	1:40	1:40
				04-01-2026	04-01-2026	2:00	2:00
				05-06-2026	05-06-2026	2:00	2:00
				06-03-2026	06-03-2026	2:00	2:00
						20:15	20:15
			Thornton, Robert (Bob)	07-02-2025	07-02-2025	4:45	4:45
				08-06-2025	08-06-2025	2:40	2:40

Site	Place	Assignment	Volunteer	Service From Date	Service To Date	Hours	Merit Hours
				09-03-2025	09-03-2025	2:00	2:00
				12-03-2025	12-03-2025	2:40	2:40
				01-07-2026	01-07-2026	3:00	3:00
				02-04-2026	02-04-2026	2:30	2:30
				03-04-2026	03-04-2026	3:00	3:00
				04-01-2026	04-01-2026	2:00	2:00
				05-06-2026	05-06-2026	2:00	2:00
				06-03-2026	06-03-2026	2:30	2:30
						27:05	27:05
			Wall, George	07-02-2025	07-02-2025	4:45	4:45
				08-06-2025	08-06-2025	2:40	2:40
				09-03-2025	09-03-2025	2:00	2:00
				10-01-2025	10-01-2025	4:00	4:00
				11-05-2025	11-05-2025	2:45	2:45
				12-03-2025	12-03-2025	2:40	2:40
				01-07-2026	01-07-2026	3:00	3:00
				02-04-2026	02-04-2026	2:30	2:30
				03-04-2026	03-04-2026	4:00	4:00
				04-01-2026	04-01-2026	3:00	3:00
				05-06-2026	05-06-2026	3:00	3:00
						34:20	34:20
			Willis, Ben	12-03-2025	12-03-2025	2:40	2:40
						2:40	2:40
		Total				247:50	247:50
						247:50	247:50
	Total					247:50	247:50
						247:50	247:50
Total							
Grand total						247:50	247:50

Application Types

The Board of Zoning Appeals hears and decides appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the Zoning Ordinance. Common examples include, but are not limited to, the following:

- Variances to reduce setback requirements; and,
- Variances to increase allowable building heights; and,
- Variances to increase allowable lot coverage and/or impervious cover; and,
- Appeals of violation notices; and,
- Appeals of Zoning Administrator determinations.

Accomplishment of Goals and Objectives

The Board's most significant accomplishments are noted below.

Over the past fiscal year, the Board of Zoning Appeals (BZA), through its appointed volunteers and liaisons, worked on the following key matters in furtherance of its mission:

1. APPLICATIONS CONSIDERED BY THE BOARD:

a.

VARIANCES <i>Report Year 2025/26</i>	
Granted	56
Denied	4
Deferred	1
Withdrawn	0
Total	61

b.

APPEALS <i>Report Year 2025/26</i>	
Zoning Administrator Decision Upheld	2
Zoning Administrator Decision Not Upheld	0
Total	2

c.

PRELIMINARY HEARINGS TO ESTABLISH JURISDICTION <i>Report Year 2025/26</i>	
Jurisdiction Established	0
Jurisdiction Not Established	2
Total	2

d.

VARIANCES <i>Year-over-year comparison</i>			
	Report Year 2024/25	Report Year 2025/26	Difference between 2024/25 and 2025/26
Total Considered	72	61	(-15.3%)
Granted	67 <i>93% granted</i>	56 <i>91.8% granted</i>	(-1.2%)
Denied	3 <i>4.1% denied</i>	4 <i>6.5% denied</i>	(+2.4%)
Deferred <i>(Not counted in total considered)</i>	15	1	<i>15 reduced to 1 = 93.33% general reduction</i>
Withdrawn	2 <i>2.7% withdrawn</i>	0 <i>0% withdrawn</i>	(-2.77%)

e.

APPEALS <i>Year-over-year comparison</i>			
	Report Year 2024/25	Report Year 2025/26	Difference between 2024/25 and 2025/26
Total Considered	6	2	(-66.8%)
Affirmed	6 <i>100%</i>	2 <i>100%</i>	No change in % Affirmed
Not affirmed, reversed, or modified	0 <i>100%</i>	0 <i>100%</i>	No Change in % Not affirmed, reversed, or modified

f.

PRELIMINARY HEARINGS TO ESTABLISH JURISDICTION <i>Year-over-year comparison</i>
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	Report Year 2024/25	Report Year 2025/26	Difference between 2024/25 and 2025/26
Total Considered	0	2	(+ 100%)
Jurisdiction Established	0	0	No Change in % Jurisdiction Established
Jurisdiction Not Established	0	2	(+100%)

2. MODIFICATION APPLICATIONS CONSIDERED BY THE ZONING ADMINISTRATOR:

a.

ZONING ADMINISTRATOR MODIFICATIONS <i>Report Year 2025/26</i>
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Granted	2
Denied	0
Total	2

b.

ZONING ADMINISTRATOR MODIFICATIONS <i>Year-over-year comparison</i>
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	Report Year 2024/25	Report Year 2025/26	Difference between 2024/25 and 2025/26
Total Submitted	1	2	(+ 100%)
Approved	1 <i>100%</i>	2 <i>100%</i>	No change in % Approved
Denied	0	0	No change in % Denied

3. REASONABLE MODIFICATIONS CONSIDERED BY THE ZONING ADMINISTRATOR:

a.

REASONABLE MODIFICATIONS ADA/Fair Housing Act <i>Report Year 2025/26</i>	
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Granted	4
Denied	0
Total	4

b.

REASONABLE MODIFICATIONS ADA/Fair Housing Act <i>Year-over-year comparison</i>	
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	Report Year 2024/25	Report Year 2025/26	Difference between 2024/25 and 2025/26
Total Considered	1	4	(+ 300%)
Approved	1 100%	4 100%	No change in % Approved
Denied	0	0	No change in % Denied

4. IMPROVEMENTS AND TRAINING:

a. Staff Report Revisions:

The Board of Zoning Appeals staff report template was revised during the 2024/25 report year; however, staff continue to make improvements to the document as requested by the Board and stakeholders.

b. Continuing Education:

The BZA staff planner presented multiple learning sessions to the Board. This was mostly accomplished in-person; however, one session was conducted virtually for those who wished to attend. Learning session topics included, but were not limited to, the following:

- Dillion rule
- Enabling authority
- Powers and duties of the board (appeals and variances)
- Public notice requirements (yard sign posting)
- Zoning classifications and what they mean
- Yards vs required yards

- Lot line designations
- Fencing regulations (no presentation given by staff, education material provided to Board members instead)

c. Civic League Presentation:

Ms. Blair-Miller, the BZA Staff Planner, was invited to speak at the Princess Anne Plaza Civic League meeting held February 10, 2026. Her presentation focused on general zoning matters and lasted approximately 45 minutes. Based on feedback from the League President, George Wall, the presentation was a success.

Cases Appealed to Circuit Court

Two cases were appealed to Circuit Court. One case was withdrawn/dismissed by the Petitioner, and the Court found the Petitioner in the other case lacked standing to challenge the BZA determination as she was not aggrieved.

Goals and Objectives for the Coming Year

- Continue providing education modules for all Board members called *Knowledge Bursts* (short bit sized lessons presented after the information sessions).
- When possible, continue providing education modules for all Board members called *Evening Explorations* (one-hour lessons held virtually after hours).
- Continue to examine areas of the City Zoning Ordinance that may be suitable for revision.

Closing

Should you have any questions or require a formal City Council briefing on the work of this team, please feel free to reach out to Kevin Newton, Board of Zoning Appeals Chair, at kenewton@vbgov.com, or Wilissa Blair, Staff Liaison at wblairmiller@vbgov.com.