

Board of Zoning Appeals Minutes

Chair Kevin Newton called to order the Board of Zoning Appeals in the Council Chamber of Building 1, on Wednesday, November 5, 2025.

The Board members' staff briefing was held at 1:00 p.m. in Room 2034 of Building 1, to provide the Board members information pertaining the agenda of November 5, 2025.

Board Members Present: Jan Anderson, Kevin Newton, Myles Pocta, Harry Purkey, Jr., George Wall, Jr., and Natalie Borecki and Richard Corner sat as alternates.

Case 2025-BZA-00073: Hannah Wheeler Scott

A variance to permit a greater amount of lot coverage than allowed, 2117 Mystic Cove Dr, Zoning: PDH-1, GPIN: 1489-38-8036

Board Action: APPROVED WITH 2 CONDITIONS ON NOVEMBER 5, 2025

Conditions:

1. The proposed improvements shall be constructed in substantial conformance to the submitted marked site plan titled, "Physical Survey of Lot 130, Subdivision of Parcel H, Mariners Landing on the Lynnhaven," dated September 24, 2024, and prepared by Fox Land Surveying (shown as Exhibit A in this staff report). This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall grant the Zoning Administrator the right to interpret substantial conformance with the Board approved plan.
2. All applicable permits shall be obtained from the City of Virginia Beach Planning Department and/or any other relevant authority

Hannah Wheeler Scott appeared before the Board.

There was no opposition present.

A motion was made by Mr. Purkey, seconded by Mr. Pocta, to approve the variance with 2 conditions as listed in the staff report. All voted for the motion.

AYE 7 NO 0 ABSTAIN 0

ANDERSON	AYE
BORECKI	AYE
CORNER	AYE
NEWTON	AYE
POCTA	AYE
PURKEY	AYE
WALL	AYE

Case 2025-BZA-00075: Colleen Wynn

A variance to the required side yard, 525 Lake Dr, Zoning: R-5S GPIN: 2427-04-5960

Board Action: DEFERRED INDEFINITELY ON NOVEMBER 5, 2025

Darren and Colleen Wynn appeared before the Board.

Laura Traylor of 517 Lake Drive appeared before the Board in support of the application.

There was no opposition present.

A motion was made by Mr. Purkey, seconded by Mr. Pocta, to defer the application indefinitely with a new fee. All voted for the motion.

AYE 7 NO 0 ABSTAIN 0

ANDERSON	AYE
BORECKI	AYE
CORNER	AYE
NEWTON	AYE
POCTA	AYE
PURKEY	AYE
WALL	AYE

Case 2025-BZA-00077: Georgia Phillips

A variance to the required side yard, 3893 Jefferson Blvd, Zoning: R-5R(SD), GPIN: 1580-10-7160

Board Action: APPROVED WITH 3 CONDITIONS ON NOVEMBER 5, 2025

Conditions:

1. The proposed improvements shall be constructed in substantial conformance to the marked submitted exhibit titled, "Physical Survey of Resubdivision of Property, Lot 1, 2, and 3 block 58, Section C, Ocean Park," dated August 7, 2025, and prepared by WPL Landscape Architecture, Surveying, and Engineering (shown as Exhibit 'A' in this

staff report). This condition does not permit deviations from any applicable laws, codes, policies, or interpretations not specifically requested by the applicant and granted by the Board of Zoning Appeals. Nevertheless, this condition shall grant the Zoning Administrator the right to interpret substantial conformance with the Board approved plan.

2. The existing 72-inch-tall fence located within the required 20-foot front yard (northeast) shown in Site Plan (Exhibit A) section of this report shall either be brought into minimum compliance with the City Zoning Ordinance or removed. This condition shall be complied with prior to the final inspection of any building permit issued for the subject improvements, or six months from this Boards action, whichever occurs first.
3. All applicable permits shall be obtained from the City of Virginia Beach Planning Department and/or any other relevant authority.

Dave Metzger, Contractor, appeared before the Board.

There was no opposition present.

A motion was made by Mrs. Anderson, seconded by Mr. Pocta, to approve the variance with 3 conditions as listed in the staff report. All voted for the motion.

AYE	7	NO	0	ABSTAIN	0
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ANDERSON	AYE
BORECKI	AYE
CORNER	AYE
NEWTON	AYE
POCTA	AYE
PURKEY	AYE
WALL	AYE

Respectfully Submitted

Myles Pocta
Secretary

lmr