



**BOARD OF ZONING APPEALS
AGENDA
December 9, 2024**

Agenda

1. Call To Order

Members of the public have been invited to attend in person or access this meeting by public access television Cox Channel 84, Verizon Channel 42, or online at www.regionalwebtv.com.

2. Determination Of A Quorum

3. Determine Public Notice Requirements Have Been Met

4. Disclosure Of Ex Parte Communication

5. Disclosure Of Conflicts Of Interest

6. Approval Of Agenda

6.A. Agenda

Documents:

[2024-12-09 AGENDA.PDF](#)

7. Approval Of Minutes

7.A. 2024-08-19 BZA Minutes - Draft

Documents:

[2024-08-19 BZA MINUTES - DRAFT.PDF](#)

8. Public Hearing Items

Citizens who wish to comment on the public hearing without attending the meeting will be able to send their comments in writing by (1) delivering to the Community Planning and Building office located at 601 Caroline Street - 4th Floor, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, or (3) email to

planning@fredericksburgva.gov. Comments must be received by 1:00 p.m. the day of the meeting. These comments will be read out loud during the public comment portion of the Board of Zoning Appeals meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address the topic of the public hearing. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

8.A. Fence Special Exception For 1019 Headquarters Way - SE#2409-0003 / BZA2409-0003

The property owner, Mohammad Fahim Qurishy, is requesting a Fence Special Exception for 1019 Headquarters Way (GPIN 7779-69-1612), located in the Residential-4 Zoning District. The exception is to Section 72-56.2 of the Unified Development Ordinance, which requires that no fence in a secondary front yard exceed 4 feet in height unless otherwise exempt under 72-56.2(B). Since the fence does not qualify for an administrative exemption under 72-56.2(B), the Applicant is seeking approval for the portion of the 6 foot fence located in the secondary front yard of the property.

Documents:

- [1 BZA STAFF MEMO.PDF](#)
- [2 DRAFT RECORD OF DECISION.PDF](#)
- [3 APPLICATION.PDF](#)

8.B. Fence Special Exception For 1005 City View Lane - SE#2410-0004 / BZA2410-0004

The property owners, Saboor Pirzada and Komal Pirzada, are requesting a Fence Special Exception for 1005 City View Lane (GPIN 7778-69-1142), located in the Residential-4 Zoning District. The exception is to Section 72-56.2 of the Unified Development Ordinance, which requires that no fence in a secondary front yard exceed 4 feet in height unless otherwise exempt under 72-56.2(B). Since the fence does not qualify for an administrative exemption under 72-56.2(B), the Applicant is seeking approval for the portion of the 6 foot fence located in the secondary front yard of the property.

Documents:

- [1 BZA STAFF MEMO.PDF](#)
- [2 DRAFT RECORD OF DECISION.PDF](#)
- [3 APPLICATION.PDF](#)

9. Other Business

10. General Public Comments

A general public comment period is provided at each regular meeting for comments by citizens regarding any matter related to Board of Zoning Appeals business that is not listed on the agenda for public hearing. The Chair will request that speakers state their name, address and zip code; observe the three-minute limit, and yield the floor when the Clerk indicates their time has expired. No dialogue between speakers will be permitted.

Citizens who wish to make general public comments without attending the meeting will be able to send their comments in writing by (1) delivering to the Community

Planning and Building office located at 601 Caroline Street - 4th Floor, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404 (3) email to planning@fredericksburgva.gov. Comments must be received by 1:00 p.m. the day of the meeting. The plan is to read these comments out loud during the public comment portion of the Board of Zoning Appeals meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 3 minutes or less (read aloud); and address a topic of City business. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

11. Staff/Board Comments

12. Adjournment