



PUBLIC NOTICE WILLIAMSBURG BOARD OF ZONING APPEALS

The Williamsburg Board of Zoning Appeals will hold a public hearing on Tuesday, October 6, 2020, at 4:00 P.M. in the Council Chambers of the Stryker Center at 412 North Boundary Street. Should the COVID-19 restrictions imposed by the Governor of Virginia change, the Board of Zoning Appeals may hold this meeting electronically. In that event, written comments will be accepted by the Board of Zoning Appeals by sending an email to virtualbza@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date. The Board of Zoning Appeals will consider the following:

BZA#20-009: Request of the Cynthia Baker Revocable Living Trust for a special exception from Section 21-607(e) of the Zoning Ordinance to enclose an existing unenclosed porch that encroaches in a required rear setback. The applicant proposes to enclose the existing porch that encroaches 9.1 feet into the rear yard setback resulting in a rear yard setback of 15.9 feet instead of 25 feet. The property is located at 89 Governor Berkeley Road, Williamsburg Tax Map Number 342-07-00-022, and is zoned, Planned Unit Development - Longhill Woods.

Additional information is available at <http://www.williamsburgva.gov/bzameetings>; and at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend these hearings and present their comments to the Board.

If you are disabled and need accommodations in order to participate in the public hearings, please call the Planning Department at (757) 220-6130, (TDD) 220-6108, no later than 12:00 noon, Tuesday, September 29, 2020.

The Board will view the site as a group on October 6, 2020, at 3:30 p.m. at 89 Governor Berkeley Road (BZA#20-009).

Heather I. Markle
Zoning Administrator



BOARD OF ZONING APPEALS
WILLIAMSBURG PLANNING DEPARTMENT
401 LAFAYETTE STREET
WILLIAMSBURG, VIRGINIA 23185-3617
(757) 220-6130 FAX (757) 220-6130

2116-20301

BZA# 2-20-009
DATE 9/14/2020

OWNER(S): CYNTHIA BAKER TTE FOR CYNTHIA BAKER REVOKABLE Living TRUST
ADDRESS: 89 Governor Berkeley Road, Williamsburg, VA 23185
PHONE/FAX NUMBER/E-MAIL: 804-986-8037 (cell) / no fax / cfbaker@earthlink.net
APPLICANT/REPRESENTATIVE: Cynthia Baker
ADDRESS: 89 Governor Berkeley Road, Williamsburg, VA 23185
PHONE/FAX NUMBERS/E-MAIL: NA
LOCATION OF THE REQUEST: 89 Governor Berkeley Road, Williamsburg, VA 23185

ATTACH PLAT OR DETAILED DRAWING OF PROPERTY SHOWING EXISTING STRUCTURES, PROPOSED STRUCTURES, SET BACK LINES AND ENCROACHMENTS.

THE FOLLOWING REQUEST IS MADE TO THE BOARD OF ZONING APPEALS FOR:

- AN APPEAL TO AN INTERPRETATION OF THE ZONING ORDINANCE, ZONING MAP, OR AN APPEAL OF AN ADMINISTRATIVE DECISION.

Provide narrative statements describing the nature and purpose of the appeal and specifying the action requested of the Board of Zoning Appeals.

- A VARIANCE RELATING TO _____

Provide narrative statements demonstrating that the requested variance meets each of the following tests:

1. The property was acquired in good faith.
2. Narrowness, shallowness, topographic conditions, size of the property or shape of the property at the time of the effective date of the Zoning Ordinance or use/development of the property immediately adjacent creates a hardship.
3. The strict application of the terms of the ordinance would effectively prohibit or unreasonably restrict the use of the property.
4. The above described hardship does not result from the actions of the owner(s).
5. The degree of variance requested is the minimum needed to remove the hardship. If not, why is more needed?
6. Granting the variance would not adversely impact adjacent properties.

- A SPECIAL EXCEPTION FOR ENCLOSING EXISTING SCREENED PORCH

Provide narrative statements demonstrating that the requested special exception meets each of the following requirements:

1. It is designed, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property.
2. It does not unreasonably impair an adequate supply of light and air to adjacent property.
3. It does not increase public danger from fire or otherwise unreasonably restrict public safety.
4. It does not impair the established property values in surrounding areas.

Initials CB

BZA # 20-009

I/We, respectfully request that a determination be made by the Board of Zoning Appeals for the above-noted request which is true to the best of my/our knowledge and belief.

Cynthia Baker

Signature of Owner(s)

14 Sep 2020

Date

Sworn before me this 14 day of September, 2020.

[Signature]
Notary
7845630

06/30/2023
My Commission Expires

FOR OFFICE USE ONLY

TAX MAP NUMBER: 342-07-00-022 ZONING: PUD

DATE OF PUBLIC HEARING: 10/16/2020 NOTICES MAILED: _____
(SEE ATTACHED SHEET FOR PERSONS NOTIFIED)

DECISION:

THE DECISION OF THE BOARD OF ZONING APPEALS MAY BE APPEALED TO THE CIRCUIT COURT WITHIN 30 DAYS AFTER THE FINAL DECISION OF THE BOARD.

ZONING ADMINISTRATOR

DATE

March, 2007

[FORMSIBZA APPLICATION FORM]

Cynthia Baker
89 Governor Berkeley Road
Williamsburg, VA 23185

Mobile: (804) 986 8037

Email: cfbaker@earthlink.net

14 Sept 2020

City of Williamsburg, VA
Board of Zoning Appeals
401 Lafayette Street
Williamsburg, Virginia 23185

RE: Request for Special Exception

Narrative: Request of Williamsburg, VA's Board of Zoning Appeals for a **Special Exception** to Enclose an Existing Screened Porch

I am requesting a Special Exception to enclose my home's existing screened porch with windows to create a sunroom on the existing footprint of the screened porch. My home is located at 89 Governor Berkeley Road in the Longhill Woods PUD built in the late 1980s.

I bought the property in good faith on 9 Jun 2018 with the intent of enclosing the existing screened porch. See photos of my screened porch below.





The existing screened porch has a permanent foundation under a roof continuous with the roof line of my main house. Enclosing the porch would not alter the current footprint of the screened porch, which was approved by the city with 9-foot 1-in into the 25-foot rear setback. See pictures below of continuous roof line and permanent foundations.



Enclosing the existing screened porch to match the existing design, construction and operation of the main structure will continue to adequately safeguard the health, safety and welfare of occupants of the adjoining and surrounding properties. In fact, enclosing the porch would provide more privacy for my adjacent neighbors as well as myself and improve the overall look and value of the property.

As shown by the photo below, my closest neighbor's garage instead of living quarters is directly behind my screened porch which further minimizes any negative impact to my neighbor behind me.



Since the screened porch and roof are existing, enclosing the existing structure will not impair an adequate supply of light and air to adjacent property or increase public danger from fire or otherwise unreasonably restrict public safety.

Enclosing the existing screen porch will not impair the established property values in the surrounding areas. Instead, enclosing the existing screen porch will likely increase the property value of the main structure and possibly as well those of surrounding areas.

The Longhill Woods Architectural Review Board approved the proposed screened porch enclosure based on the following description of the project as well as the vendor-provided description of the windows to be used provided by the contractor:

Describe the Request:

Convert screened porch to sunroom. Install 5 Provia vinyl windows in white with blinds between glass. Install new vinyl trim around windows in white. Install hardi plank beaded siding at bottom of windows to match existing.

Dimensions:

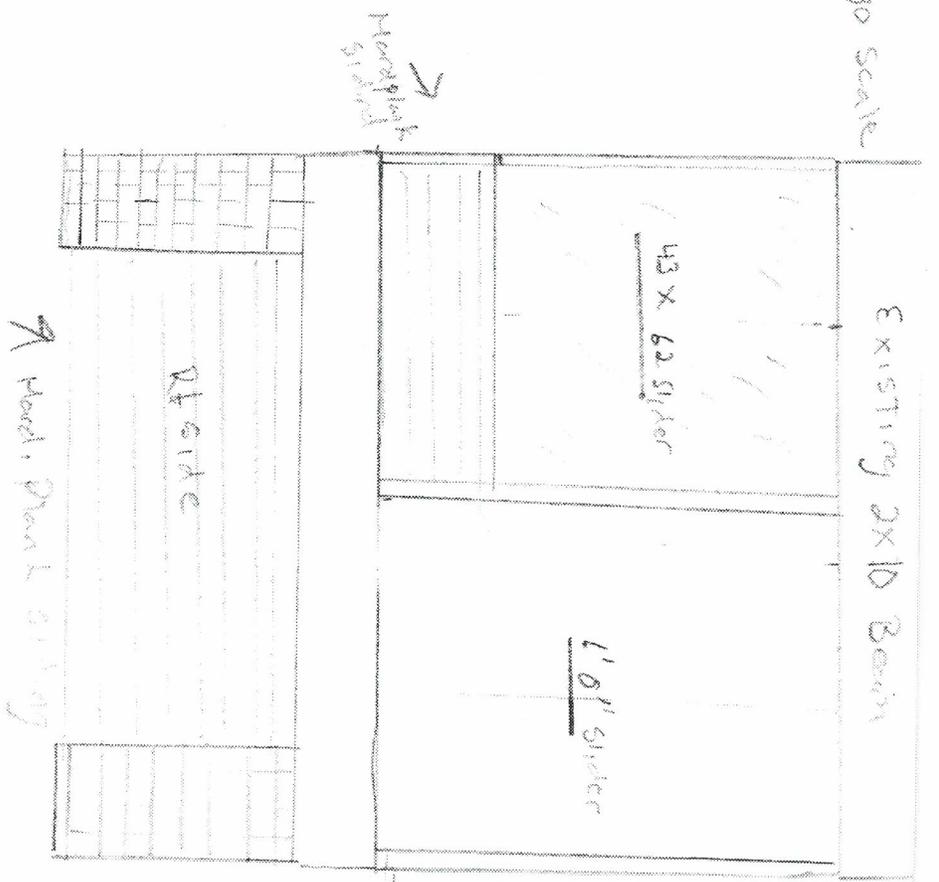
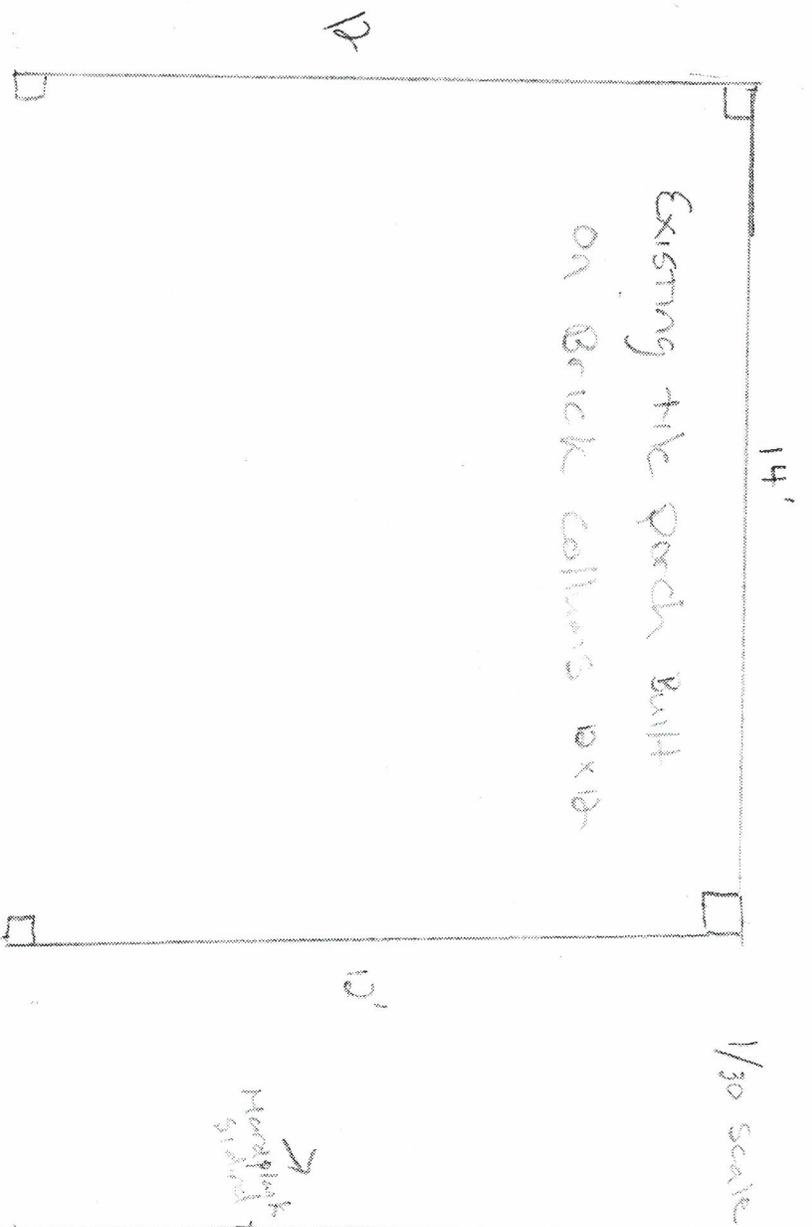
Pre-existing. Materials: Provia vinyl windows and sliding door. Hardi plank beaded

Color:

White windows, siding to match existing

See attachments:

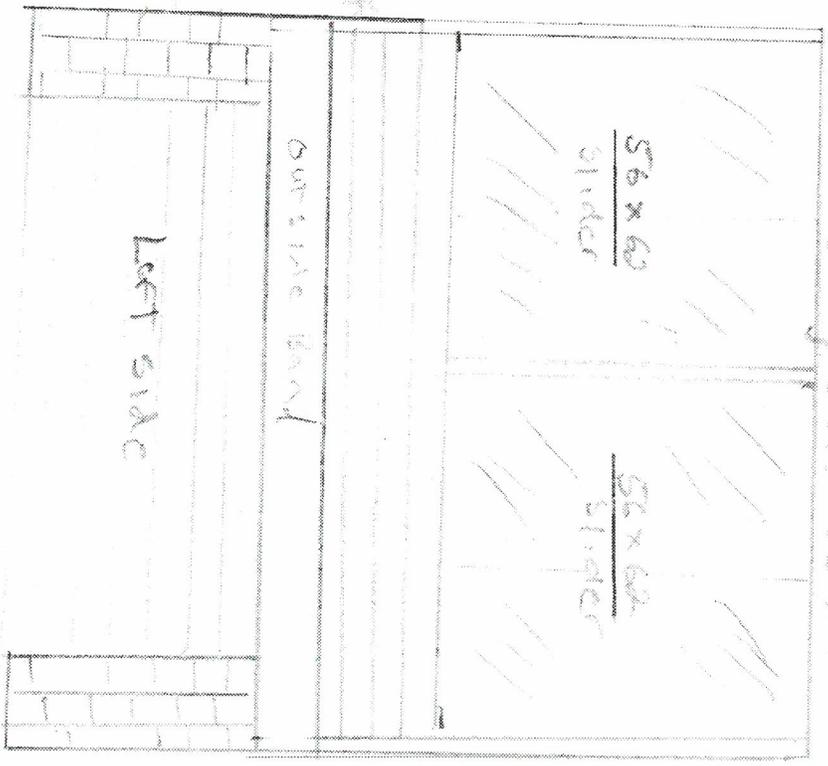
- Vendor-provided description of the windows and door to be used with blinds embedded within the double panes
- Drawing of the proposed project provided by my contractor
- Survey of my property



Existing 2x10 Beam



Existing 2x10 Beam



89 GOV. Berkeley Williamsburg

1) Remove Existing 4x4's Add new 4x4's proper to window and Door size

2) Frame 17' Bottom wall insulate frame in bottom of windows insulate insulate bottom of floor

3) install windows & door

4) finish interior with bead panel & trim

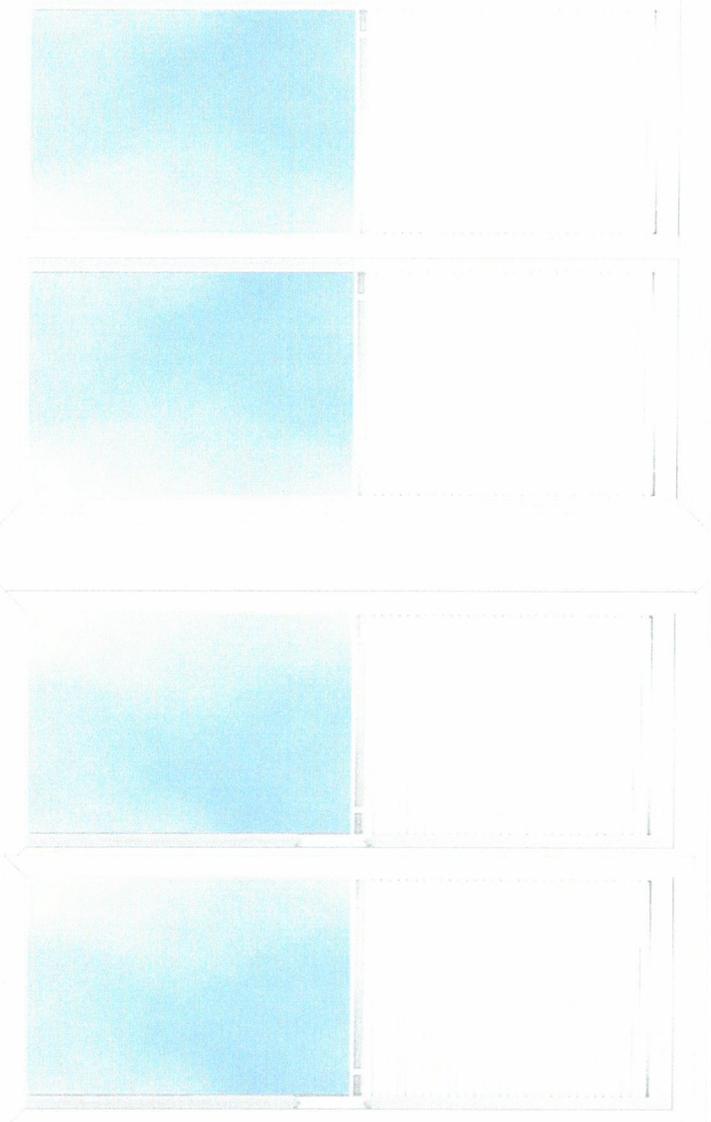
5) Trim exterior using PVC to match existing trim

6) Install Hardi plank to match existing on house

Change Existing Screen porch to Glass Sunroom

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



QUOTE INFORMATION

Job:
Order #5667218-3
Qty: 2

ProVia
THE PROFESSIONAL WAY

877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

DETAILS

Aspect Window - AP500 Series
502 - 2-Lite Slider
Euro White
Exact Size: 55" x 69"
Double Sweep Locks
White Hardware
1 Vent Lock
Left Interior Sash (Outside Looking In)
Operation: Left to Right (Outside Looking In)
INNERGY Thermal Sash Reinforcement (Exterior Sash)
Roll Form Left Screen (White) with BetterVue Screen Mesh
Head Expander
White Internal Blinds with Single Low-E ClimateGuard 70/36
Double Strength Glass

INFORMATION AND WARNINGS

Blinds require 4 weeks additional lead time (6 weeks total).

SIZING

Opening Width Range: 55 1/4" to 55 1/2"
Opening Height Range: 69 1/4" to 70 1/4"
Window Size: 55" x 69"
United Inches: 124
Egress Size: 22 1/4" x 63 9/16"
Egress Square Foot: 9.8213
Egress Meets Criteria: Yes
Left Sash Size: 25 7/8" x 64 5/8"
Left Glass Size: 24 1/8" x 62 7/8" x 1"
Left Glass Viewable Size: 23 1/8" x 61 7/8"
Right Sash Size: 25 7/8" x 64 5/8"
Right Glass Size: 24 1/8" x 62 7/8" x 1"
Right Glass Viewable Size: 23 1/8" x 61 7/8"
Left Screen: 26 1/4" x 65 1/2"

HANDING

N/A

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U50/InP) Solar Heat Gain Coefficient
0.34 **0.25**

ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance Condensation Resistance
0.46 **57.00**

ENERGY STAR
Southern Region

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



877-389-0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

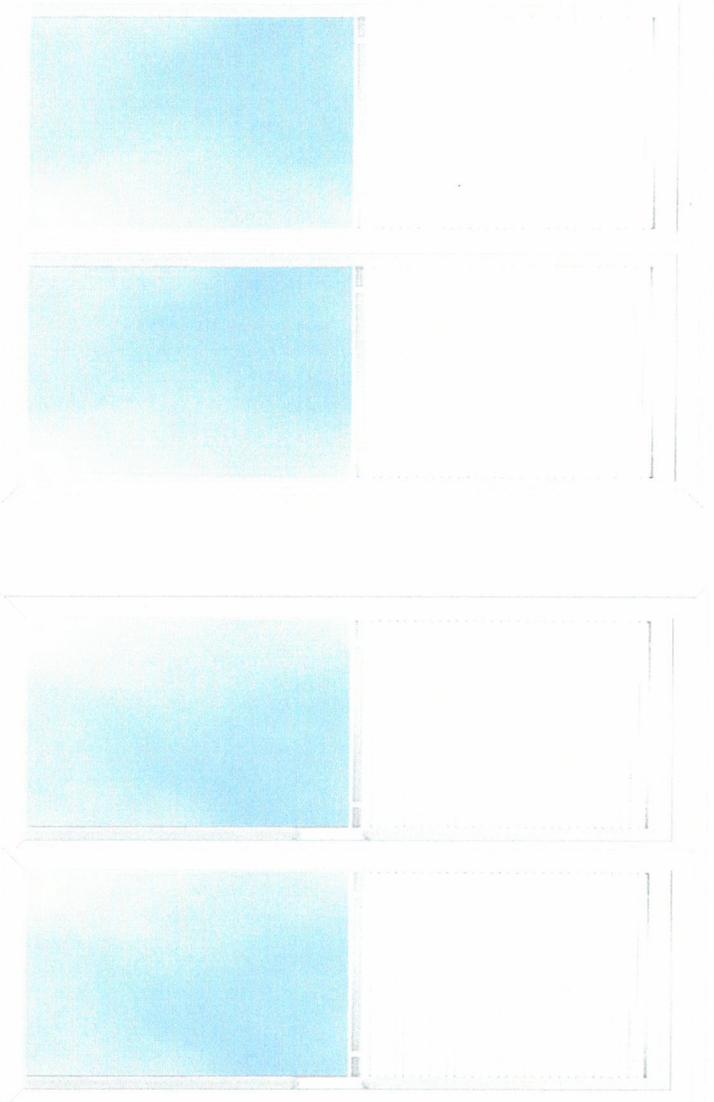
Job:
Order #5667218-2
Qty: 3

DETAILS

- Aspect Window - AP500 Series
- 502 - 2-Lite Slider
- Euro White
- Exact Size: 52 1/2" x 69"
- Double Sweep Locks
- White Hardware
- 1 Vent Lock
- Left Interior Sash (Outside Looking In)
- Operation: Left to Right (Outside Looking In)
- INNERGY Thermal Sash Reinforcement (Exterior Sash)
- Roll Form Left Screen (White) with BetterVue Screen Mesh
- Head Expander
- White Internal Blinds with Single Low-E ClimateGuard 70/36
- Double Strength Glass

INFORMATION AND WARNINGS

Blinds require 4 weeks additional lead time (6 weeks total).



SIZING

Opening Width Range: 52 3/4" to 53"
Opening Height Range: 69 1/4" to 70 1/4"
Window Size: 52 1/2" x 69"
United Inches: 122
Egress Size: 21" x 63 9/16"
Egress Square Foot: 9.2695
Egress Meets Criteria: Yes
Left Sash Size: 24 5/8" x 64 5/8"
Left Glass Size: 22 7/8" x 62 7/8" x 1"
Left Glass Viewable Size: 21 7/8" x 61 7/8"
Right Sash Size: 24 5/8" x 64 5/8"
Right Glass Size: 22 7/8" x 62 7/8" x 1"
Right Glass Viewable Size: 21 7/8" x 61 7/8"
Left Screen: 25" x 65 1/2"

HANDING

N/A

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U50-F1) Solar Heat Gain Coefficient
0.34 **0.25**
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance Condensation Resistance
0.46 **57.00**

ENERGY STAR
Southern Region

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:
Order #5667218-1

DETAILS

Aspect Window - AP500 Series
502 - 2-Lite Slider
Euro White
Exact Size: 45 1/2" x 69"
Double Sweep Locks
White Hardware
1 Vent Lock
Left Interior Sash (Outside Looking In)
Operation: Left to Right (Outside Looking In)
INNERGY Thermal Sash Reinforcement (Exterior Sash)
Roll Form Left Screen (White) with BetterVue Screen Mesh
Head Expander
White Internal Blinds with Single Low-E ClimaGuard 70/36
Double Strength Glass

INFORMATION AND WARNINGS

Blinds require 4 weeks additional lead time (6 weeks total).



SIZING

Opening Width Range: 45 3/4" to 46"
Opening Height Range: 69 1/4" to 70 1/4"
Window Size: 45 1/2" x 69"
United Inches: 115
Egress Size: 17 1/2" x 63 9/16"
Egress Square Foot: 7.7246
Egress Meets Criteria: NO
Left Sash Size: 21 1/8" x 64 5/8"
Left Glass Size: 19 3/8" x 62 7/8" x 1"
Left Glass Viewable Size: 18 3/8" x 61 7/8"
Right Sash Size: 21 1/8" x 64 5/8"
Right Glass Size: 19 3/8" x 62 7/8" x 1"
Right Glass Viewable Size: 18 3/8" x 61 7/8"
Left Screen: 21 1/2" x 65 1/2"

HANDING

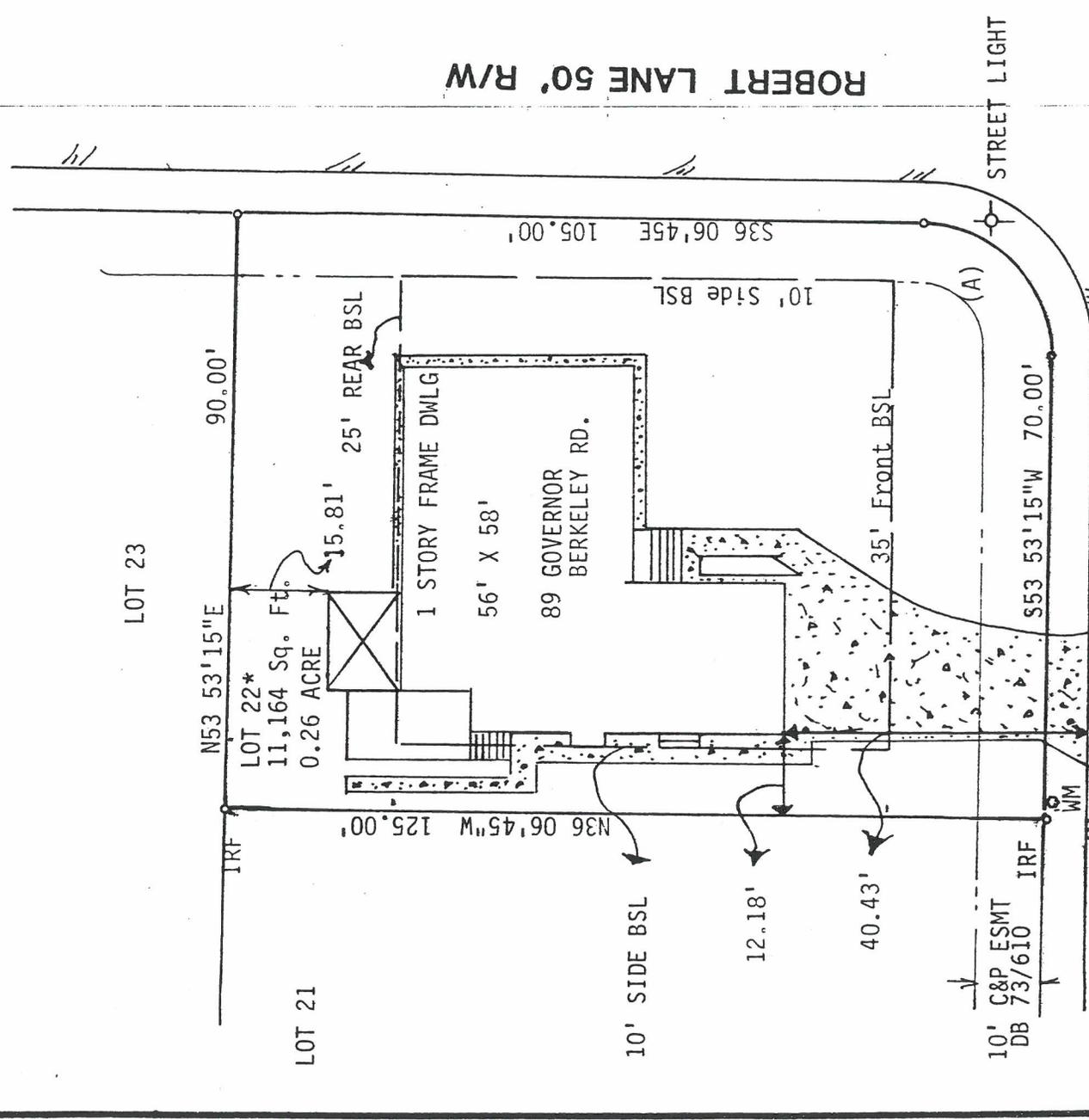
N/A

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U50/ft²) Solar Heat Gain Coefficient
0.34 **0.25**
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance Condensation Resistance
0.46 **57.00**

ENERGY STAR
Southern Region

*THIS PROPERTY LIES WITHIN THE FEMA
 DEFINED FLOOD ZONE X AS NOTED ON
 COMMUNITY-PANEL NUMBER 510294 0005 B
 EFFECTIVE DATE MARCH 2, 1994.



ROBERT LANE 50' R/W

STREET LIGHT

10' C&P ESMT
 DB 73/610 IRF