

**MINUTES**  
**PAGE COUNTY BOARD OF ZONING APPEALS**  
**June 17, 2025**

**Members Present:**

John Coleman, Chairman, District 2  
Paul Otto, District 1

Kevin Moyer, District 3

**Members Absent:**

Vacant, District 4

Vacant, District 5

**Staff Present:**

Tracy Clatterbuck

Josh Hahn

**Call to Order:**

Chairman Coleman called the meeting to order of the Page County Board of Zoning Appeals at 10:39 a.m., in the Conference Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia. Chairman Coleman noted there was a quorum present consisting of three members.

**Adoption of Agenda:**

Mr. Moyer made a motion to adopt the agenda as presented. The motion was seconded by Mr. Otto. The motion passed unanimously (3-0).

**Public Hearings:**

**A. Danny Freeze- Variance Application**

Chairman Coleman opened the public hearing at 10:40 a.m.

Ms. Clatterbuck presented the following staff memo:

Danny Freeze has filed a variance application for property located at 1373 Phoebe Ln, Stanley, VA, and further identified by tax map number 70-A-47. The property contains 1 acre and is zoned as Agricultural (A-1). The property is served by private septic and private well. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum front setback requirement for an accessory structure is 50 feet from the right-of-way of the road and the minimum rear setback requirement for an accessory structure is 15 feet. The applicant is requesting that a variance be granted to allow for a 34-foot front setback and a six (6) feet rear setback. If variance is granted, the applicant plans to place an 18' x 80' accessory structure on tax map number 70-A-47. The proposed structure is a mobile home that shall not be used as a single-family dwelling.

The applicant has reached out to the following agencies/departments for comments as required in the application, and copies of agency responses are included in the application packet:

- **Page County Building Official:** Per James Campbell "Building department has no objections to the variance request, provided that proper building permits are

obtained and inspections confirm that all water and sewer lines have been removed from the structure.” See attached memo.

- Virginia Department of Transportation (VDOT): per Oakley Hill “VDOT has no issues with the proposed variance. It is not expected to have a negative impact on state route 635 (Phoebe Lane).”
- Page County Health Department: Per Ashley Walker “Health department has no objections to the variance request and no objections to the proposed continued use of the sewage system and well-serving the property.” See attached letter.

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Ms. Clatterbuck noted that she was not aware of any written comments that had been received.

Ms. Clatterbuck explained that the Virginia State Code allowed the Board of Zoning Appeals to put conditions on variance approvals if desired. She recommended if they should choose to approve the variance request that the following condition be placed as part of the approval: “The 18’x80’ accessory structure shall not be used as a single family dwelling. This variance only grants the use of the accessory structure as residential storage.” She further noted that if anytime in the future they wanted to make it a residential structure they would need to come back before the Board of Zoning Appeals with another variance request since the minimum setback requirements for a dwelling are different than an accessory building.

She concluded noting the applicant was present for any questions.

There being no speakers, the public hearing was closed at 10:44 a.m.

Mr. Otto asked what the other structures on the property were being used for. Mr. Freeze explained that one was a house, a camper, a tractor and trailer (just the trailer part), along with sheds. He noted that four years ago there was a mobile home that burned located in the exact spot where he is proposing the accessory structure.

Ms. Clatterbuck explained to the Board that the applicant could not replace the burned home under the non-conforming regulations because it had been more than 24 months (Page County Zoning Ordinance Section 125-46.B) since the destroyed home had been removed from the property.

Mr. Moyer and Mr. Coleman had no questions for the applicant or staff.

Mr. Moyer made a motion to approve the variance request as requested with the following condition, “The 18’x80’ accessory structure shall not be used as any residential use. This variance only grants the use of the accessory structure as residential storage.” The motion was seconded by Mr. Otto. The motion passed unanimously by roll call vote (3-0).

## **B. Todd & Mike Purdham- Variance Application**

Chairman Coleman opened the public hearing at 10:52 a.m.

Ms. Clatterbuck presented the following staff report:

Todd Purdham has filed a variance application for property located at 115 Pacer Drive, Luray, VA, and further identified by tax map number 71-(A)-261B. The property contains 0.86 acre and is zoned as Agriculture (A-1). The property is served by private septic and public water. The density range in the area is medium. Pursuant to § 125-16.A(1) [*Accessory uses, structures and buildings*] of the Page County Zoning Ordinance, the minimum side setback requirement for an accessory building is 15 feet. The applicant is requesting that a variance be granted to allow for exhibit (A) a six (6) foot side setback, exhibit (B) a nine (9) foot rear setback, exhibit (C) an eight (8) foot side setback, and exhibit (D) a four (4) foot side setback.

The applicant has reached out to the following agencies/departments for comments as required in the application, and copies of agency responses are included in the application packet:

- Page County Building Official per James Campbell “Building department has no objections to the variance request, provided the proper building permits are obtained for any building exceeding 256 square feet.” See attached memo.
- Virginia Department of Transportation (VDOT) per Oakley Hill, “VDOT has no issues with the proposed variance. It is not expected to have a negative impact on state route (638 Mill Creek Road).”
- Page County Health Department per Ashley Walker, “Health Department has no objections to the request of the storage building as it does not affect the drain field.” See attached letter.

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Ms. Clatterbuck noted that she was not aware of any written comments that had been received.

There being no comments, the public hearing was closed at 10:54 a.m.

Mr. Otto questioned what the rear setback requirements are since that was not mentioned in the staff memo and the applicant was requesting a reduction in the rear setback for one of the structures. Ms. Clatterbuck replied 15 feet. Mr. Otto noted he was not on the Board when the applicant had previously come to them for the other variance requests so he was unaware of the history of this property regarding previously granted variances.

Mr. Otto also questioned if all adjoining property owners had been properly notified as required by the Code of Virginia. In particular, on the variance application he did not see one of the adjoining landowners mentioned on the list. Mr. Hahn explained that while the application does ask for that staff does not rely on that for accuracy. We produce our on adjoining maps/list of landowners that are submitted as part of the application packet. Mr. Otto questioned in particular if tax map number 71-A-258 had been notified since they were not listed on the application. Ms. Clatterbuck noted that as far as she was aware Ms.

Cassie Richards who was out on vacation had previously notified all landowners as required and as shown in the map/listing provided by staff.

Mr. Moyer asked if the buildings were already onsite. Mr. Purdham replied that one is there and the rest will be placed if approved. Mr. Otto noted that for future reference he would have preferred a better site plan to help him understand the request better. Mr. Purdham explained to Mr. Otto what his previous variance requests were that were approved in 2024. He detailed using the computer screen what exactly he was requesting for each structure. He further explained that he was requesting the variance due to a gas line, water line, main electric line, and a french drain located on the lot all of which limits his areas of development for the proposed sheds.

Mr. Moyer made a motion to approve the variance requests. The motion was seconded by Mr. Otto. The motion passed unanimously by roll call vote (3-0).

**Unfinished Business:**

None

**New Business:**

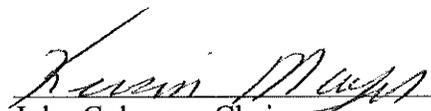
**A. Adoption of Minutes- June 19, 2024**

Mr. Moyer made a motion to approve the minutes of June 19, 2024 as presented. Mr. Otto stated he was not comfortable seconding the motion or voting on the minutes since he was not on the Board at that time. The minutes were tabled to seek legal opinion on the concern raised by Mr. Otto.

**Adjourn:**

Mr. Coleman asked staff to look into the issue Mr. Otto raised over the minutes. He also wanted staff to work on a by-law amendment to potentially allow for virtual meeting participation, and to see if it were possible for the Board to get an at-large position.

Mr. Moyer made a motion to adjourn the meeting. Mr. Otto seconded the motion. The motion passed unanimously (3-0). The meeting was adjourned at 11:13 a.m.

  
\_\_\_\_\_  
John Coleman, Chairman