

**TOWN OF DAYTON
BOARD OF ZONING APPEALS
165 WESTVIEW STREET, DAYTON
COUNCIL CHAMBERS – DAYTON TOWN HALL
Tuesday, April 13, 2021
5:00 PM**

AGENDA

1. Call to Order and Welcome Guests
2. Nomination and Appointment of Chairperson and Vice Chairperson
3. Establishment of setbacks for 165 Westview Street (Tax Map Number 107D1-(4)-L11).
4. Adjournment



BZA Meeting April 13, 2021 Staff Report

Agenda Item 2:

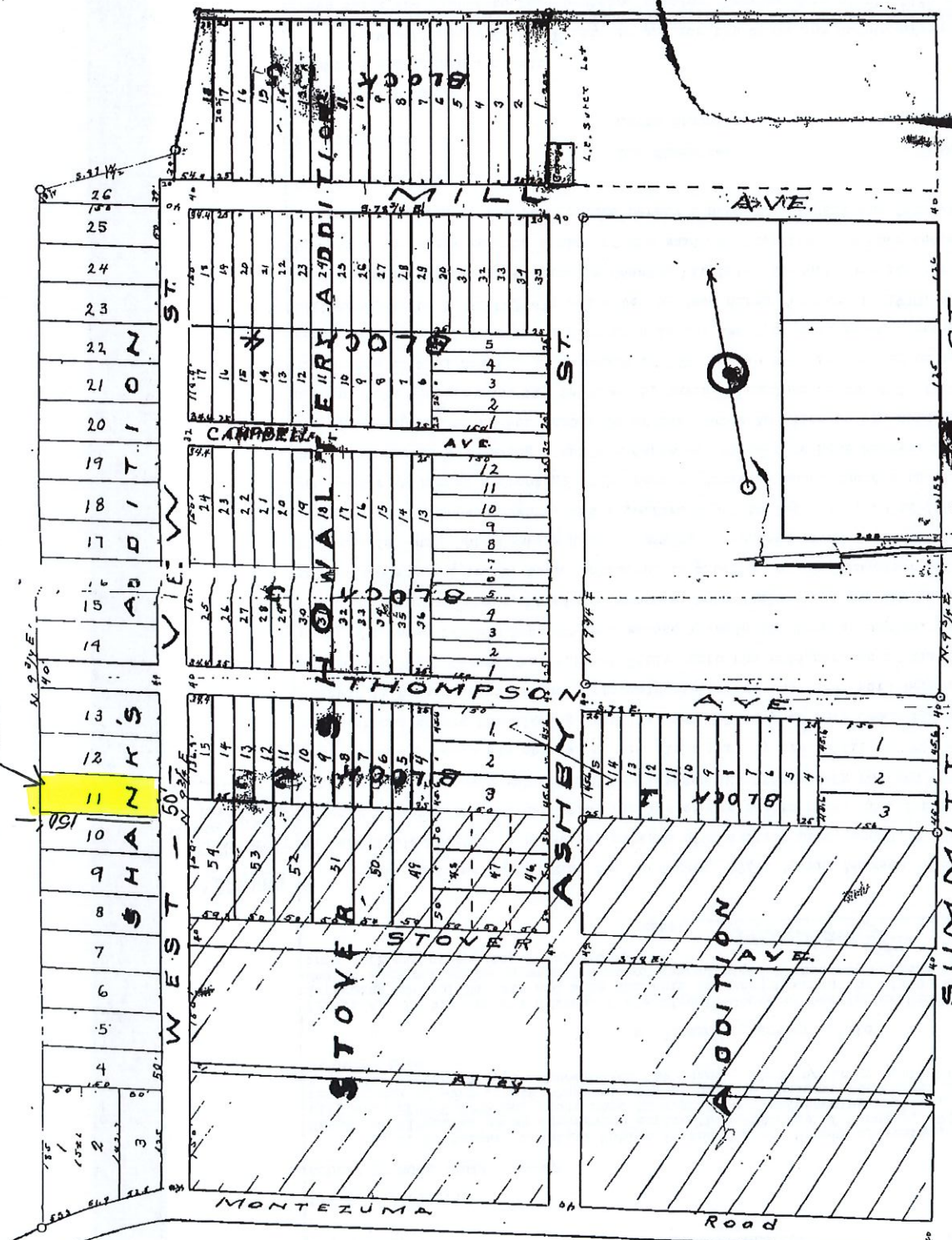
As we have not had an official organizational meeting with the BZA in quite some time, staff is recommending that the BZA nominate and appoint a Chair and Vice-Chair. My records show that the current Chairperson is Tim Bocock and we do not currently have a Vice-Chairperson in place.

Agenda Item 3:

Mikhail and Oksana Khikhol recently purchased Tax Map 107D1-(4)-L11, better known as 165 Westview Street from Shen Valley Renovators LLC and contacted the Town of Dayton to obtain a zoning permit to build a single-family residence. As this lot is a buildable lot of record that does not conform to current the Town's current zoning ordinance, staff has referred it to the BZA to ask that setbacks be set for the lot. We will call the meeting to order in the Council Chambers of the Dayton Town Hall after the conclusion of a site visit to 165 Westview Street.

Map Number: 107D1-(4) - L11						Account Number: 20639			
Name: SHEN VALLEY RENOVATORS LLC						District: DAYTON			
Addr: 484 WEAVER RD ROCKINGHAM VA 22802						Desc: SHANK ADD - W VIEW ST L 11 B 1			
Acres: 0.1720									
911 Address: 0									
Building Description Building: 0 Occpy: 0 Stories: Remodeled: Age: 0 Class: 11 URBAN RESID - SING FAM Units: 0 Picture: 0						Exterior Found: Walls: Roof: Roofing: Site R/W: Terr: Water: Sewer: Gas: Elect:		Interior # Pms: Pd Rms: # Baths: Walls: Floors: Heat: Fireplace: Basement: %Fin: Fin Qal: Garage: A/C: #Cars:	
Land Use and Value Type RESIDUAL #Acres 0.1720 Price 6000 Value 6000						Zoning TOWN Addtl.Zoning: Addtl.Zoning: Town Zoning: R1 Ag Forestal: Special Use: Conditional Rezoning:			
Other Improvements Desc Size Cond Rate Value						Sect Type Story Description		Dimensions Area	
Last Sale Price: 185,400						Deed Book/Page: 5241 - 375			
Structural Value External Calculations: Structural Element Value						Values/Factors Subtotal Factor 100%: Depreciation: Total Bldg Value: Nhood Factor 0%: Other Improv Value: Total Land Value: Total Property Value:		Assessed Value Year: 2018 Land: Improvement: Total Value:	
Bldg: Bsmt: Plumb: Hgt: A/C: F.P. Flue: Blt In:						Phy 0 % Func 0 % Econ 0 % 		6000 6000	

50' x 150'

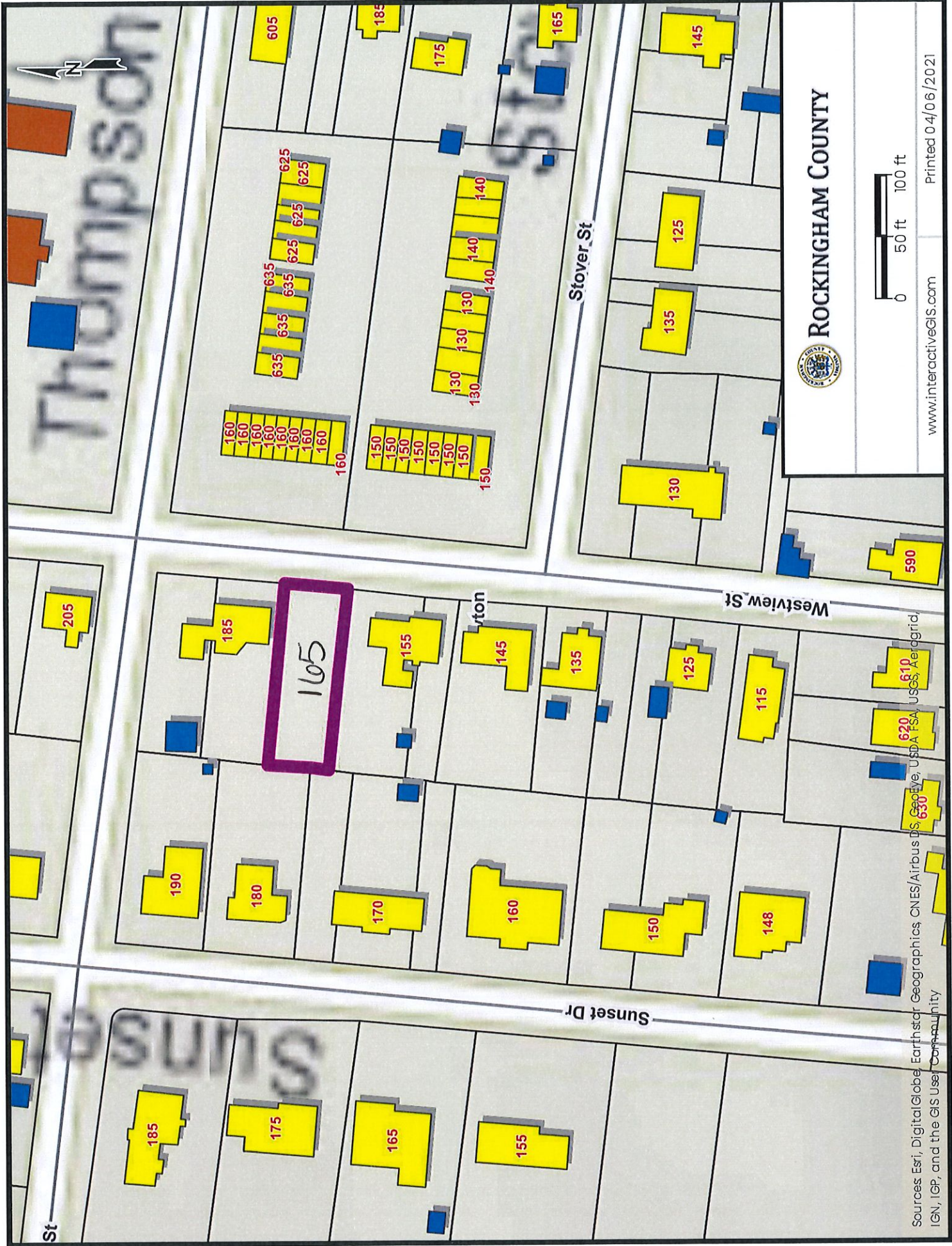


Part I Showing Allocation of lots 46, 47, 48 and 49 of Shover's Addition of Dayton. Lots 46, 47 and 48 are cut into 3 equal parts and face Ashby Ave. Lot 49 is reduced to 16 ft. in width, and the alley is made a part of WEST VIEW ST.

PART II, Shows the SHAWALTER ADDITION composed of 5 BLOCKS numbered from 1 to 5. The Addition is intersected by THOMPSON and MILL Avenues, with a short Ave. in between named CAMPBELL AVE., this Addition is cut out of the Dan Shawalter Farm lying West of SUMMIT ST. in DAYTON

PART III Shows SHANKS'S ADDITION consisting of 16 lots lying along the west side of both Shover and Shawalter Additions above shown, with WEST-VIEW ST between as shown which intersects MONTEZUMA ROAD at the SW corner of Shover's Add. This Addition is off of the W.J. Shank Farm. Done this 21st day of Aug. 1946. by NEAH D. SHAWALTER, surveyor 1/4" = 100'

in addition to the original plat...



ROCKINGHAM COUNTY



Sources: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, AeroGRID, IGN, IGP, and the GIS User Community