



TOWN OF SMITHFIELD

"The Ham Capital of the World"

November 6, 2017

TO: BOARD OF ZONING APPEALS

FROM: JOSEPH R. REISH, CZO
PLANNING TECHNICIAN

RE: NOVEMBER MONTHLY MEETING

The Smithfield Board of Zoning Appeals will hold its regularly scheduled monthly meeting on **Tuesday, November 21, 2017 at 7:30 pm** in Conference Rooms A & B at the Smithfield Center.

If you have any questions or concerns, please contact Joseph Reish at 365-4271 or jreish@smithfieldva.gov.

cc: Town Council
William H. Riddick, III, Town Attorney
The Smithfield Times
The Daily Press
File

DEPT. OF PLANNING, ENGINEERING, AND PUBLIC WORKS

310 Institute Street, P.O. Box 246 • Smithfield, VA 23431 • (757) 365-4200 • Fax (757) 357-9933
www.smithfieldva.gov • Local Cable Channel 6

**Town of Smithfield
Board of Zoning Appeals
Agenda**

**November 21, 2017
7:30 pm**

1. **Election of Officers**

2. **Application for a Special Use Exception under Article 12 Section D of the Town of Smithfield Zoning Ordinance: 845 West Main Street, Jignesh Nisar, applicant, property owner.** (Staff Report, Application, Public Notice enclosed.)

3. **Approve minutes from the August 15, 2017 Board of Zoning Appeals Meeting.** (Enclosed)

NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend Board of Zoning Appeals meetings. ADA compliant hearing devices are available for use upon request. Please call (757) 365-4200 at least 24 hours prior to the meeting date so that proper arrangements may be made.

**STAFF REPORT FOR THE
BOARD OF ZONING APPEALS**

Special Use Exception

November 21, 2017

Application Number	BZA 17-02
Applicant Name and Address	Jignesh Nisar 845 West Main Street Smithfield, Virginia 23430
Property Owner Name and Address	Jignesh Nisar 845 West Main Street Smithfield, Virginia 23430
Property Location and Description	845 West Main Street Commercial Building on the South- West side of West Main Street and Hearn Drive.
Tax Map Number	21-01-070F
Statistical Data (See Plat)	
Current Zoning	HR-C Highway Retail – Commercial
Access	West Main Street
Surrounding Land Uses/Zoning	HR-C, MH-P, C-C, I-2 Highway Retail – Commercial, Mobile Home – Park, Community – Conservation, Heavy - Industrial

Applicant Overview

Under the provisions of Article 12, Section F of the Zoning Ordinance of the Town of Smithfield, the applicant is seeking a Special Use Exception in order to approve a residential use within an existing commercial structure. The applicant recently purchased the existing building and would like to utilize the existing second floor for an apartment for an employee.

Staff Comments

Special Use Exception would allow for a residential use on the second floor within an existing commercial structure. Some of the surrounding properties contain high density housing such as a mobile home park, and apartments adjacent to the mobile home park. Existing onsite parking will accommodate the apartment's requirements.

Contact Joseph Reish at 365-4271 or jreish@smithfieldva.gov with any questions.



TOWN OF SMITHFIELD

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11-21-17

APPLICATION FOR:

- Special Use Permit Variance Special Yard Exception
- Special Sign Exception Other *Special Use Exception*

Applicant(s) Name: Jignesh Nisar
 Address: 845 West Main St
 City, State, Zip: Smithfield
 Phone Number(s): 757-305-7992

Property Owner(s) Name: Jignesh Nisar
 Address: Same as Above
 City, State, Zip: _____
 Phone Number(s): _____

Property Address: 845 West Main St Smithfield, VA -
 Tax Map Number(s): 21-01-070
 Property Description: Commercial Building

Zoning: HRC Acreage: NA Application Fee: 150/-
 Legal Reference: - Deed Book#: - Page#: -

Proposed Use/Exception: Residential use of the second floor of a commercial building in the HR-C zoning district. Applicant proposes to use the second floor in an existing commercial building as a single unit residential dwelling.

[Signature]
 Applicant(s) Signature

10/2/17
 Date

 Applicant(s) Signature

 Date

NOTICE OF PUBLIC HEARING
THE TOWN OF SMITHFIELD BOARD OF ZONING APPEALS

SPECIAL EXCEPTION

Notice is hereby given that the Board of Zoning Appeals of the Town of Smithfield, Virginia, will hold a public hearing at the meeting of the Board of Zoning Appeals in the council chambers in The Smithfield Center, 220 N. Church Street, Smithfield, Virginia, in meeting room A, on Tuesday, November 21, 2017, at 7:30 p.m. to consider the application of Jiyen 2, LLC, owner, for a special exception under the provisions of Article 12, Sections F of the Zoning Ordinance of the Town of Smithfield, Virginia, adopted September 1, 1998, and as amended thereafter, in order to approve a residential use in an existing commercial structure on the applicant's property. The applicant is seeking a special exception to the provisions of Article 3.I, Paragraphs B and C of the Zoning Ordinance which do not permit residential uses within the zoning district. The property is located at 845 West Main Street. The property in question is zoned HR-C, Highway Retail Commercial District.

Any person affected by or interested in the aforesaid application may appear at the hearing and be heard. Copies of the Zoning Ordinance of the Town of Smithfield and application for this special exception are available for inspection in the Department of Planning, Engineering, & Public Works, 310 Institute Street, Smithfield, Virginia 23430.

BOARD OF ZONING APPEALS
TOWN OF SMITHFIELD, VIRGINIA

By: Lesley G. King, Clerk

Publish: November 8 and 15, 2017