

COMMONWEALTH OF VIRGINIA  
PRINCE WILLIAM COUNTY  
BOARD OF ZONING APPEALS

Brief  
June 16, 2008  
Regular Meeting  
Board Chambers  
James J. McCoart Administration Building

**Item 1. Roll Call (2:02 PM):**

Present: Patrick Salce, Chairman  
Larry Borkowski  
John Brenkus  
Billy Isbell  
Patricia Reynolds  
Eileen Thrall, Vice Chairman

Absent: Richard Smith

**Item 3.** Appeal Case #APP2008-00018, Hawk Investments, LLC - To consider an appeal of the Zoning Administrator's determination dated March 19, 2008 that Lots 1, 2, and 3 of the subdivision of lands owned by Hawk Investments, LLC are unlawful zoning lots, as they are located in both Prince William and Fauquier counties and the portion of the property that falls within the jurisdiction of Prince William County does not meet the minimum development standards in the A-1 District. The three lots are 14701 Rylan Road (GPIN 7294-93-9111); 14691 Rylan Road (GPIN 7394-02-2184) and 14681 Rylan Road (GPIN 7394-02-5585) Brentsville Magisterial District.

Staff, represented by Noah Klein of the County Attorney's Office, provided some background about the case. Mr. Klein placed page 29 of the staff report on the overhead projector.

Ms. Thrall requested clarification of the site and area characteristics that Mr. Klein spoke about.

Paul J. Gauthier, representing the appellant, provided background about the case. Mr. Gauthier brought up the question of the Thunder Oaks subdivision.

Chairman Salce raised the question of whether appellant would be better served by requesting a variance. Discussion followed.

Two neighbors, Ms. Hockman and Ms. Jaramillo spoke in opposition to granting the appeal.

Mr. Klein provided some clarification of the Thunder Oaks question and provided other information.

Mr. Gauthier provided additional information.

Chairman Salce closed the public hearing at 2:47 PM.

Motion to uphold the Zoning Administrator's determination and deny the appeal in Appeal Case #APP2008-00018, Hawk Investments, LLC, passed (4-2; motion Isbell, second Brenkus) – see RES 2008-006.

Chairman Salce advised the applicant has 30 days from today to appeal the decision of the Board of Zoning Appeals.

**Item 2.** Election of Officers

Patrick Salce elected as Chairman (6-0; motion Thrall, second Borkowski) – see RES 2008-007.

Eileen Thrall elected as Vice-Chairman (6-0; motion Isbell, second Reynolds) – see RES 2008-008.

**Item 4.** Approval of April 28, 2008 Brief and Resolutions

April 28, 2008 brief and resolutions approved as presented, passed (6-0; motion Brenkus, second Reynolds) – see RES 2008-009.

**Item 5.** Toni Brzyski, Secretary, requested members review the membership list and advise if any information needs to be changed.

Ms. Brzyski advised that, as there are no cases scheduled, the Board of Zoning Appeals would not be meeting in July and possibly not in August.

**Item 6.** Adjournment at 3:13 PM

Respectfully submitted,

Antoinette Brzyski  
Secretary to the Board