

Middlesex County Board of Zoning Appeals Meeting Agenda
Board Room, Historic Courthouse, 865 General Puller Hwy, Saluda VA 23149
Tuesday, January 20, 2026, 6:00 P.M.

- I. Call to order.
- II. Organizational Meeting
 1. Nomination and election of officers.
 2. Nomination and election of Secretary.
 3. Establishment of Regular Monthly Meeting Date, Time, and Place.
- III. Approval of the Minutes, Monday, December 15, 2025
- IV. Public Hearing
 1. Variance Application No. 2025-06 submitted by Tara M. & David E. Hunter. The application request is for a Thirteen and Five Hundredths (13.05) foot variance from the minimum Twenty-Five (25') foot Corner Yard setback requirement of Zoning Ordinance Article 9, Section 9-5.2, Residential (R) District. The purpose of the variance is an administrative variance was granted for 12.5 and the house was placed at 11.99 & 11.95'. The property for which the variance is requested is located at 412 Gillim Road, Deltaville, VA 23043; it is further identified as Tax Map Parcel # 41-42-2 in the Pinetop Magisterial District.
 2. CBPA Exception No. 2025-33 submitted by Raymond E. Boehling, Jr., requesting an exception to Zoning Ordinance Article 4A, Section 4A-4-A.4, Chesapeake Bay Preservation (CBP) District for the encroachment into the 100' Buffer for a proposed pool, decking, and walkway. The application requests a Forty-One and One Tenth (41.1) foot exception from the minimum One Hundred (100) foot Resource Protection Area (RPA) setback requirement of Zoning Ordinance Section 4A-7, Chesapeake Bay Preservation (CBP) District. The property for which the exception is requested is located at 357 Sun Beau Circle, Urbanna, VA 23175; it is further identified as Tax Map Parcel # 14-6-2 in the Saluda Magisterial District.
- V. Old Business
- VI. New Business
- VII. Adjournment

PUBLIC HEARING PROCEDURES

1. Presentation of Application by Staff.
2. Presentation by Applicant.
3. Chairman opens the Hearing for comments from the public.
 - A. Each speaker will give his or her name and address for the record.
 - B. Each speaker or individual will be given one opportunity to speak.
 - C. All comments and/or remarks **will be** addressed to the Board of Zoning Appeals, **not** to the audience or the applicant.
 - D. Comments from individuals - allowed three (3) minutes each.
 - E. Comments from speaker(s) representing a group:
 - i. Must represent four (4) or more individuals;
 - ii. Individuals must stand and acknowledge that they are being represented by the speaker and that they forfeit their individual time to speak;
 - iii. Are allowed 12 minutes to make their presentation(s);
4. Chairman closes hearing for comments from public.
5. Questions and discussion by Board members.