

18104544D

**HOUSE BILL NO. 796**

Offered January 10, 2018

Prefiled January 9, 2018

*A BILL to amend and reenact §§ 15.2-2283 and 15.2-2309 of the Code of Virginia, relating to zoning; disabilities.*

\_\_\_\_\_  
Patron—Hope

\_\_\_\_\_  
Referred to Committee on Counties, Cities and Towns

**Be it enacted by the General Assembly of Virginia:**

**1. That §§ 15.2-2283 and 15.2-2309 of the Code of Virginia are amended and reenacted as follows:**

**§ 15.2-2283. Purpose of zoning ordinances.**

Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § 15.2-2200. To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, impounding structure failure, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) to facilitate the creation of a convenient, attractive and harmonious community; (iv) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements; (v) to protect against destruction of or encroachment upon historic areas and working waterfront development areas; (vi) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, impounding structure failure, panic or other dangers; (vii) to encourage economic development activities that provide desirable employment and enlarge the tax base; (viii) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; (ix) to protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities; (x) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated; ~~and~~ (xi) to provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard; ~~and~~ (xii) *to provide reasonable modifications necessary on the basis of disability to persons with disabilities as defined under the Americans with Disabilities Act of 1990.* Such ordinance may also include reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and ground water as defined in § 62.1-255.

**§ 15.2-2309. Powers and duties of boards of zoning appeals.**

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section.

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property, *including the safe and easy use thereof*, or that the granting of the variance

INTRODUCED

HB796

59 would alleviate a hardship due to a physical condition relating to the property or improvements thereon,  
60 *or would accommodate persons with disabilities as required under the Americans with Disabilities Act,*  
61 at the time of the effective date of the ordinance, and (i) the property interest for which the variance is  
62 being requested was acquired in good faith and any hardship was not created by the applicant for the  
63 variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and  
64 nearby properties in the proximity of that geographical area; (iii) the condition or situation of the  
65 property concerned is not of so general or recurring a nature as to make reasonably practicable the  
66 formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of  
67 the variance does not result in a use that is not otherwise permitted on such property or a change in the  
68 zoning classification of the property; and (v) the relief or remedy sought by the variance application is  
69 not available through a special exception process that is authorized in the ordinance pursuant to  
70 subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to  
71 subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.

72 No variance shall be considered except after notice and hearing as required by § 15.2-2204. However,  
73 when giving any required notice to the owners, their agents or the occupants of abutting property and  
74 property immediately across the street or road from the property affected, the board may give such  
75 notice by first-class mail rather than by registered or certified mail.

76 In granting a variance, the board may impose such conditions regarding the location, character, and  
77 other features of the proposed structure or use as it may deem necessary in the public interest and may  
78 require a guarantee or bond to ensure that the conditions imposed are being and will continue to be  
79 complied with. Notwithstanding any other provision of law, general or special, the property upon which  
80 a property owner has been granted a variance shall be treated as conforming for all purposes under state  
81 law and local ordinance; however, the structure permitted by the variance may not be expanded unless  
82 the expansion is within an area of the site or part of the structure for which no variance is required  
83 under the ordinance. Where the expansion is proposed within an area of the site or part of the structure  
84 for which a variance is required, the approval of an additional variance shall be required.

85 3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing  
86 as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or  
87 the occupants of abutting property and property immediately across the street or road from the property  
88 affected, the board may give such notice by first-class mail rather than by registered or certified mail.

89 4. To hear and decide applications for interpretation of the district map where there is any  
90 uncertainty as to the location of a district boundary. After notice to the owners of the property affected  
91 by the question, and after public hearing with notice as required by § 15.2-2204, the board may interpret  
92 the map in such way as to carry out the intent and purpose of the ordinance for the particular section or  
93 district in question. However, when giving any required notice to the owners, their agents or the  
94 occupants of abutting property and property immediately across the street or road from the property  
95 affected, the board may give such notice by first-class mail rather than by registered or certified mail.  
96 The board shall not have the power to change substantially the locations of district boundaries as  
97 established by ordinance.

98 5. No provision of this section shall be construed as granting any board the power to rezone property  
99 or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by  
100 the governing body.

101 6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The  
102 board may impose such conditions relating to the use for which a permit is granted as it may deem  
103 necessary in the public interest, including limiting the duration of a permit, and may require a guarantee  
104 or bond to ensure that the conditions imposed are being and will continue to be complied with.

105 No special exception may be granted except after notice and hearing as provided by § 15.2-2204.  
106 However, when giving any required notice to the owners, their agents or the occupants of abutting  
107 property and property immediately across the street or road from the property affected, the board may  
108 give such notice by first-class mail rather than by registered or certified mail.

109 7. To revoke a special exception previously granted by the board of zoning appeals if the board  
110 determines that there has not been compliance with the terms or conditions of the permit. No special  
111 exception may be revoked except after notice and hearing as provided by § 15.2-2204. However, when  
112 giving any required notice to the owners, their agents or the occupants of abutting property and property  
113 immediately across the street or road from the property affected, the board may give such notice by  
114 first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the  
115 right to issue special exceptions pursuant to § 15.2-2286, and, if the governing body determines that  
116 there has not been compliance with the terms and conditions of the permit, then it may also revoke  
117 special exceptions in the manner provided by this subdivision.

118 8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days  
119 to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to  
120 act, finds and declares that weather or other conditions are such that it is hazardous for members to

**121** attend the meeting. Such finding shall be communicated to the members and the press as promptly as  
**122** possible. All hearings and other matters previously advertised for such meeting in accordance with  
**123** § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

**INTRODUCED**

HB796