

AGENDA
KING & QUEEN COUNTY BOARD OF ZONING APPEALS
MONDAY, MAY 18, 2026
6:00 P.M.
COURT ROOM

1. Call to Order
2. Determination of Quorum
3. Approval of Agenda
4. 2026 Chair & Vice-Chair Nominations
5. Approval of November 18, 2024 Meeting Minutes
6. Public Hearing:

AA26-01, Perry S. B. Camp, Sr. – requesting an Administrative Appeal from the Zoning Administrator’s interpretation of King & Queen County Zoning Ordinance, Article 2, General County-Wide Regulations, Section 3-34, Use of Recreational Vehicles for Permanent Living Quarters.

7. Board Member Comments (if any)
8. Staff Comments (if any)
9. Adjournment

**King and Queen County
Board of Zoning Appeals
Minutes
November 18, 2024**

**MINUTES
BOARD OF ZONING APPEALS
November 18, 2024**

The Board of Zoning Appeals (BZA) of King and Queen County met in the King and Queen County Courts and Administration Building, in the General District Courtroom on November 18, 2024, at 6:10 P.M., with public notice having been published in the *Tidewater Review* and *Rappahannock Times* and written notice mailed to interested parties, as required by Section 15.2-2204 of the Code of Virginia, 1950, as amended. The following Board members and staff were present:

Robert "Robbie" Coleman, Jr.
Robert T. Bland, IV
Bruce Taylor
Ann Marie Voight
Kimberly Sadler

Donna Sprouse, Director of Community Development
Vivan Seay, County Attorney

**IN RE:
CALL TO ORDER**

Chairman, Mr. Bland called the meeting to order. Mr. Bland asked Mrs. Sprouse to take roll call and determine if there is a quorum. Mrs. Sprouse determined that there was a quorum with all five members present.

**IN RE:
APPROVAL OF AGENDA**

Mr. Bland stated he would entertain a motion to approve the agenda. A motion was made by Mr. Taylor to approve the agenda as presented, seconded by Mr. Coleman.

*Voting For: Coleman, Bland, Taylor, Voight, Sadler
Voting Against: None
Abstain: None*

**IN RE:
2024-2025 CHAIR & VICE CHAIR NOMINATIONS**

Mr. Bland asked Mrs. Sprouse to take nominations for BZA Chair and Vice Chair for the remainder of 2024 calendar year & the upcoming 2025 calendar year.

Mrs. Sprouse asked if there were any nominations for Chair for 2024 & 2025 calendar year. Mrs. Sadler nominated Mr. Bland as Chair. Hearing no further nominations, Mrs. Sprouse asked if there was a second. Mr. Taylor seconded Mrs. Sadler's nomination to appoint Mr. Bland as Chair for 2024 & 2025.

Voting For: Bland, Taylor, Coleman, Voight, Sadler

Voting Against: None

Abstain: None

Mrs. Sprouse asked if there were any nominations for Vice-Chair for 2024 & 2025 calendar year. Mr. Bland nominated Mr. Taylor as Vice-Chair. Hearing no further nominations, Mrs. Sprouse asked if there was a second. Mr. Coleman seconded Mr. Bland's nomination to appoint Mr. Taylor as Vice-Chair for 2024 & 2025.

Voting For: Bland, Taylor, Coleman, Voight, Sadler

Voting Against: None

Abstain: None

**IN RE:
APPROVAL OF MINUTES**

A motion was made by Mr. Taylor to approve the minutes as written, seconded by Mr. Coleman. The August 21, 2023 minutes were approved.

Voting For: Coleman, Bland, Taylor

Voting Against: None

Abstain: Voight & Sadler

**IN RE:
NEW BUSINESS**

Mr. Bland opened the public hearing for VAR24-01 and asked Mrs. Sprouse to please review the request.

Mrs. Sprouse noted that before they proceed with the public hearing, she wanted to ensure that everyone stayed in compliance of 15.2-2308.1 so she asked each member of the BZA if they have had any communications with the applicant, property owner, agent, or staff about the facts of this case outside of this meeting.

Mr. Coleman stated, "*no communications*".

Mr. Taylor stated, "*no communications*".

Mr. Bland stated, "*no communications*".

Mrs. Voight stated, "*no communications*".

Mrs. Sadler stated, "*no communications*".

Mrs. Sprouse, as non-legal staff, also stated that she had no communications with any of the BZA members nor the applicant/property owner regarding the details of the application.

Mrs. Sprouse thanked the BZA and then presented the following:

VARIANCE

VAR24-01

M & H Investments, LLC, C/o Liliana Gomez – *Applicant/Property Owner*

Nelson Aguilar – *Agent*

Public Hearing Notice provided in the Tidewater Review and Rappahannock Times (October 30th & November 6th). Adjoining land owner notification was provided by certified return receipt and mailed October 25, 2024.

BACKGROUND

The Planning and Zoning Department received an application for consideration by the Board of Zoning Appeals (“BZA”) on October 22, 2024, from Nelson Aguilar on behalf of M & H Investment LLC, C/o Liliana Gomez, requesting a variance from Zoning Ordinance, Article 5, Table 5.1, Minimum Dimensional Regulations for Primary Zoning Districts. The applicant wishes to obtain approval for an after the fact deck structure that has already been built without permits/approval.

GENERAL INFORMATION

LOCATION

The subject property is located at 185 Pond Point Ave., Walkerton, VA 23177, in the Newtown Magisterial District. The property is identified as County Tax Map Parcel No. 32-52X-61C30

PROPOSAL

The property owner requests a variance from Zoning Ordinance, Article 5, Table 5.1, Minimum Dimensional Regulations for Primary Zoning Districts. The request is to receive approval for a 199.29 sq. ft. deck structure, which was constructed without prior approval/permit further within the front building setback/yard than the original home. The owner is seeking approval to allow for a 70.11’ front yard setback for this deck structure. The home, before the deck was constructed, is 83.76’ from the front property line, according to the submitted site sketch.

ZONING ORDINANCE

Pursuant to Zoning Ordinance, Title II, Article 5, Table 5.1 the required front yard setback for primary structures in the agricultural zoning district is 100 feet for a primary structure.

TABLE 5.1 TABLE OF MINIMUM DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS				
(1)	(2)	(3)	(4)	(5)
MINIMUM SETBACKS AND BUILDING BULK REQUIREMENTS				
ZONING DISTRICT	MINIMUM SETBACKS ¹ (in feet)			MAXIMUM HEIGHT OF BUILDINGS
	FROM FRONT PROPERTY LINE	FROM SIDE PROPERTY LINES	FROM REAR PROPERTY LINE	
A Agricultural	100 feet, except that only 20 feet is required for school bus shelters,	40 feet	25 feet	None
R-R Residential Rural	75 feet	25 feet	25 feet	35 feet
R-S Residential Single-family	75 feet	25 feet	25 feet	35 feet
R-G Residential General	75 feet	25 feet, provided that side and rear setbacks adjacent to properties in any zoning district which permits residential uses shall not be less than 50 feet. See Article 6, Section 3-111(B).		35 feet
LB Limited Business	75 feet	15 feet, provided that side and rear setbacks adjacent to properties in any zoning district which permits residential uses shall not be less than 50 feet.		35 feet
GB1 General Business 1	75 feet	15 feet, provided that side and rear setbacks adjacent to properties in any zoning district which permits residential uses shall not be less than 50 feet.		35 feet
GB2 General Business 2	100 feet	15 feet, provided that side and rear setbacks adjacent to properties in any zoning district which permits residential uses shall not be less than 50 feet.		60 feet
LI Light Industrial	100 feet	50 feet, except for lots, which abut property in non-industrial districts, then 100 feet.		No more than the distance from the base or foundation of the building or structure to the nearest lot line.
I Industrial	100 feet	50 feet, except for lots, which abut property in non-industrial districts, then 100 feet.		No more than the distance from the base or foundation of the building or structure to the nearest lot line.
Notes: ¹ For any lot located within the Chesapeake Bay RPA, the setback requirements shall be determined by the Chesapeake Bay Regulations, Article 12. ² For front yard requirements for waterfront lots the front yard setback for accessory buildings is fifty (50) feet from the road frontage. A front yard buffer may be required unless waived by the Zoning Administrator as not necessary. The site drawing and accessory building architecture must be approved by the Zoning Administrator to ensure that the proposed accessory structure is compatible and consistent with other buildings in the area. ³ For Government Offices/Fire/Rescue/Police Stations, setbacks may be reduced for the expansion of or new construction of any fire & rescue building, provided that the proposed building or addition is no less than 50' from the front property line and 15' from the side and rear property lines. Otherwise, a variance must be approved by the BZA.				

ZONING

The property is zoned Agricultural (A). This parcel is located in a subdivision known as "The Old Mill Tracts". According to the subdivision plat of record, the subdivision was plated in 1973. When the plat was put to record, the subdivision established a minimum front property line building setback line. For this particular lot (lot 30), the front setback was 100'. The property, even before the construction of the deck, is considered a pre-existing non-conforming lot in acreage, frontage and its house placement/setbacks. The parcel size is 54,575 sq. ft., approximately an acre and a quarter. The road frontage (width) for this parcel is 179.88'.

BOARD OF ZONING APPEALS SUMMARY/COUNTY CODE REFERENCE

Sec. 3-462. - Powers and duties.

Pursuant to Code of Virginia, § 15.2-2309, 1950, as amended, the board of zoning appeals shall have the following powers and duties...

B. *Variances.* The BZA may authorize, upon appeal in specific cases, variances from the terms of this zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary hardship; provided that the spirit of this zoning ordinance shall be observed and substantial justice done according to the following:

(1) *Variance defined¹:* A variance is a reasonable deviation from the provisions of this zoning ordinance regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure when the strict application of this zoning ordinance would result in unnecessary or unreasonable hardship to the property owner; provided, however, that:

- (a) Such need for a variance would not be shared generally by other properties;
- (b) The variance is not contrary to the intended spirit and purpose of this zoning ordinance;
- and
- (c) The variance would result in substantial justice being done.

A variance shall not include a change in the use of property, which shall be accomplished by rezoning the property.

(2) *Grounds for variance:* The BZA may grant a variance when the property owner can show that the property was acquired in good faith, and:

(a) Where by reason of the exceptional narrowness, shallowness, size, or shape of a specific piece of property at the time of the effective date of this zoning ordinance;

(b) Where by reason of exceptional topographical conditions or other extraordinary situation or condition of such piece of property, or the use or development of property immediately adjacent thereto, the strict application of terms of this zoning ordinance would effectively prohibit or unreasonably restrict the use of the property; or

(c) Where the BZA is satisfied, upon the evidence heard by it that the granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant. Every variance shall be in harmony with the intended spirit and purpose of this zoning ordinance.

(3) No variance shall be authorized by the BZA unless it finds:

(a) That the strict application of this zoning ordinance would produce undue hardship;

(b) That such hardship is not shared generally by other properties in the same zoning district and the same vicinity; and

(c) That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

(4) No such variance shall be authorized except after public notice and public hearings as required by Code of Virginia, §§ 15.2-2204 and 15.2-2205, 1950, as amended.

(5) No variance shall be authorized unless the BZA finds that the condition or situation of the property is not of so general or recurring a nature as to make reasonably practical the formulation of a general regulation to be adopted as an amendment to this zoning ordinance.

(6) In authorizing a variance, the BZA may impose such conditions regarding the location, character, and other features of the proposed structure for use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

STAFF RECOMMENDATION

According to Article 17, Nonconforming Uses, in the King & Queen County zoning ordinance, Section 3-385 states, "*A nonconforming building may be enlarged, extended or structurally altered, provided that such enlargement, extension or alteration does not increase the degree or extent of nonconformity in any respect.*"

This deck structure, along with other alternations to the home, were all made without proper permits and/or approvals. Had the applicant/owner applied for a permit prior to construction, they would have been informed that the proposed deck would not have met required minimum setbacks and approval would not have been granted. Instead, the applicant/owner conducted work without permits, creating a self-created hardship, which has now led to this request for approval or forgiveness. The property has an existing single-family dwelling on the property. According to the Commissioner of the Revenue's real estate records, the single-family home was constructed in 1974. This issue came to light when the property listing was placed on Zillow.com and Realtor.com, as a multi-family dwelling for sale. The images posted on those sites identified several new decks/landings and step structures, including other work that had been done to the home, all without permits. A notice of violation was prepared by both the Building Official and Director of Community Development, identifying the violations and the owner was directed to come into compliance. The agent has been forthcoming through the process and has submitted an application and drawings detailing the work that has been done on the property, exclusive of this deck structure. A permit has been issued by the Building Official for the alterations done within the home, however this deck was a structure in which the Director of Community Development could not consider for approval, which has led to this variance request.

Staff does not recommend approval of the variance request, as this is clearly a self-created hardship and in no way does it render the property as unusable.

Mrs. Sprouse noted that the applicant/property owner is present tonight to speak to the request.

Mr. Bland opened the public hearing and asked the County Attorney, Vivian Seay if she had any comments.

Ms. Seay noted that she was present tonight on behalf of the County and that she has no comments so far.

Mr. Bland asked if the applicant/property owner wished to speak.

Mr. Nelson Aguilar, agent for H&M Investments, who resides at 13405 Dahlgren Road, King George, VA approached the Board and stated that he obtained permits for the work that was completed but did not know that he needed permits for the

work completed. He noted that the lot is a non-conforming lot and is small in size. He was hoping that they were able to save the deck structure as there was cost or investment already in the deck structure. He asks that the BZA consider allowing him to keep the deck structure.

Mr. Jose, property owner who resides at 40 Walker Way, Stafford, VA approached the podium and apologized for not obtaining permits prior to completing the work on the home. He stated that he was not aware of permits being required. was the contractor that had completed the work. He noted that he hired Nelson to help with pulling the permits and correcting the violations.

Mr. Nelson Aguilar stated that they have hired an engineering company that could complete the inspections of the deck footers if the request were to be approved.

Mr. Colman asked Mr. Aguilar if the structure was a single-family structure or a duplex structure. Mr. Aguilar stated that it is a single-family structure.

Mr. Bland opened the public comment period. Hearing none, Mr. Bland closed the public comment period.

Mr. Bland closed the public hearing.

Mr. Bland asked the Board if they had any questions or comments for staff or the applicant/property owner.

Mr. Coleman asked Mrs. Sprouse what did BRL on the subdivision plat mean. Mrs. Sprouse noted that it represents the building restriction line at the time the subdivision was created. Mr. Coleman asked if there was a deck there before this one was created. Mrs. Sprouse noted that she had provided a copy of the 2022 reassessment photo of the home before any renovations or additions were completed. According to those photographs, there was no deck structure there.

Mrs. Voight asked about the stairs along the rear of the property. Mrs. Sprouse explained that all other stairs and decks were existing or replaced existing stairs. This particular deck in question is new and did not replace another deck structure.

Mr. Taylor asked about the design of the home, with two doors, two sets of steps and two deck structures. He asked if it was a single-family dwelling. Mr. Aguilar stated that it is a single-family structure. Mr. Aguilar stated that there were never any intentions of converting the home into two dwelling units.

Mr. Aguilar added that the only reason they constructed the deck was because the existing home had a sliding glass door that was blocked by 2' x 4' lumber. He noted that it wasn't until they further researched the property and discovered that the home already encroached within the front setback.

Mr. Bland asked when the construction was done on the home. Mr. Aguilar replied that the work had been done in 2024. Mr. Bland asked when did he obtain permits

for the work. Mr. Aguilar stated in October. Mr. Taylor stated it was obtained after the work was already completed.

Mr. Taylor asked Mrs. Sprouse if the deck was built to code. Mrs. Sprouse responded that she could not confirm that as inspections were not yet completed on the structure by the Building Official because they have not yet obtained permits from the deck structure, not until we know the outcome of this variance request.

Mr. Taylor asked Mr. Aguilar how was the deck secured to the home. Mr. Aguilar stated that the ledger is connected to the home with galvanized bolts 18" on center. Mr. Taylor noted that it can be disassembled. Mr. Aguilar confirmed Mr. Taylor's comment.

Mr. Bland asked if anyone had any additional questions.

Hearing none, Mr. Bland asked for a motion from the Board. He reminded the Board that should they wish to approve the request, they must make all of the findings. Otherwise, if they wish to deny the request, they must identify at least one of those findings that has not been met.

Mr. Taylor stated that based on the requirements that the BZA is bound to find, the very first one states that any hardship was not created by the applicant or owner for the variance. Further, this variance request is for the applicant creating the problem.

Mrs. Voight added that she finds that the variance shall not be authorized because such hardship is generally shared by other properties in the same zoning district.

Mr. Bland asked if it was Mrs. Voight's motion to deny the request because the hardship is shared by other properties in the same zoning district. Mrs. Voight replied "yes".

Mrs. Voight's motion was seconded by Mrs. Sadler.

Voting For: Taylor, Voight, Sadler, Bland, Coleman

Voting Against: None

Abstain: None

The variance request was denied by a 5 to 0 vote.

**IN RE:
BOARD MEMBER COMMENTS**

Mr. Bland welcomed Mrs. Sadler to the Board of Zoning Appeals.

**IN RE:
STAFF COMMENTS**

None

**IN RE:
ADJOURN**

Hearing no further comments, a motion was made by Mr. Taylor to adjourn the meeting, seconded by Mr. Coleman. The motion was ratified by all present members stating "Aye".

Robert T. Bland, IV, Chair

ADMINISTRATIVE APPEAL
AA26-01

Perry S. B. Camp, Sr. – *Applicant/Property Owner*

BACKGROUND

The King and Queen County Planning and Zoning Department received a complaint from a citizen on February 19, 2026, regarding the number of occupied campers that were on the property with a fence being constructed in the back yard. Pictures were taken of the site from the public roadway on February 24, 2026 by Codes Compliance Officer, Joshua Rellick. March 4, 2026, a notice of violation (mailed certified return receipt) was mailed to the property owner of record (see the attached documentation). The notice of violation was signed for on March 16, 2026 from the Shacklefords Post Office (see the attached tracking information). On March 20, 2026, the property owner came into the office and told Mr. Rellick that one of the campers is used for a painting fab project and the other in the rear of the property is used for daytime use of his help staff. Mr. Camp was then told that such occupancy is not permitted. Mr. Camp then requested to apply for an appeal as provided in the notice of violation.

GENERAL INFORMATION

Location

The subject property is located on State Route 605, York River Road, in the Buena Vista Magisterial District. The property is identified as County Tax Map Parcel No. 1623-134L-529. The physical address of the subject property is 2097 York River Road.

Zoning

The property is zoned Agricultural (A). There is an existing single-family residence on the property.

Zoning Ordinance

Chapter 3, Zoning, Article 2, General County-wide Regulations, Section 3-34, Use of recreational vehicles for permanent living quarters, provides that “[n]o recreational vehicles shall be used for permanent living, sleeping, or other occupancy when parked or stored on a residential lot, or other location not approved for such use.”

Staff's Determination

The above referenced zoning ordinance not only addresses the “permanent living” and “sleeping” in a recreational vehicle, but it also addresses the “other occupancy” in a recreational vehicle. This could include an overnight stay or visit, as it is a form of other occupancy, even though it may not be permanently.

CODE OF VIRGINIA

Va. Code § 15.2-2311 provides in pertinent part:

§ 15.2 – 2311. Appeals to board.

A. An appeal to the board may be taken by any person aggrieved or by any officer, department, board or bureau of the locality affected by any decision of the zoning administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of this article, any ordinance adopted pursuant to this article, or any modification of zoning requirements pursuant to § 15.2-2286.

Notwithstanding any charter provision to the contrary, any written notice of a zoning violation or a written order of the zoning administrator dated on or after July 1, 1993, shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The zoning violation or written order shall include the applicable appeal fee and a reference to where additional information may be obtained regarding the filing of an appeal. The appeal period shall not commence until the statement is given and the zoning administrator's written order is sent by registered or certified mail with proof of delivery to, or posted at, the last known address or usual place of abode of the property owner or its registered agent, if any.... The appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. The fee for filing an appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the board on an appeal taken pursuant to this section shall be binding upon the owner of the property that is the subject of such appeal only if the owner of such property has been provided notice of the zoning violation or written order of the zoning administrator in accordance with this section....

B. An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the zoning administrator and for good cause shown.

* * *

D. In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

The full text of Va. Code § 15.2-2311 is attached.

Va. Code § 15.2-2309 provides in pertinent part as follows :

§ 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. Altering the order of evidence is a reversible error only if the appellant lodges an objection citing this section and the board subsequently refuses to reorder the hearing. 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.*

The full text of Va. Code § 15.2-2309 is attached.

Va. Code § 15.2-2312 provides in pertinent part as follows:

§ 15.2-2312. Procedure on appeal.

The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within ninety days of the filing of the application or appeal. In exercising its powers the board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision or determination appealed from....

The full text of Va. Code § 15.2-2312 is attached.

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2311. Appeals to board.

A. An appeal to the board may be taken by any person aggrieved or by any officer, department, board or bureau of the locality affected by any decision of the zoning administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of this article, any ordinance adopted pursuant to this article, or any modification of zoning requirements pursuant to § [15.2-2286](#). Notwithstanding any charter provision to the contrary, any written notice of a zoning violation or a written order of the zoning administrator dated on or after July 1, 1993, shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The zoning violation or written order shall include the applicable appeal fee and a reference to where additional information may be obtained regarding the filing of an appeal. The appeal period shall not commence until the statement is given and the zoning administrator's written order is sent by registered or certified mail with proof of delivery to, or posted at, the last known address or usual place of abode of the property owner or its registered agent, if any. There shall be a rebuttable presumption that the property owner's last known address is that shown on the current real estate tax assessment records, or the address of a registered agent that is shown in the records of the Clerk of the State Corporation Commission. The appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. The fee for filing an appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the board on an appeal taken pursuant to this section shall be binding upon the owner of the property that is the subject of such appeal only if the owner of such property has been provided notice of the zoning violation or written order of the zoning administrator in accordance with this section. The owner's actual notice of such notice of zoning violation or written order or active participation in the appeal hearing shall waive the owner's right to challenge the validity of the board's decision due to failure of the owner to receive the notice of zoning violation or written order. For jurisdictions that impose civil penalties for violations of the zoning ordinance, any such civil penalty shall not be assessed by a court having jurisdiction during the pendency of the 30-day appeal period.

B. An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the zoning administrator and for good cause shown.

C. In no event shall a written order, requirement, decision or determination made by the zoning administrator or other administrative officer be subject to change, modification or reversal by any zoning administrator or other administrative officer after 60 days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the zoning administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the zoning administrator or other administrative officer or through fraud. The 60-day limitation period shall not apply in any case where, with the concurrence of the attorney for the governing body, modification is required to correct clerical errors.

D. In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

1975, c. 521, § 15.1-496.1; 1983, c. 12; 1993, c. 780; 1995, c. [424](#); 1997, c.; 2005, cc. [625](#), [677](#); 2008, c. [378](#); 2010, c. [241](#); 2011, c. [457](#); 2012, cc. [400](#), [550](#), [606](#); 2017, c. [665](#); 2019, c. [387](#); 2025, c. [512](#).

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 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. Altering the order of evidence is a reversible error only if the appellant lodges an objection citing this section and the board subsequently refuses to reorder the hearing. 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 or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § [15.2-2309](#) or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § [15.2-2286](#) at the time of the filing of the variance application. Any variance granted to provide a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable. If a request for a reasonable modification is made to a locality and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable, such request shall be granted by the locality unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.

No variance shall be considered except after notice and hearing as required by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across

the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

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

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

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

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

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

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

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

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § [15.2-2312](#) shall be conducted at the continued meeting and no further advertisement is required.

Code 1950, §§ 15-831, 15-850, 15-968.9; 1950, p. 176; 1962, c. 407, § 15.1-495; 1964, c. 535; 1972, c. 695; 1975, cc. 521, 641; 1987, c. 8; 1991, c. 513; 1996, c. [555](#); 1997, c.; 2000, c. [1050](#); 2002, c. [546](#); 2003, c. [403](#); 2006, c. [264](#); 2008, c. [318](#); 2009, c. [206](#); 2015, c. [597](#); 2018, c. [757](#); 2025, c. [512](#).

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2312. Procedure on appeal.

The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within ninety days of the filing of the application or appeal. In exercising its powers the board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision or determination appealed from. The concurring vote of a majority of the membership of the board shall be necessary to reverse any order, requirement, decision or determination of an administrative officer or to decide in favor of the applicant on any matter upon which it is required to pass under the ordinance or to effect any variance from the ordinance. The board shall keep minutes of its proceedings and other official actions which shall be filed in the office of the board and shall be public records. The chairman of the board, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.

1975, c. 521, § 15.1-496.2; 1983, c. 444; 1986, c. 483; 1997, c. 587.

King & Queen County Land Development Application

AA26-01

Planning & Zoning Department
P.O. Box 177

King & Queen Courthouse, VA 23085
Phone: (804) 785-5975 or (804) 769-5000
Fax: (804) 785-5999 or (804) 769-5070

**Please print in ink or use a typewriter*

Applicant: PERRY S. B. Camp SR.
Applicant's Address: 2097 York River Rd, Shackletons Va 23156
Applicant's Phone: 757-504-7845

Agent (Contact Person): _____

Agent's Address: _____

Current Property Owner: my self.

Owner's Address: _____

Owner's Phone: _____

Correspondence to be sent to: _____ Applicant Owner Agent _____ Other _____

Tax Map Number: #23-1346-529 Magisterial District: Buena Vista

General Project Location: Back yard.

Size of Request: _____

*Are Proffer's being offered along with this Application: YES _____ or NO . If so please attach.

Check Appropriate Request:

Zoning Administrator

- _____ : Site Plan (Level 1)
- _____ : 1-2 Lot Subdivision Request
- _____ : Family Subdivision Review
- _____ : Boundary Line Adjustment
- _____ : Plat Approval

Planning Commission

- _____ : Site Plan (Level 2)
- _____ : Chesapeake Bay Exception
- _____ : Other
- _____ : Final Plat Review for Minor & Major Subdivision

Planning Commission & Board of Supervisors

- _____ : Rezoning
- _____ : Conditional Use Permit
- _____ : Zoning Ordinance Text Amendment
- _____ : Subdivision Ordinance Text Amendment
- _____ : Site Plan (Level 3)
- _____ : Other
- _____ : Preliminary Plat Review for Minor & Major Subdivision

Board of Zoning Appeals

- : Administrative Appeal
- _____ : Variance
- _____ : Special Exception
- _____ : Other

King & Queen County Land Development Application

Complete As Applicable:

Name of Subdivision, Development, or Proposal: ^{Painting} ~~Subdivision, Development, or Proposal:~~ h.i.s for Reception Project.
Proposal/Request: 2. Camper. one for daytime use of Help
Reason for Request: Amendment on a Camper on property

Applicant: The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official or the Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Applicant's Signature: Perry L. B. Camp Sr Date: 3-20-26

Owner: I have read this completed application, understand its content, and freely consent to it's filing. If this application is for the purpose of subdivision, further subdivision of this property will require a new application and approval by the Board of Supervisors. Furthermore, I grant permission to the Zoning Administrator and the other County Officials to enter the property and make such investigations and tests as they deem necessary.

Owner's Signature: Perry L. B. Camp Sr Date: 3-20-26



KING & QUEEN COUNTY COMPLAINT FORM

Date Received: 2/19/2026

Name of Complainant: Jimmy Jackson

Complainant Physical Address: Catherines Green

Complainant Phone No.: (Cell) (804) 513-9509 (Home) _____

Property Owner's Name: Perry S. B. Camp

Property Owner Address: 2097 York River Road, Shacklefords, VA 23156

Owner Phone No.: (Cell) 757-504-7845 ^{e-mail} psbcsr@qol.com

Property Location: 2097 York River Rd

Details of Complaint: Occupancy of campers on site behind fence
and beside the residence on site.

County Response: -2/24/2026- pictures taken of site.
-3/4/2026- letter sent.
-3/20/2026- Perry Camp came in and said that
one of the campers is used for a painting fab project
and the other is for daytime use of the help staff.
He applied for an appeal to the Board of zoning
appeals.

**ZONING VIOLATION COMPLIANCE
POLICY STATEMENT
KING AND QUEEN COUNTY PLANNING & ZONING DEPARTMENT**

ADOPTED: August 10, 2020 by King & Queen Board of Supervisors

According to Title II, Land Development Regulations, Chapter 3, Article 21, Administration and Enforcement, Section 3-490C, Zoning Administrator Duties, states: "The zoning administrator shall use his or her best endeavors to prevent violations of the provisions of this zoning ordinance and to detect and secure the correction of same. The zoning administrator shall be vested with all necessary authority on behalf of the board of supervisors to administer and enforce the provisions of this zoning ordinance, including, without limitation, any conditions attached to a rezoning or amendment to the zoning district map. Such authority shall include (i) the ordering, in writing, of the remedy of any noncompliance with any such conditions of this zoning ordinance, (ii) the bringing of legal action to ensure compliance with such conditions of this zoning ordinance, including injunction, abatement or other appropriate action or proceeding..."

Further, Title II, Land Development Regulations, Chapter 3, Article 21, Administration and Enforcement, Section 3-495, Violations and Penalties, states: "It shall be unlawful for any owner of any land, building or premises, or the agent thereof having possession or control of such property, or for any lessee, tenant, architect, engineer, builder, contractor or any other person to violate any of the provisions of this zoning ordinance or of any special exception, variance or conditional use permit granted under the provisions of this zoning ordinance. It shall be unlawful for any such owner, agent, lessee, tenant, architect, engineer, builder, contractor or other person to take part in or to assist in any such violation."

"Violation of the provisions of this zoning ordinance shall, upon conviction, be a misdemeanor punishable as provided in Code of Virginia, §§ 15.2-2286, 15.2-2287, 15.2-2288, 15.2-2303."

It is the policy of King and Queen County to address disregarded notices of violations in order to maintain compliance of the King & Queen County Zoning Ordinance.

After a second notice of violation to the property owner, mailed certified return receipt is sent with no response or resolution regarding the violation, a criminal complaint will be completed and submitted.



Josh Rellick, 2-24-2026



Josh Rellick, 2-24-2026





King and Queen County

Founded 1691 in Virginia

Office of the Zoning Administrator
P.O. Box 177 • King and Queen Court House, Virginia 23085
Phone: (804) 785-5985 • Fax: (804) 785-5999

CERTIFIED RETURN RECEIPT

March 4, 2026

Perry Camp
2097 York River Road
Shacklefords, VA 23156

RE: Notice of Violation – King and Queen County Code of Ordinances, Part II – Unified Land Use Regulations, Chapter 3 - Zoning, Article 2, Section 3-34
Tax Map # 23-134L-529

Dear Perry Camp,

There has been a complaint that there are occupied campers on your property. A site inspection on February 24th, 2026 has indicated that there are two campers located at 2097 York River Road, further identified as tax map number 23-134L-529.

King and Queen County County's Code of Ordinances, Part II – Unified Land Use Regulations, Chapter 3 – Zoning, Article 2, General County-Wide Regulations, Section 3-34, Use of Recreational Vehicles for Permanent Living Quarters, states... "No recreational vehicle shall be used for permanent living, sleeping, or other occupancy when parked or stored on a residential lot, or other location not approved for such use."

Further, King and Queen County's Code of Ordinances, Part II – Unified Land Use Regulations, Chapter 3 – Zoning, Article 21, Administration and Enforcement, Section 3-495, Violations and penalties, states... *"It shall be unlawful for any owner of any land, building or premises, or the agent thereof having possession or control of such property, or for any lessee, tenant, architect, engineer, builder, contractor or any other person to violate any of the provisions of this zoning ordinance or of any special exception, variance or conditional use permit granted under the provisions of this zoning ordinance. It shall be unlawful for any such owner, agent, lessee, tenant, architect, engineer, builder, contractor or other person to take part in or to assist in any such violation."*

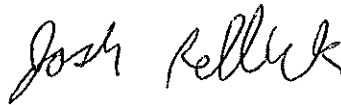
Violation of the provisions of this zoning ordinance shall, upon conviction, be a misdemeanor punishable as provided in Code of Virginia, §§ 15.2-2286, 15.2-2287, 15.2-2288, 15.2-2303."

You are advised to contact this office within ten days after receipt of this notice and inform this office how you will bring the subject property into compliance. The campers are not permitted to be occupied in King & Queen County, unless at an approved campground facility. **Failure to comply with the Ordinances of King & Queen County may result in further legal action.**

An appeal to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the County affected by any decision of the Zoning Administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of this Zoning Ordinance. Such appeal shall be taken within thirty (30) days after the decision appealed from by filing with the Zoning Administrator, as per King & Queen County Zoning Ordinance, Article 20, Section 3-464 and Va. Code § 15.2-2311. The decision shall be deemed final and unappealable if not appealed within thirty (30) days after the decision, order, requirement, or determination is made. Application forms are available at this office or they may be mailed at your request. The application fee is \$600.00.

Please contact this office should you have any questions regarding the county ordinances of King & Queen County and to satisfy the above requirements. You may reach me direct at (804) 785-5975 extension 2, option 2 or at esofficer@kingandqueenco.net .

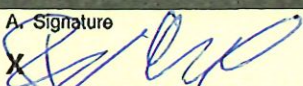

Sincerely,



Joshua Rellick
Codes Compliance Officer

CC: File

CC: Donna E. Sprouse, Director of Community Development

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery <u>3-16-26</u></p>
<p>1. Article Addressed to:</p> <p><u>Perry Camp</u> <u>2097 York River Road</u> <u>Shackleford, VA 23156</u></p>  <p>9590 9402 5998 0069 2023 45</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p><u>7021 1970 0001 0152 0598</u></p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To <u>Perry Camp</u>	
Street and Apt. No., or PO Box No. <u>2097 York River Road</u>	
City, State, ZIP+4® <u>Shacklefords, VA 23156</u>	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0001 0152 0598