



**BOARD OF ZONING ADJUSTMENT**  
**December 27, 2023**  
**STAFF REPORT**

**CASE NUMBER**

VA-2023-0157

**PROJECT NAME**

Taco Bell and 7 Brew

**SITE DATA**

- 0.10 acres

**REQUEST**

Variance

**ZONING/DISTRICT**

**COMP PLAN FLUM**

**Parcel ID**

23 6 14 2 002 013.000 & 23 6 14 2 002 014.000

**LOCATION**

9171-9207 Hwy 119

**ENGINEER**

**OWNER/DEVELOPER**

Daisy Hogue/ Don Jr & Victoria Hogue  
 Tacala LLC

**DESCRIPTION OF USE**

1) Variance to Table 3.3 Maximum Front Building Setback - request 100 feet versus required 70 feet. 2) Variance to Parking Lot Lightening - request 20 foot light height versus required 14 foot height. 3) Variance to Table 3.3 Minimum % Glazing of street wall - request a) Taco Bell - 20% glazing versus required 65% b) 7 Brew - 27% glazing versus required 65% 4) Variance to Table 3.3 Minimum first floor height request a) Taco Bell - 9'6" versus required 14 feet b) 7 Brew - 8'6" versus required 14 feet 5) Section 111-225 (b) (1) street frontage will not meet the required 150 ft frontage to have a freestanding sign - request is to allow freestanding signs on each of the lots.

**ZONING/REGULATIONS ANALYSIS**

The use is very much in keeping with the intent of the State Route 119 Overlay. The front setback request is for 70 feet. The auto parts store next door is over 100 ft off the right of way. The lights in the parking lots adjacent to this site are already at 20 ft. Glazing on buildings this narrow will be difficult to meet the glazing requirements. The Building Height cannot be met with the prefabricated building and the prototype Taco Bell does not have tall ceilings. Building Height section on page 34 states "with a minimum first floor height (floor to ceiling) of 14 feet (14') for building that exceed one story while table 3.3 just says first floor height so we need clarification on which it is (first floor or on buildings over 2 floors) that .I would suggest one sign for both businesses but with the shared drive way splitting the lot line that is not an option

DIRECTION	ADJACENT LAND USE	ZONING
NNE		Unknown
SSW		Unknown

**NEXT STEPS IF RECOMMENDED**

Building permit issued.