

**STAFFORD COUNTY BOARD OF ZONING APPEALS
AGENDA**

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**FEBRUARY 24, 2026
7:00 PM**

CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATIONS

APPLICATIONS AND APPEALS

1. V26-01/26156911; ANN CATHRYN AND DANIEL SULLIVAN – A REQUEST FOR A VARIANCE FROM STAFFORD COUNTY CODE SEC. 28-35, TABLE 3.1, “DISTRICT USES AND STANDARDS,” REGARDING A SETBACK REQUIREMENT APPLICABLE TO TAX MAP PARCEL NO. 58A-1-51 (PROPERTY). THE PROPERTY IS ZONED R-1, SUBURBAN RESIDENTIAL, AND IS LOCATED AT 101 KENT AVENUE, WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT.
2. V26-02/26156912; TRACY AND CHAD ANKERSEN – A REQUEST FOR A VARIANCE FROM STAFFORD COUNTY CODE SEC. 28-35, TABLE 3.1, “DISTRICT USES AND STANDARDS,” REGARDING A SETBACK REQUIREMENT APPLICABLE TO TAX MAP PARCEL NO. 19J-5-15 (PROPERTY). THE PROPERTY IS ZONED R-1, SUBURBAN RESIDENTIAL, AND IS LOCATED AT 7 KEITH COURT, WITHIN THE ROCK HILL ELECTION DISTRICT.
3. V26-03/26156927; JANNATUL FERDOUS AND RIAZUL ISLAM – A REQUEST FOR A VARIANCE FROM STAFFORD COUNTY CODE SEC. 28-35, TABLE 3.1, “DISTRICT USES AND STANDARDS,” REGARDING FRONT YARD SETBACK REQUIREMENTS APPLICABLE TO TAX MAP PARCEL NO. 40-50C (PROPERTY). THE PROPERTY IS ZONED A-1, AGRICULTURAL, AND IS LOCATED AT 245 PAYNES LANE, WITHIN THE AQUIA ELECTION DISTRICT.
4. V26-04/26156947; ANNAMARY AND MARK EARL HOWARD – A REQUEST FOR A VARIANCE FROM STAFFORD COUNTY CODE SEC. 28-35, TABLE 3.1(A), “DISTRICT USES AND STANDARDS FOR TRANSFER DEVELOPMENT RIGHTS (TDR),” REGARDING A SETBACK REQUIREMENT APPLICABLE TO TAX MAP PARCEL NO. 39Y-3-64 (PROPERTY). THE PROPERTY IS ZONED A-1, AGRICULTURAL, AND IS LOCATED AT 1702 CREEK BOTTOM PLACE, WITHIN THE AQUIA ELECTION DISTRICT.

UNFINISHED BUSINESS

ZONING ADMINISTRATOR'S REPORT

APPROVAL OF MINUTES

5. AUGUST 26, 2025 BOARD OF ZONING APPEALS MEETING
MINUTES_DRAFT

OTHER BUSINESS

6. 2025 BOARD OF ZONING APPEALS ANNUAL REPORT_DRAFT
7. 2026 BOARD OF ZONING APPEALS MEETING SCHEDULE_DRAFT

ELECTION OF OFFICERS

8. A. ELECTION OF CHAIRMAN
- B. ELECTION OF VICE CHAIRMAN
- C. ELECTION OF SECRETARY

ADJOURNMENT