



AGENDA
BOARD OF ZONING APPEALS
TUESDAY, FEBRUARY 17, 2026
3:30 PM
THE BOARD ROOM
FREDERICK COUNTY ADMINISTRATION BUILDING
WINCHESTER, VIRGINIA

1. **Call to Order**

2. **Determination of a Quorum**

3. **Meeting Minutes**

3.A. Minutes of January 20, 2026

[BZA02-17-26MeetingMinutesJanuary20.pdf](#)

4. **Public Hearings**

4.A. **Variance #26-25 for Stoneridge Outdoor Living**

Submitted a request for a 10-foot variance to a required 15-foot rear yard setback resulting in a 5-foot rear yard setback for an enclosed screened room with deck. The property is located at 150 Emperor Drive, Lake Frederick, and is identified by Property Identification Number 87B-5-2-123 in the Opequon Magisterial District.

[BZA02-17-26VAR26-25_Redacted.pdf](#)

4.B. **Variance #01-26 for Richard L. Molden**

Submitted a request for a 40-foot variance to a required 45-foot right yard setback resulting in a 5-foot right yard setback for a garage. The property is located at 2633 Cedar Creek Grade, Winchester, and is identified by Property Identification Number 61-A-99A in the Back Creek Magisterial District.

[BZA02-17-26VAR01-26_Redacted.pdf](#)

4.C. **Variance #02-26 for James & Angela Payton**

Submitted a request for a 5.6-foot variance to a required 50-foot left yard setback resulting in a 44.4-foot left yard setback for an addition. The property is located at 942 Gun Club Road, Stephenson, and is identified by Property Identification Number 45-2-B in the Stonewall Magisterial District.

[BZA02-17-26VAR02-26_Redacted.pdf](#)

4.D. Variance #03-26 for Aliya Small

Submitted a request for a 7.5-foot variance to a required 25-foot rear yard setback resulting in a 17.5-foot rear yard setback for a covered patio. The property is located at 109 Triangle Court, Winchester, and is identified by Property Identification Number 55N-1-4-154 in the Red Bud Magisterial District.

[BZA02-17-26VAR03-26_Redacted.pdf](#)

4.E. Variance #04-26 for Cline Manor VA LLC

Submitted a request for the foregoing buffers to provide an inactive buffer of 25', with full screening, together with an active buffer of 25' and a 35' inactive road buffer, with full screening, together with a 40' active road buffer. The property is located at 3266 Valley Pike and is identified by Property Identification Number 63-A-37 in the Back Creek Magisterial District.

[BZA02-17-26VAR04-26_Redacted.pdf](#)

5. Other