



April 2, 2024

Mr. George Polyzos  
Polyzos Family Investments, LLC.  
766 J Clyde Morris Boulevard, Suite B  
Newport News, Virginia 23601

Dear Mr. Polyzos,

RE: Administrative Modification Request No. 23-08A

Your engineer has requested an administrative modification, on your behalf, to allow the construction of a proposed commercial entrance on the properties located at 217 and 221 Bypass Road and further identified as Assessor's Parcel Nos. D15c-2336-2315 and D15c-2386-2313 on the York County tax maps. The requested modification would allow the construction of the proposed commercial entrance, and the necessary turn lane improvements in the Bypass Road right-of-way, having a side yard setback of 18 feet instead of the 25 feet which is normally required.

Subsequent to review of your request and to the notification of all adjacent property owners, I have determined that approval of the modification will:

- alleviate an undue hardship caused by necessary turn lane improvements required by the Virginia Department of Transportation;
- provide a solution unique to this property and not shared generally by other properties; and
- will not adversely impact the character of the adjacent property.

Please include this letter with your property records. If you have questions or need additional information regarding this setback determination, please do not hesitate to contact the division of Development Services at 757-890-3531.

Sincerely,

Susan D. Kassel  
Zoning Administrator

Mr. George Polyzos

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Copy: William S. Daniel, Jr.

Ashley Coalson, Kimley-Horn and Associates, Inc.