



November 4, 2024

Sommerville Homeowners Association Inc.  
C/O Geoffrey Swanson  
P.O. Box 9  
Seaford, Virginia 23696

Dear Mr. Swanson:

RE: Administrative Modification Request No. 24-02A, 101 #Z Sommerville Way

You have requested an administrative modification to authorize the installation of a proposed bulletin board sign in the common area of the Sommerville subdivision and adjacent to the Sommerville Way right-of-way. The installation of the bulletin board sign would result in a sign with 29 square feet of sign area instead of the maximum allowed sign area of 12 square feet. In addition, the proposed bulletin board would have a setback of 1.2 feet at its nearest point from the northern property line instead of the required setback of 10 feet. The subject property is further identified as Assessor's Parcel No. T09d-4384-0256 on the York County tax maps.

Subsequent to the review of your request and to the notification of all adjacent property owners, I have approved the modification after determining that it will:

- Alleviate an undue hardship created by the configuration of the property and the existing improvements located on the property;
- 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. Please ensure that all necessary permits are obtained prior to any installation work.

If you have questions or need additional information regarding this sign area and setback determination, please do not hesitate to contact the Division of Development Services at 757-890-3531.

Sincerely,

Susan D. Kassel  
Zoning Administrator

Copy: William S. Daniel, Jr., Senior Planner

## NOTICE

**In accordance with Section 15.2-2311 of the Code of Virginia, this decision may be appealed within thirty (30) days to the Board of Zoning Appeals, and, if not, the decision shall be final and unappealable. The filing fee for an appeal application is \$310. Information regarding the appeal application process can be obtained by contacting the Secretary of the Board of Zoning Appeals at 757-890-3531.**