

TOWN OF ROCKY MOUNT
345 DONALD AVE.
ROCKY MOUNT, VIRGINIA 24151

540.483.7660
FAX : 540.483.8830

E-MAIL: MHANKINS@ROCKYMOUNTVA.ORG
WWW.ROCKYMOUNTVA.ORG



BOARD OF ZONING APPEALS
CHARLES HUTTO, JR., *Chair*
SUSAN HAPGOOD, *Vice Chair*

GEORGE GAUTSCH
LUCAS TUNING
JOHN SPEIDEL

C. JAMES ERVIN, *Town Manager*
MATTHEW C. HANKINS, *Assistant Town Manager*
& *Community Development Director*

AGENDA
BOARD OF ZONING APPEALS
Tuesday, November 18, 2014 • 6 p.m.

To be held in the Council Chambers
of the Rocky Mount Municipal Building
located at 345 Donald Avenue, Rocky Mount, VA

**NOTE: Anyone wishing to speak during the public hearing
should sign in at the front table**

Call to Order and Welcome

Charles Hutto, Jr., Chairman

1. Roll Call of Members Present
2. Approval of Agenda
3. Review and Consideration of Minutes
 - May 8, 2014 - Regular Meeting
4. Public Hearing
 - a. *Charlotte Hill requests a variance from Article 24-6-1 of the Zoning and Development Ordinance which requires a side yard of 15 percent or more of the lot width at the building line. The applicant wishes to make an addition to the residence located at 233 Leanor Street, Franklin County Tax Map & Parcel Number 20601 00100, which will encroach into the required side yard. The property is zoned Residential Business - RB.*
 - i. *Staff Report regarding request*
 - ii. *Comments from applicant*
 - iii. *Comments from public*
 - b. *Charlie and Evelyn Strange request a variance from Article 24-1-9, which requires that accessory buildings be located behind the main structure, and Article 24-5-4, which prohibits the location of a building or structure on the stem portion of an existing pipe stem lot. The applicants wish to erect a new accessory building on the irregular portion of the lot located at 243 Leanor Street, Franklin County Tax Map & Parcel Number 20601 00200. The property is zoned Residential Business - RB.*
 - i. *Staff Report regarding request*
 - ii. *Comments from applicant*
 - iii. *Comments from public*
5. Old Business - *None at this time*
6. New Business - *None at this time*
7. Board Concerns & Staff Updates
8. Adjournment

**TOWN OF ROCKY MOUNT
BOARD OF ZONING APPEALS**

DRAFT

MEETING MINUTES

MAY 8, 2014

6:00 P.M.

The Board of Zoning Appeals (BZA) of the Town of Rocky Mount, Virginia met at the Rocky Mount Municipal Building on Thursday, May 8, 2014, at 6:00 p.m., with Chairman Charles L. Hutto, Jr. presiding.

The following were present when the meeting was called to order:

Chairman Charles L. Hutto, Jr., Vice Chairman Susan Haggood; Board of Zoning Appeals Members George Gautsch, John Speidel, and Lucas Tuning; Staff members Town Planner Patrick Rust, and Deputy Clerk Stacey B. Sink.

APPROVAL OF AGENDA

- Motion was made by BZA Member Speidel to approve the agenda as presented with motion on the floor being seconded by BZA Member Tuning. There being no further discussion, let the record show that the motion on the floor passed unanimously.

APPROVAL OF MINUTES

Prior to the meeting, the Board received the following draft minutes for review and consideration of approval:

- March 6, 2014 – Regular meeting minutes

Chairman Hutto asked for any additions or corrections to the minutes as presented and, hearing none, entertained a motion.

- Motion was made by BZA Member Tuning to approve the minutes as presented, with motion on the floor being seconded by Vice Chairman Haggood. There being no further discussion, let the record show that the motion on the floor passed unanimously.

PUBLIC HEARING

Chairman Hutto recessed the regular meeting to hold the following public hearing:

(A) Rocky Mount Baptist Church Variance Request

After being duly advertised, and pursuant to the Town of Rocky Mount Zoning & Development Ordinance, and the Code of Virginia, Rocky Mount Baptist Church requested a variance from Article 29-13-1 of the Zoning and Development Ordinance, which specifies that businesses located next to existing residential units in the Central Business District (CBD) must observe a minimum buffer of 25 feet. The applicant wishes to construct an accessory structure within the required buffer area. Accessory structures are not a use by right in the CBD, and the applicant was granted a special use permit by the Rocky Mount Town Council during an April public hearing, allowing the structure on the property.

Town Planner Patrick Rust delivered the staff report regarding the variance request, making the following points:

- The request is to construct a 12-foot by 16-foot (192 square feet) accessory building behind the main structure on the property. In its chosen location, the building would only be visible from Scott Street.
- All of the parcels adjacent to or adjoining the property in question are also zoned CBD; however, most of the parcels are currently used solely for residential purposes.
- The distance from the main structure to the rear property line is approximately 20 feet. As it currently exists, the property is already non-conforming with Article 29-13-1, which requires a 25-foot buffer.
- The proposed building will take up an additional 12 feet of the rear yard, leaving approximately 8 feet to be collectively dispersed between the distance from the main structure to the accessory building and the buffer from the accessory building to the neighboring property line.
- The neighboring property (which the proposed accessory building will abut against and which is currently used for residential purposes) is of a higher elevation and is separated from the church property by a retaining wall. As such, the addition of an accessory building will have little impact on the neighboring property.
- Most of the Church property is paved for parking area, and the Church wishes to conserve its parking while also placing the building in an inconspicuous location

on the property. The Church believes that the addition of the building will not be detrimental to any of the neighboring properties.

- After due review and based on these considerations, staff recommends that the Board approves the variance request.
- To approve this variance request, the Board must find the following:
 1. That the strict application of the ordinance would produce undue hardship relating to the property;
 2. That the hardship is not shared generally by other properties in the same zoning district and the same vicinity; and
 3. That the authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.
- The Board has 90 days from the date of filing on the application to make a determination. Also, the Board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be met.

There were no questions for staff from the BZA.

Next, Chairman Hutto called upon the applicant to speak in reference to the request.

Jack Strickler, representing Rocky Mount Baptist Church, came forward stating that he felt like everything which needed to be said had been said.

Chairman Hutto called upon any member of the audience that wished to speak in regard to the request. Let the record show that no members of the public came forward to speak.

Chairman Hutton called upon members of the BZA for questions or comments:

- BZA Member Speidel expressed no issues with the request, as the CBD is a mixture of business and residential uses, and the variance request does not impair the residential district at all.
- Vice Chairman Haggood questioned if the church is considered a “business” with Town Planner Rust advising for the purposes of land-use planning, it is.

There being no further discussion, Chairman Hutto entertained a motion.

- Motion was made by BZA Member Speidel that the variance request for 85 West Church Street, Tax Map & Parcel Number 2070000400, be granted, on the grounds that the strict application of the ordinance would produce undue hardship relating to

the property, that the hardship is not shared generally by other properties in the same zoning district and the same vicinity, and that the authorization of the variance will not be of substantial detriment to adjacent properties, and that the character of the district will not be changed by the granting of the variance, with the motion on the flooring being seconded by BZA Member Tuning. There being no further discussion, let the record show that the motion on the floor passed unanimously.

OLD BUSINESS

(1) Review and Consideration of Proposed Bylaws Amendments

Let the record show that at the March 6, 2014 meeting, the BZA was presented with a draft version of its proposed bylaws amendments. Bylaws amendments require a thirty day review period prior to a vote. This review period has passed and the BZA is now able to adopt the new document.

Chairman Hutto called for any discussion regarding the proposed bylaws amendments, and being none, entertained a motion.

- Motion was made by Vice Chairman Hapgood to accept the proposed bylaws as presented, with motion on the floor being seconded by BZA Member Speidel. There being no further discussion, let the record show that the motion on the floor passed unanimously.

Also, let the record show that a copy of the newly amended bylaws are attached to the minutes for reference.

NEW BUSINESS

Let the record show there was no new business to discuss at this time.

BOARD CONCERNS & STAFF UPDATES

- The BZA presented no concerns at this time.
- Staff gave no updates.

ADJOURNMENT

There being no further business to discuss, motion was made by BZA Member Gautsch to adjourn the meeting at 6:28 p.m., with motion being seconded by BZA Member Speidel and carried unanimously.

Charles L. Hutto, Jr., Chairman

ATTEST:

Stacey B. Sink, Secretary

/sbs

DRAFT

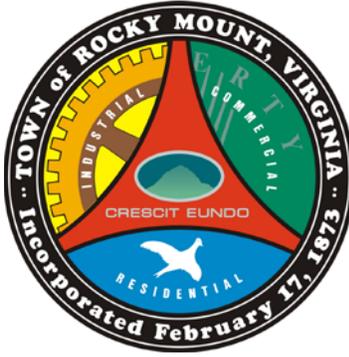
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DRAFT

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GREGORY B. WALKER, *VICE MAYOR*

BOBBY M. CUNDIFF BOBBY L. MOYER
P. ANN LOVE JON W. SNEAD
BILLIE W. STOCKTON

MATTHEW C. HANKINS
Assistant Town Manager
Director, Community Development

MEMORANDUM

To: Charles Hutto Jr., Chairman, Board of Zoning Appeals
Board Members

From: Matthew C. Hankins,
Assistant Town Manager and Zoning Administrator

Date: November 13, 2014

Re: Variance Request of Charlotte Hill
233 Leonor Street, Tax Map & Parcel Number 2060100100

Members of the Board:

Charlotte Hill has submitted a request for a variance from Article 24-6-1 of the Zoning and Development Ordinance which requires a side yard of 15 percent or more of the lot width at the building line. Ms. Hill wishes to make an addition to her residence, located at 233 Leonor Street, which will encroach into the required side yard.

In considering this variance request, staff reviewed the following:

- The request is to construct a 9-foot by 13-foot (117 square feet) addition to the residence on the left side of the property (the side with the vacant lot).
- The addition will be a carport consisting of a cement floor, with two poles supporting a roof and will be similar in appearance to the carport existing on the residence located at 364 Leonor Street.
- Ms. Hill's property is zoned Residential Business - RB and it is a conforming lot in regard to lot size, road frontage, and width at the building line.
- Residential uses in RB zoning require a side yard of 15 percent of the lot width at the building line. Ms. Hill's lot width at the building line is 80 feet; therefore 12-foot side yards are required by ordinance. Currently, on both sides of the residence, the side yard requirements are exactly met. Any addition to the sides of the residence will encroach into the required side yard.
- It is understandable that Ms. Hill should want her carport on this end of the house, directly in front of her driveway. Additionally, the slope at the back of the house prevents construction in the rear.
- The property to the left of the proposed addition is currently a vacant lot.
- Ms. Hill's property is at the gateway to the neighborhood, and the addition to the property will enhance the neighborhood.

After due review and based on these considerations, staff recommends that the Board approves the variance request of Charlotte Hill, pending submission of detailed plans for the project to the town planning office.

To approve this variance request, the Board must find the following:

1. That the strict application of the ordinance would produce undue hardship relating to the property;
2. That the hardship is not shared generally by other properties in the same zoning district and the same vicinity; and
3. That the authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

The Board has 90 days from the date of filing on the application to make a determination. Also, the Board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be met.

POSSIBLE MOTIONS

Approval

I move that the Board approves the variance request for 233 Leonor Street, Tax Map & Parcel Number 2060100100.

Conditional Approval

I move that Board approves the variance request for 233 Leonor Street, Tax Map & Parcel Number, 2060100100, with the following conditions:_____

Denial

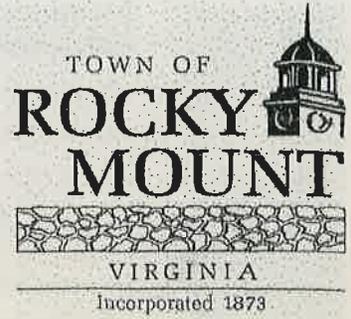
I move that the Board denies the variance request for 233 Leonor Street, Tax Map & Parcel Number 2060100100 (on the following grounds, if needed):_____

SBS/

VARIANCE APPLICATION

APPLICANT INFORMATION

NAME: Charlotte Hill
ADDRESS: 233 Leavor St
Rocky Mount, VA 24151
PHONE: (540) 352-1169



PROPERTY OWNER & PROPERTY INFORMATION

PROPERTY OWNER NAME: Sam F (IF DIFFERENT FROM APPLICANT)
MAILING ADDRESS: see above
EXACT LOCATION OF THE PROPERTY: 233 Leavor St, Rocky Mount, VA
TAX MAP & PARCEL NUMBER: 20601 00100
CURRENT ZONING: [] R-1 [] R-2 [] R-3 [] RA [x] RB [] POS [] C-1 [] C-2 [] CBD [] GB [] RPUD [] M-1 [] M-2
CURRENT LAND USE: [] VACANT [] AGRICULTURAL [x] RESIDENTIAL [] COMMERCIAL [] INDUSTRIAL
SIZE OF PROPERTY (ACRES/SQ.FT.):
SIZE OF PROPOSED VARIANCE REQUEST (ACRES/SQ.FT.): 9' x 13' 117 sq. ft.
IS ANY PORTION OF LOT IN FLOOD PLAIN OR FLOODWAY? [] YES [x] NO

NATURE OF VARIANCE REQUEST

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE REQUESTED VARIANCE:
Carport - to be connected to house @ roof line of carport and visually "match" house.

THERE ARE SPECIFIC CONDITIONS WHICH MUST BE MET IN ORDER TO HAVE A VARIANCE GRANTED. IN THE SPACES FOLLOWING EACH OF THE CONDITIONS LISTED BELOW, PLEASE BRIEFLY DESCRIBE HOW THIS CONDITION APPLIES TO THE PROPERTY IN QUESTION.

1. DESCRIPTION OF "UNDUE HARDSHIP" (RELATING TO THE PHYSICAL CHARACTERISTICS OF THE PROPERTY):
SLOPE AT BACK OF HOUSE PREVENTS CONSTRUCTION;

NATURE OF VARIANCE REQUEST (CONTINUED)

2. HARDSHIP IS NOT SHARED GENERALLY BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT OR NEIGHBORING PROPERTIES (UNIQUE SITUATION):

Other properties not at gateway or neighborhood

3. VARIANCE WILL NOT BE A SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTIES AND THE CHARACTER OF THE DISTRICT WILL NOT BE CHANGED:

Adjacent land is empty lot - on which owner has no desire to build.

APPLICANT CERTIFICATION

BY SIGNING BELOW, I/WE HEREBY APPLY FOR A VARIANCE AS DESCRIBED ON THIS APPLICATION AND I/WE CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE TO THE BEST OF MY/OUR KNOWLEDGE.

Chantelle Hill 9/29/14
APPLICANT SIGNATURE DATE

OWNER CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT I AM AWARE OF THIS VARIANCE REQUEST AND I CONSENT TO THE REQUEST AS DESCRIBED ON THIS APPLICATION.

Chantelle Hill 9/29/14
OWNER SIGNATURE DATE

ADDITIONAL INFORMATION/ATTACHMENTS

- SIZE AND SHAPE OF LAND
- SIZE AND SHAPE OF BUILDING/STRUCTURE IN RESPECT TO PROPERTY LINES
- PARKING SPACE(S) SHOWN IN RESPECT TO PROPERTY LINES/BUILDINGS/STRUCTURES
- RIGHT-OF-WAY OF STREETS OR HIGHWAYS ADJOINING LAND
- ADJACENT AND ADJOINING PROPERTY OWNERS

FOR COMMUNITY DEVELOPMENT OFFICE USE ONLY

FEE AMOUNT: 4250.00 DATE RECEIVED: 9/29/2014

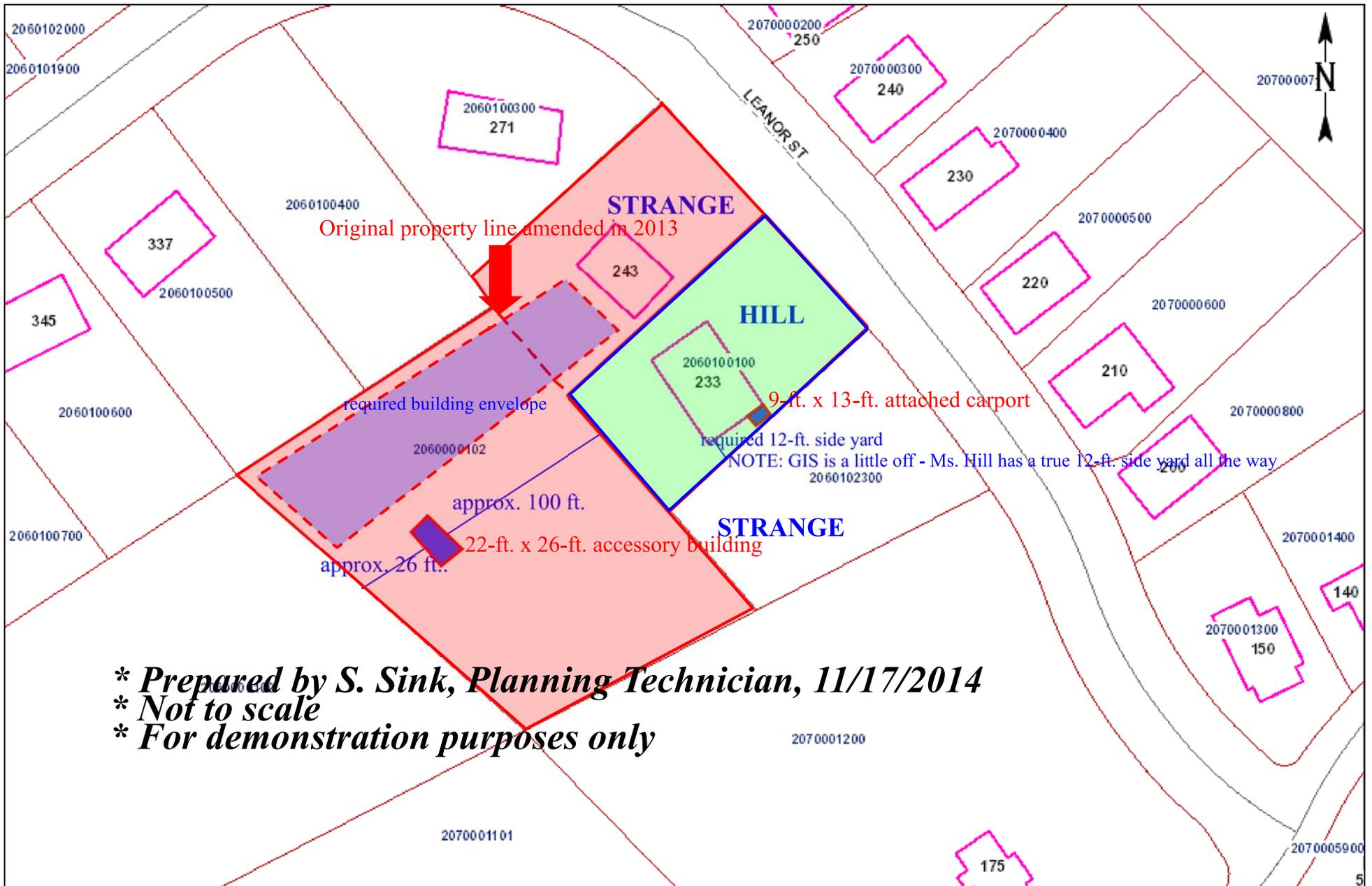
CASH CHECK (CHECK No. 658)

DATE TO BE HEARD BY BOARD OF ZONING APPEALS: 11/2014

APPLICATION No.: _____

I HEREBY APPROVE THIS APPLICATION AS PRESENTED, NOTING THAT ALL REQUIRED INFORMATION IS ATTACHED ACCORDING TO THE SPECIFICATIONS OF THIS APPLICATION FOR REZONING.

Matthew C. Hill 9/29/2014
ZONING ADMINISTRATOR SIGNATURE DATE



**** Prepared by S. Sink, Planning Technician, 11/17/2014***
**** Not to scale***
**** For demonstration purposes only***

Franklin County, VA

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or 'legal description'. Map information is believed to be accurate but accuracy is not guaranteed.

November 18, 2014 - HILL (233 Leanos St.) & STRANGE (243 Leanos St.) VARIANCE REQUESTS

<http://www.webgis.net> Anderson & Associates, Inc. <http://www.andassoc.com>

init: start
init: done

November 18, 2014
Variance Requests
233 Leonor - HILL
243 Leonor - STRANGE
Adjacent and Adjoining Property Owners

ADDY LN 1	ADDY LN 2	ADDY LN 3	ADDY LN 4	TMPN
John P. Vayan	Christine A. Vayan	271 Leonor Street	Rocky Mount, VA 24151	2060100300
Larry W. Perdue	Linda Perdue Dillon	207 Game Trail	Thomasville, NC 27360	2070000300
Phyllis M. Thurman		1336 Altice Mill Road	Rocky Mount, VA 24151	2070000400
Jewell Chitwood	Carolyn Chitwood	60 Edgemont Street	Rocky Mount, VA 24151	2070000500
Charlotte E. Hill		233 Leonor Street	Rocky Mount, VA 24151	2060100100
Nathaniel W. McCoy	Norma T. McCoy	175 Leonor Street	Rocky Mount, VA 24151	2070001200
Walker Limited Liability Company		70 Orchard Avenue	Rocky Mount, VA 24151	2070000200
Southwest Builders, Inc.		4052 Southmont Drive	Roanoke, VA 24014	2060000100
John G. Scheffer	Rebecca Scheffer	345 Leonor Street	Rocky Mount, VA 24151	2060100600
Gregory L. Muse		337 Leonor Street	Rocky Mount, VA 24151	2060100500
Terry L. Young		9845 Virginia Avenue	Bassett, VA 24055	2060100400
Charlie Strange	Evelyn Strange	243 Leonor Street	Rocky Mount, VA 24151	2060000102, 2060102300

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BILLIE W. STOCKTON

MATTHEW C. HANKINS
Assistant Town Manager
Director, Community Development

MEMORANDUM

To: Charles Hutto Jr., Chairman, Board of Zoning Appeals
Board Members

From: Matthew C. Hankins,
Assistant Town Manager and Zoning Administrator

Date: November 13, 2014

Re: Variance Request of Charlie and Evelyn Strange
243 Leonor Street, Tax Map & Parcel Number 2060100200 (formerly
2060000102)

Members of the Board:

Charlie and Evelyn Strange have submitted a request for a variance from Article 24-1-9 of the Zoning and Development Ordinance, which requires that accessory buildings be located behind the main structure, and Article 24-5-4, which prohibits the location of a building or structure on the stem portion of an existing pipe stem lot, for their residence located at 243 Leonor Street. The Stranges wish to erect a new accessory building on the irregular portion of the lot which will not meet the previously referenced requirements.

NOTE: This variance request was advertised as pertaining to Tax Map & Parcel Number 2060000102. However, there was an issue with the PIN number assigned through the Franklin County Geographic Information System (GIS). Franklin County is working to address this issue now and has advised that the correct Tax Map & Parcel Number PIN should be 2060100200.

In considering this variance request, staff reviewed the following:

- The request is to construct a 22-foot by 26-foot (572 square feet) accessory building on the stem portion of the property.
- The property owned by Mr. and Mrs. Strange is shaped irregularly in the form of an "L" with a portion of the property extending behind the neighboring property of 233 Leonor Street.
- The requested building location is in the stem portion of 243 Leonor which extends behind 233 Leonor. Therefore, if approved, the building would be located behind the neighbor's house and not the main property residence, as required by ordinance.

- The portion of 243 Leonor which is situated behind 233 Leonor was obtained by the Stranges in June 2013 as the result of a real estate transfer from Southwest Builders, Inc. and a subsequent line vacation which amended Lot 2, Phase 1 of the Rocky Mountain Highlands subdivision. This portion of the property was originally designated as open space in the development plan of the Rocky Mountain Highlands subdivision.
- The parcel in question and all of the adjacent or adjoining parcels are zoned Residential Business - RB, and accessory buildings are a use-by-right in the district. Additionally, all of the parcels are used for residential purposes.
- RB zoning permits accessory structures with the following requirements: (1) the accessory building footprint may not exceed 50% of the building footprint of the main structure; (2) an accessory building may not be greater in height than the main structure; (3) an accessory building must be located behind and not closer than 10 feet to the main structure; (4) an accessory building within 20 feet of the property line may not be more than one story in height; and (5) a one-story accessory building may be no closer than five feet to any property line of an adjoining property owner.
- The Stranges' requested location is approximately 100 feet behind the neighboring property line at 233 Leonor Street, and approximately 26 feet from their own rear property line.
- The Stranges installed a gravel pad on the property as a base for the accessory building and ordered the building specifically designed for the chosen location in advance of obtaining a zoning permit for the building.
- Due to the size of the proposed accessory building, a building permit from the County of Franklin is required. The Stranges have begun the process of obtaining a building permit, but are unable to complete the process due to the delay in zoning approval.
- There is a sufficient building envelope, or buildable area, located behind the main structure of 243 Leonor to allow the Stranges to meet the current requirements of the zoning code without variance, but would require additional development expense on the part of the applicant.

After due review and based on these considerations, staff recommends that the Board denies the variance request of Charles and Evelyn Strange.

To approve this variance request, the Board must find the following:

1. That the strict application of the ordinance would produce undue hardship relating to the property;
2. That the hardship is not shared generally by other properties in the same zoning district and the same vicinity; and
3. That the authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

The Board has 90 days from the date of filing on the application to make a determination. Also, the Board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem

necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be met.

POSSIBLE MOTIONS

Denial

I move that the Board denies the variance request for 243 Leonor Street, Tax Map & Parcel Number 2060100200 (on the following grounds, if needed):

Conditional Approval

I move that Board approves the variance request for 243 Leonor Street, Tax Map & Parcel Number, 2060100200, with the following conditions:

Approval

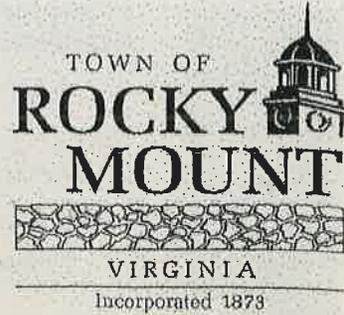
I move that the Board approves the variance request for 243 Leonor Street, Tax Map & Parcel Number 2060100200.

SBS/

VARIANCE APPLICATION

APPLICANT INFORMATION

NAME: Charlie & Evelyn Strange
ADDRESS: 243 Leonor Street
Rocky Mount, VA 24151
PHONE: (703)-200-3234



PROPERTY OWNER & PROPERTY INFORMATION

PROPERTY OWNER NAME: Charlie & Evelyn Strange
(IF DIFFERENT FROM APPLICANT)
MAILING ADDRESS: 243 Leonor Street
EXACT LOCATION OF THE PROPERTY: 243 Leonor St.
TAX MAP & PARCEL NUMBER: 20600 00102 2060100200
CURRENT ZONING: R-1 R-2 R-3 RA RB POS C-1 C-2 CBD GB
RPUD M-1 M-2
CURRENT LAND USE: VACANT AGRICULTURAL RESIDENTIAL COMMERCIAL INDUSTRIAL
SIZE OF PROPERTY (ACRES/SQ.FT.): 0.9 acres / 40,073 sf
SIZE OF PROPOSED VARIANCE REQUEST (ACRES/SQ.FT.): _____
IS ANY PORTION OF LOT IN FLOOD PLAIN OR FLOODWAY? YES NO

NATURE OF VARIANCE REQUEST

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE REQUESTED VARIANCE:
Variance from Article 24-1-9 which requires that accessory bldgs. be located behind the main structure and variance from Article 24-5-4 which prohibits the location of a building or structure on the stem portion of an existing pipe stem lot.

THERE ARE SPECIFIC CONDITIONS WHICH MUST BE MET IN ORDER TO HAVE A VARIANCE GRANTED. IN THE SPACES FOLLOWING EACH OF THE CONDITIONS LISTED BELOW, PLEASE BRIEFLY DESCRIBE HOW THIS CONDITION APPLIES TO THE PROPERTY IN QUESTION.

1. DESCRIPTION OF "UNDUE HARDSHIP" (RELATING TO THE PHYSICAL CHARACTERISTICS OF THE PROPERTY):
Our undue hardship exists because the property is irregularly shaped, not a square or rectangular lot, but shaped in an "L." ~~code~~ Town zoning code does not allow us to fully utilize our land.

NATURE OF VARIANCE REQUEST (CONTINUED)

2. HARDSHIP IS NOT SHARED GENERALLY BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT OR NEIGHBORING PROPERTIES (UNIQUE SITUATION):

There are no other properties in our area which share the unique shape of our land.

3. VARIANCE WILL NOT BE A SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTIES AND THE CHARACTER OF THE DISTRICT WILL NOT BE CHANGED:

The building will add value to our property and the neighborhood.

APPLICANT CERTIFICATION

BY SIGNING BELOW, I/WE HEREBY APPLY FOR A VARIANCE AS DESCRIBED ON THIS APPLICATION AND I/WE CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE TO THE BEST OF MY/OUR KNOWLEDGE.

APPLICANT SIGNATURE

DATE

OWNER CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT I AM AWARE OF THIS VARIANCE REQUEST AND I CONSENT TO THE REQUEST AS DESCRIBED ON THIS APPLICATION.

X Evelyn Strange

OWNER SIGNATURE

DATE

11/14/2014

ADDITIONAL INFORMATION/ATTACHMENTS

- SIZE AND SHAPE OF LAND
- SIZE AND SHAPE OF BUILDING/STRUCTURE IN RESPECT TO PROPERTY LINES
- PARKING SPACE(S) SHOWN IN RESPECT TO PROPERTY LINES/BUILDINGS/STRUCTURES
- RIGHT-OF-WAY OF STREETS OR HIGHWAYS ADJOINING LAND
- ADJACENT AND ADJOINING PROPERTY OWNERS

FOR COMMUNITY DEVELOPMENT OFFICE USE ONLY

FEE AMOUNT: _____ DATE RECEIVED: _____

CASH CHECK (CHECK NO. _____)

DATE TO BE HEARD BY BOARD OF ZONING APPEALS: 11/2014

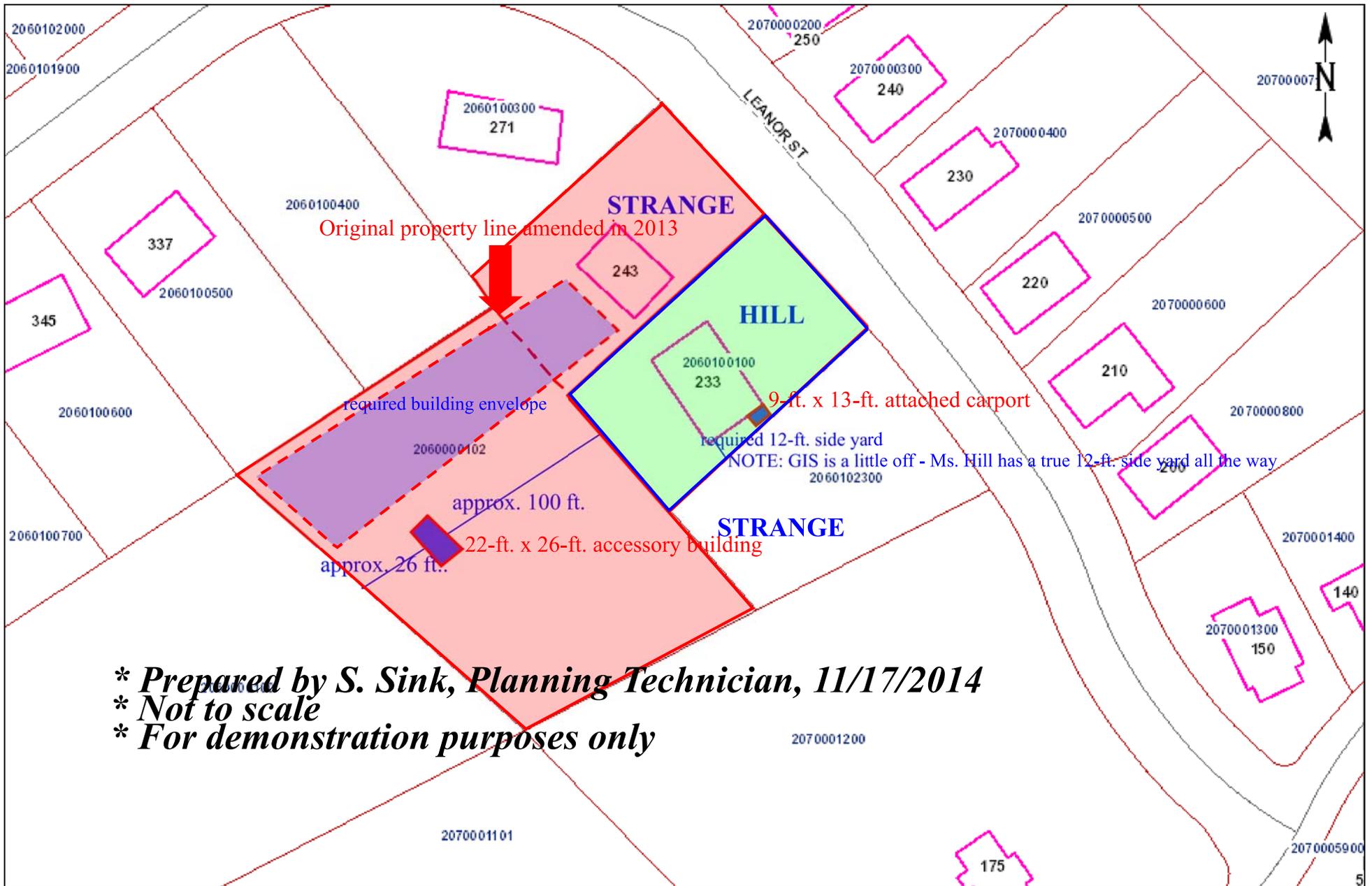
APPLICATION No.: _____

I HEREBY APPROVE THIS APPLICATION AS PRESENTED, NOTING THAT ALL REQUIRED INFORMATION IS ATTACHED ACCORDING TO THE SPECIFICATIONS OF THIS APPLICATION FOR REZONING.

Stacey B. ...

DATE

11/14/2014



Franklin County, VA

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init: done

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243 Leonor - STRANGE
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Phyllis M. Thurman		1336 Altice Mill Road	Rocky Mount, VA 24151	2070000400
Jewell Chitwood	Carolyn Chitwood	60 Edgemont Street	Rocky Mount, VA 24151	2070000500
Charlotte E. Hill		233 Leonor Street	Rocky Mount, VA 24151	2060100100
Nathaniel W. McCoy	Norma T. McCoy	175 Leonor Street	Rocky Mount, VA 24151	2070001200
Walker Limited Liability Company		70 Orchard Avenue	Rocky Mount, VA 24151	2070000200
Southwest Builders, Inc.		4052 Southmont Drive	Roanoke, VA 24014	2060000100
John G. Scheffer	Rebecca Scheffer	345 Leonor Street	Rocky Mount, VA 24151	2060100600
Gregory L. Muse		337 Leonor Street	Rocky Mount, VA 24151	2060100500
Terry L. Young		9845 Virginia Avenue	Bassett, VA 24055	2060100400
Charlie Strange	Evelyn Strange	243 Leonor Street	Rocky Mount, VA 24151	2060000102, 2060102300