

# Department of Planning & Community Development



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## Franklin County Board of Zoning Appeals Agenda June 2, 2020

I. Call to Order

II. Roll Call

III. Consent Agenda

A) Approval of Minutes from March 3, 2020 meeting

IV. Old Business:

1) **APPLICATION for VARIANCE-** Application of George I. Vogel, III, Applicant, and Lee Allen Minniear, Owner, requesting a variance to Section 25-272 (b), Side Setback, of the Franklin County Code, on an approximate 0.65 acre property zoned RC-1, Residential Combined Subdivision District, and located at 3935 Bluewater Drive in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0320400300. The RC-1 zoning district requires a minimum side setback of twelve (12) feet from the side lot line. A side setback variance is requested to bring an existing side setback violation into conformance with Franklin County Code (Case # VAR-02-20-16508).

a) Staff Discussion (Terry Harrington)

V. Citizen Comment

VI. Adjourn

# Department of Planning & Community Development



A public meeting of the Franklin County Board of Zoning Appeals was held March 3, 2020 at 6:00 p.m. in the Franklin County Board of Supervisors meeting room located in the Franklin County Government Center.

**THOSE PRESENT:**

William Lee, Chairman  
Eric Ferguson, Vice-Chairman  
Pamela Washington  
William Cooper  
Kevin Hunt  
Wayne Worley

**THOSE ABSENT:**

Billy Kingery

**OTHERS PRESENT:**

Terry Harrington, Senior Planner  
Steven Sandy, Director of Planning & Community Development  
Hannah Powell, Clerk

The meeting was called to order by Chairman Lee at 6:00 p.m. The first order of business was the roll call. The next item on the agenda was the approval of the minutes from the January 7, 2020 meeting. The January 7, 2020 minutes were approved by unanimous consent.

Chairman Lee announced the first item on the agenda and asked for the staff report.

**APPLICATION for VARIANCE-** Application of George I. Vogel, III, Applicant, and Lee Allen Minniear, Owner, requesting a variance to Section 25-272 (b), Side Setback, of the Franklin County Code, on an approximate 0.65 acre property zoned RC-1, Residential Combined Subdivision District, and located at 3935 Bluewater Drive in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0320400300. The RC-1 zoning district requires a minimum side setback of twelve (12) feet from the side lot line. A side setback variance is requested to bring an existing side setback violation into conformance with Franklin County Code (Case # VAR-02-20-16508).

Mr. Harrington began by explaining that this is a petition of George I. Vogel, III, applicant, on behalf of property owner Lee Allen Minniear to apply for a variance to Section 25-272 (b), (side setback) of the Franklin County Code to allow an existing house constructed in 1993 to retain a 6.70 foot side yard setback.

Mr. Harrington went on to say that the property is zoned RC-1 (Residential Combined Subdivision District). RC-1 districts require a minimum side yard setback of ten (10) percent of a lot's frontage with a maximum of twelve (12) feet. The property has in excess of 250 feet of frontage on Bluewater Drive and Lookout Point drive, thus a side yard setback of twelve (12) feet is required and a side yard setback variance of 5.3 feet is requested.

Mr. Harrington stated that staff does not believe that the granting of the variance would alleviate an unusual hardship. The Minniear lot has enough width to accommodate the size and style of home constructed on behalf of the original owners in 1993. Compliance with a twelve (12) foot side yard setback on each side was possible. If a hardship exists, it was created by the contractor who built the home on behalf of the original property owners, not the physical condition of the property.

Mr. Harrington continued by saying that the location of the home on the site has not been to the detriment of other homes in the neighborhood. The granting of the variance will not alter the use of the property, nor the location of the home on the property.

Mr. Harrington said that a general ordinance amendment is not justified as most new construction in Franklin County is able to comply with code setback requirements without the need for a variance, and the use of a rezoning or special use permit process is not an appropriate strategy to rectify this setback deficiency.

Mr. Harrington concluded that staff believes the petition does not meet all the required criteria for variances set forth in Section 15.2-2309 of the Code of Virginia and recommends the Board of Zoning Appeals deny this request.

Mr. Harrington offered to answer any question.

Chairman Lee asked if anyone had questions for Mr. Harrington; no one did. Chairman Lee then asked to hear from the applicant.

George Vogel, II, representative of the Minnears, commented that this violation would be a problem for the Minniear's whenever they try to sell their house in the future. He went on to say when that happens, the buyer would be in the same place in front of the BZA trying to resolve the problem. Mr. Vogel stated that no other property owners would be affected by bringing the home into conformance with the exception of Lot 2, which he was not aware if they had any objection. He asked that the Board grant the variance request and offered to answer any questions.

Chairman Lee asked if anyone had any questions.

Mr. Cooper asked if the owners would be required to tear the house down if the variance was not approved.

Mr. Vogel answered that he did not think anyone would make them tear it down but technically they could be required to take it down.

Chairman Lee commented that it was already in violation when the Minniear's bought it.

Mr. Vogel said they didn't find out about this until it was time to close.

There were no more questions. Chairman Lee then opened the public hearing and asked if there was anyone else that would like to speak; there was not. Chairman Lee then close the public hearing and the members had discussion among themselves.

Mr. Ferguson made a motion to table action on the request, to allow time for the property owners to attempt to come to an agreement with their neighbors to adjust the property line enough to bring the house into conformance. If the neighbors deny the Minniear's request to adjust the property line the request will be brought back to the Board for consideration.

Mr. Cooper seconded the motion.

The motion to table action was approved. Voting on the motion was as follows:

AYES: Hunt, Washington, Cooper, Worley, Ferguson, Lee  
NAYES: None  
ABSENT: Kingery  
ABSTAIN: None

Chairman Lee announced the next item as citizen comment and asked if there was anyone present that would like to speak on any topic; there was not.

With no other business, the meeting was adjourned at 6:22 pm.

\_\_\_\_\_, Clerk  
Franklin County Board of Zoning Appeals

\_\_\_\_\_  
Date

# Department of Planning & Community Development



May 22, 2020

To: Franklin County Board of Zoning Appeals

From: Terrance I. Harrington, AICP   
Senior Planner

Re: Case # VAR -02-20-16508; Side Yard Setback Variance request of Lee Allen Minniear;  
3935 Bluewater Drive in the Gills Creek District, Tax Parcel #0320400300.

On March 3, 2020 the Board of Zoning Appeals considered the variance request of Lee Allen Minniear. Mr. Minniear was requesting a side yard setback variance to correct a side yard setback deficiency that has existed on the property since the home was built in 1993. Mr. Minniear was a recent purchaser of the property. (See attached staff report)

After conducting a public hearing, the BZA suggested that Mr. Minniear contact his adjacent neighbor to see if there was interest in a minor land swap that would eliminate the need for a variance. Mr. George Vogel, who represents Mr. Minniear, advised the staff that a land swap proposal was presented to Mr. Minniear's neighbor for consideration several weeks ago. (See proposed plat, attached.) However, Mr. Vogel advised the staff on May 21<sup>st</sup> that Mr. Minniear's neighbor has no interest in a land swap.

As no land swap agreement was reached, the Board should consider and act upon the requested variance as presented at your March 3<sup>rd</sup> meeting. The original recommendation of staff was to deny the variance request.

CURRENT OWNER - FRANK J. STICKELME  
DB 648, PG 1011

REFERENCE - TAX No. 32.4-3

LOT 3, SECTION 1, LOOKOUT POINTS  
DB 464, PG 84

**NOTES:**

ALL IRON RODS SET ARE 6/8" REBAR.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.R.M.A. ZONE X & AE FROM BUREAU OF REVENUE, DATED 1-6-10 THIS IS TO CERTIFY THAT ON NOV. 20 2019 AN ACCURATE SURVEY WAS MADE OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO ENCUMBRANCES OR ENCUMBRANCES VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THIS IS A RE-SURVEY OF AN EXISTING LOT AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

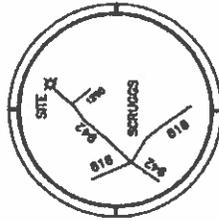
PRELIMINARY

PRELIMINARY

**CORNERSTONE LAND SURVEYING, INC.**  
250 SOUTH MAIN STREET  
P. O. BOX 779  
ROCKY MOUNT, VIRGINIA 24151  
540-469-3560

RECORD HEADLINE  
DB 464, PG 24  
VERTICAL DATUM NOV0729

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHEARING
C-1	1050.36'	87.51'	66.01'	2°59'00"	65.00' N 64°38'49"W
C-2	50.00'	50.00'	78.84'	90°00'15"	70.71' N 21°08'53"W
C-3	300.00'	48.61'	66.78'	14°18'38"	56.47' N 10°45'34"E



SMITH MOUNTAIN LAKE  
BOAT DOCK  
DECK EL. = 798.5'  
ROOF PEAK  
EL. = 807.7'

PRELIMINARY

COURSE	BEARING	DISTANCE
L-1	N 87°55'55"E	89.84'
L-2	S 79°10'49"W	16.89'
L-3	S 14°40'05"W	10.69'
L-4	S 43°23'19"E	38.37'
L-5	S 85°38'37"E	6.99'

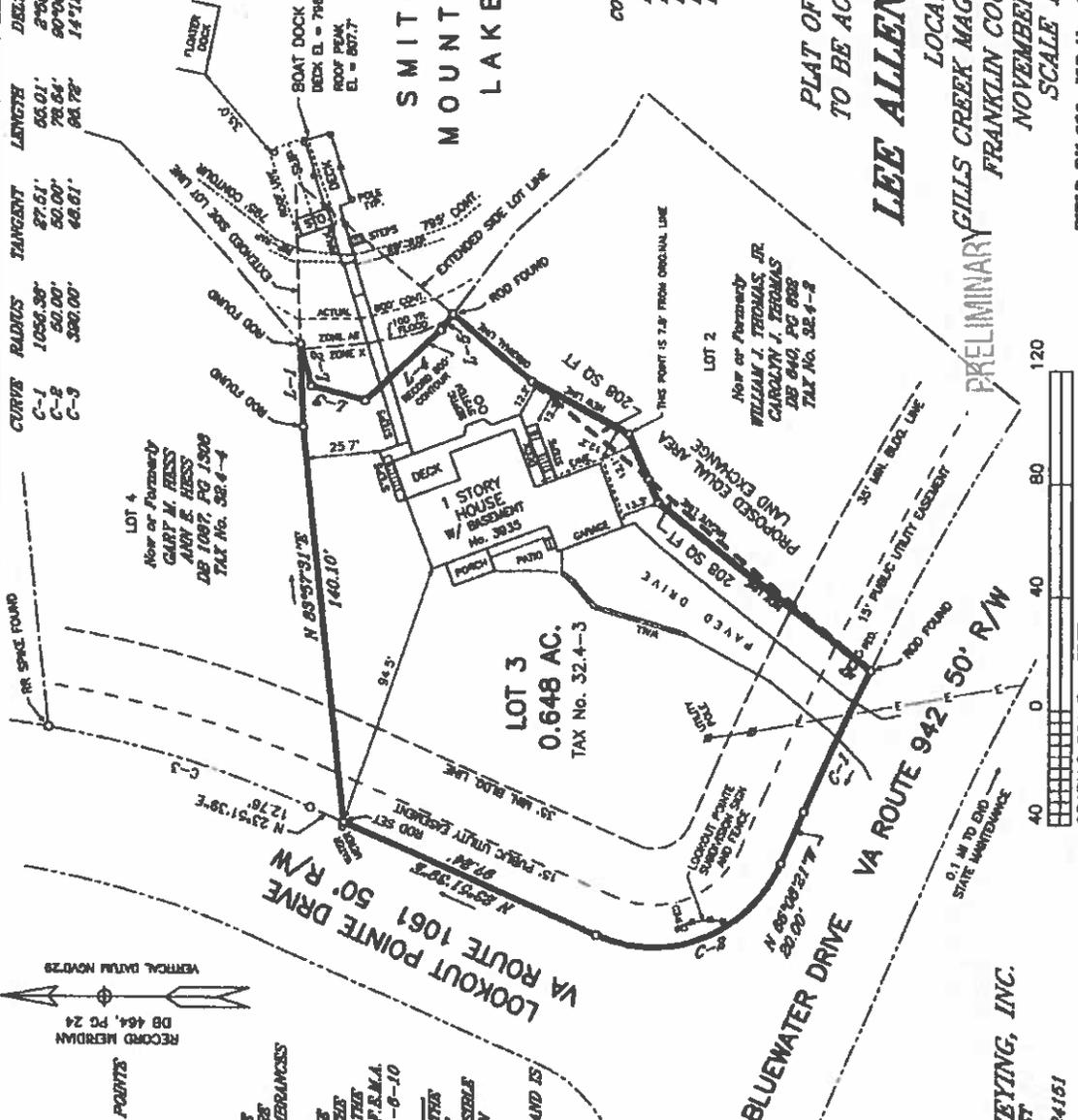
PRELIMINARY

PLAT OF PROPERTY  
TO BE ACQUIRED BY

**LEE ALLEN MINNIEAR**

LOCATED IN  
PRELIMINARY GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
NOVEMBER 20, 2019  
SCALE 1" = 40'

FIELD BK 638, JOB No. 18922, DRAWING No. B-3577



# Department of Planning & Community Development



February 21, 2020

To: Franklin County Board of Zoning Appeals

From: Terrance L. Harrington, AICP  
Senior Planner

RE: Petition of George I. Vogel, III, applicant, on behalf of property owner Lee Allen Minniear; Variance Request to Section 25-272 (b) (Side Setback) of the Franklin County Code for property located at 3935 Bluewater Drive in the Gills Creek District of Franklin County. (Parcel #0320400300). (Case # VAR-02-20-16508)

## **SUMMARY OF REQUEST**

This is a petition of George I. Vogel, III, applicant, on behalf of property owner Lee Allen Minniear to apply for a variance to Section 25-272 (b), (side setback) of the Franklin County Code to allow an existing house constructed in 1993 to retain a 6.70 foot side yard setback. The property is zoned RC-1 (Residential Combined Subdivision District). RC-1 districts require a minimum side yard setback of ten (10) percent of a lot's frontage with a maximum of twelve (12) feet. The property has in excess of 250 feet of frontage on Bluewater Drive and Lookout Point drive, thus a side yard setback of twelve (12) feet is required and a side yard setback variance of 5.3 feet is requested.

## **RECOMMENDATION**

Staff believes the variance petition does not meet all the criteria for the granting of variances set forth in Section 15.2-2309 of the Code of Virginia and recommends the Board of Zoning Appeals deny this request.

## **VARIANCES;        DEFINITION AND CRITERIA FOR GRANTING**

Section 15.2-2201 of the Code of Virginia defines a variance as follows:

“Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

- A. Per the Code of Virginia, compliance with one of the two following criteria is required to grant a variance:
  - 1. Strict application of the ordinance would unreasonably restrict the utilization of the property, or;
  - 2. The granting of the variance would alleviate a hardship due to the physical condition of the property or improvements thereon.
  
- B. In addition, the following five criteria shall be met:
  - 1. The hardship imposed by the ordinance was not created by the applicant (property owner) for the variance; and
  - 2. The granting of the variance will not be of substantial detriment to adjacent and nearby properties; and
  - 3. The variance does not correct a problem or condition that is so general and recurring a nature that a general ordinance amendment is reasonably practical; and
  - 4. The granting of the variance will not result in the establishment of a land use that is not otherwise permitted in the R-1 zoning district; and
  - 5. The relief sought by the variance cannot be achieved thru a rezoning or special use permit process currently authorized by the ordinance.

## **CITIZEN COMMENTS**

The staff has received (2)) citizen calls regarding this request. Each caller was inquiring as to the purpose of the public hearing. No caller expressed any concern when told of the purpose of the public hearing.

## **STAFF ANALYSIS OF VARIANCE CRITERIA**

The staff does not believe that the granting of the variance would alleviate an unusual hardship. The Minniear lot has enough width to accommodate the size and style of home constructed on behalf of the original owners in 1993. Compliance with a twelve (12) foot side yard setback on each side was possible. If a hardship exists, it was created by the contractor who built the home on behalf of the original property owners, not the physical condition of the property.

The location of the home on the site has not been to the detriment of other homes in the neighborhood.

The granting of the variance will not alter the use of the property, nor the location of the home on the property.

Finally, a general ordinance amendment is not justified as most new construction in Franklin County is able to comply with code setback requirements without the need for a variance, and the use of a rezoning or special use permit process is not an appropriate strategy to rectify this setback deficiency.

## **RECOMENDATION**

Staff believes the petition does not meet all the required criteria for variances set forth in Section 15.2-2309 of the Code of Virginia and recommends the Board of Zoning Appeals deny this request.

## **SUGGESTED MOTIONS:**

The following suggested motions are sample motions that may be used.

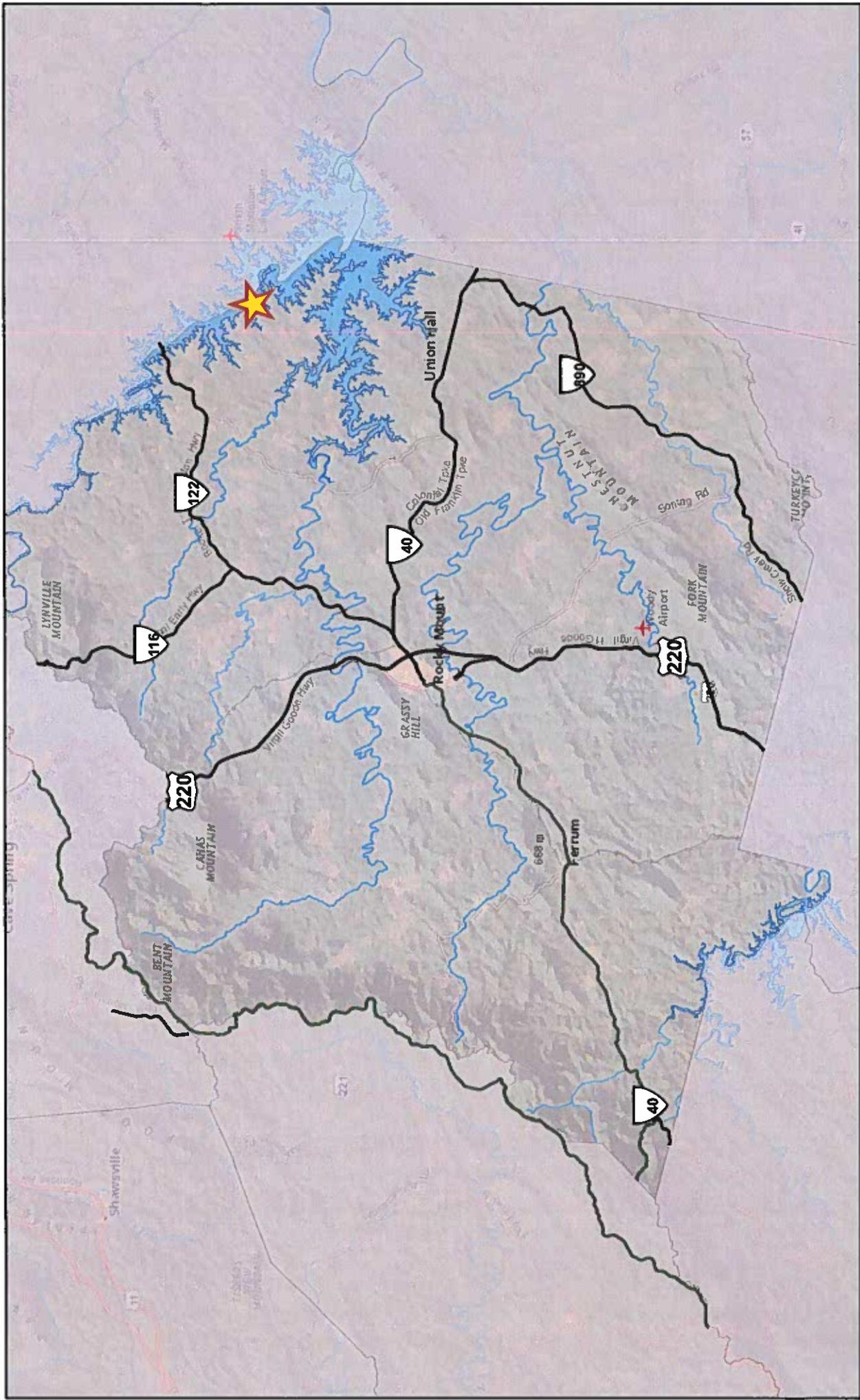
- A. Based upon the fact the applicant has not demonstrated the necessary variance criteria identified in Section 15.2-2309 of the Code of Virginia have been met, I move **to deny the variance** requested to Section 25-272 (b) of the Franklin County Code for the proposed reduction in the required side yard setback from 12 feet to 6.7 feet.

**OR**

B. Based on the fact the applicant has demonstrated the required variance criteria identified in Section 15.2-2309 of the Code of Virginia have been met, I move to **approve a variance** to Section 25- 272 (b) of the Franklin County Code, establishing a new minimum side yard setback of 6.7 feet.

**OR**

C. Based upon the following findings [state], *I am entering an alternate motion [state].*



Subject Property Location

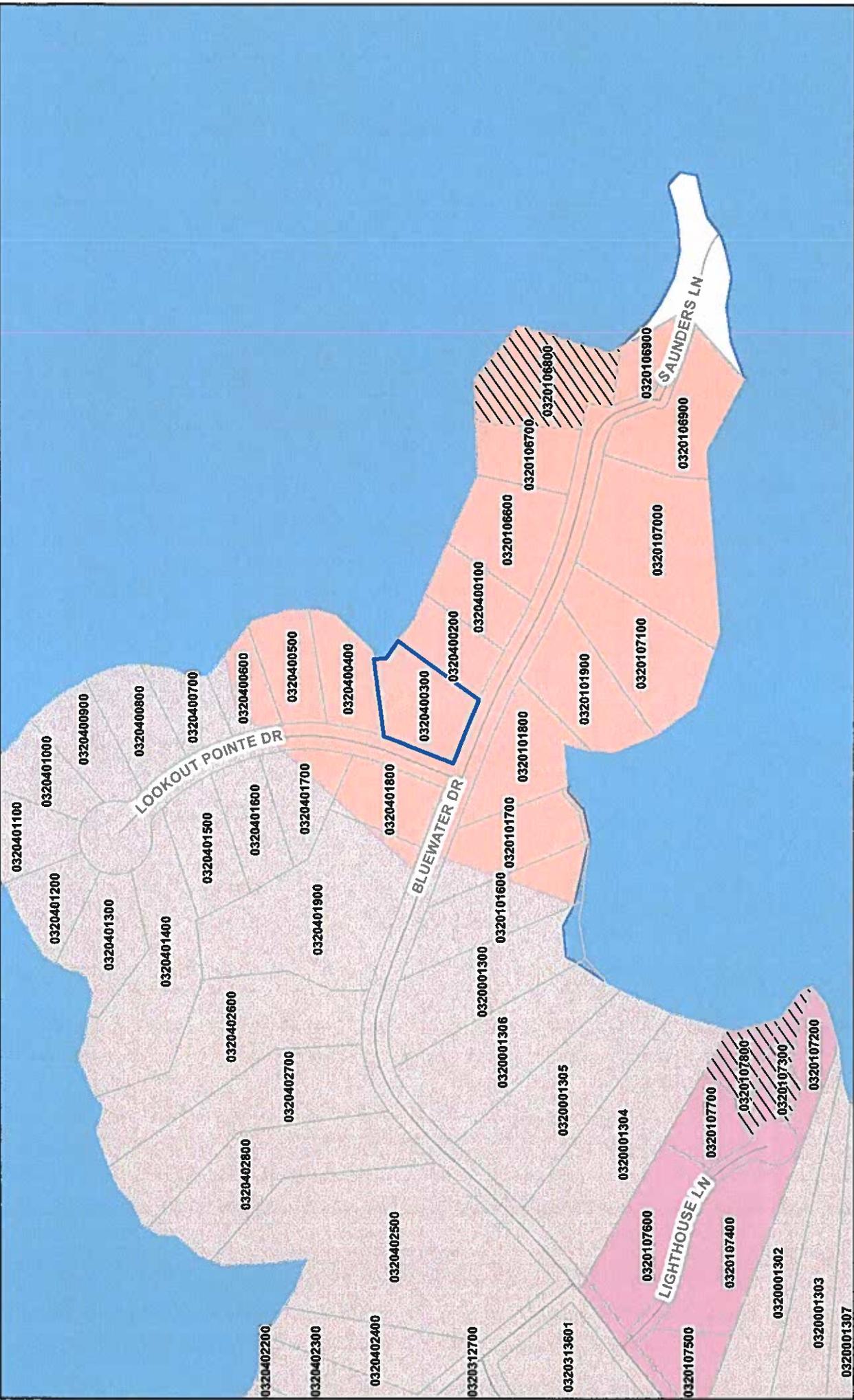
Tax Map #0320400300  
 VAR-02-20-16508  
 Minniear/Vogel



Date: 2/21/2020



Franklin Co GIS



**Tax Map #0320400300**  
**VAR-02-20-16508**  
**Minnier/Vogel**



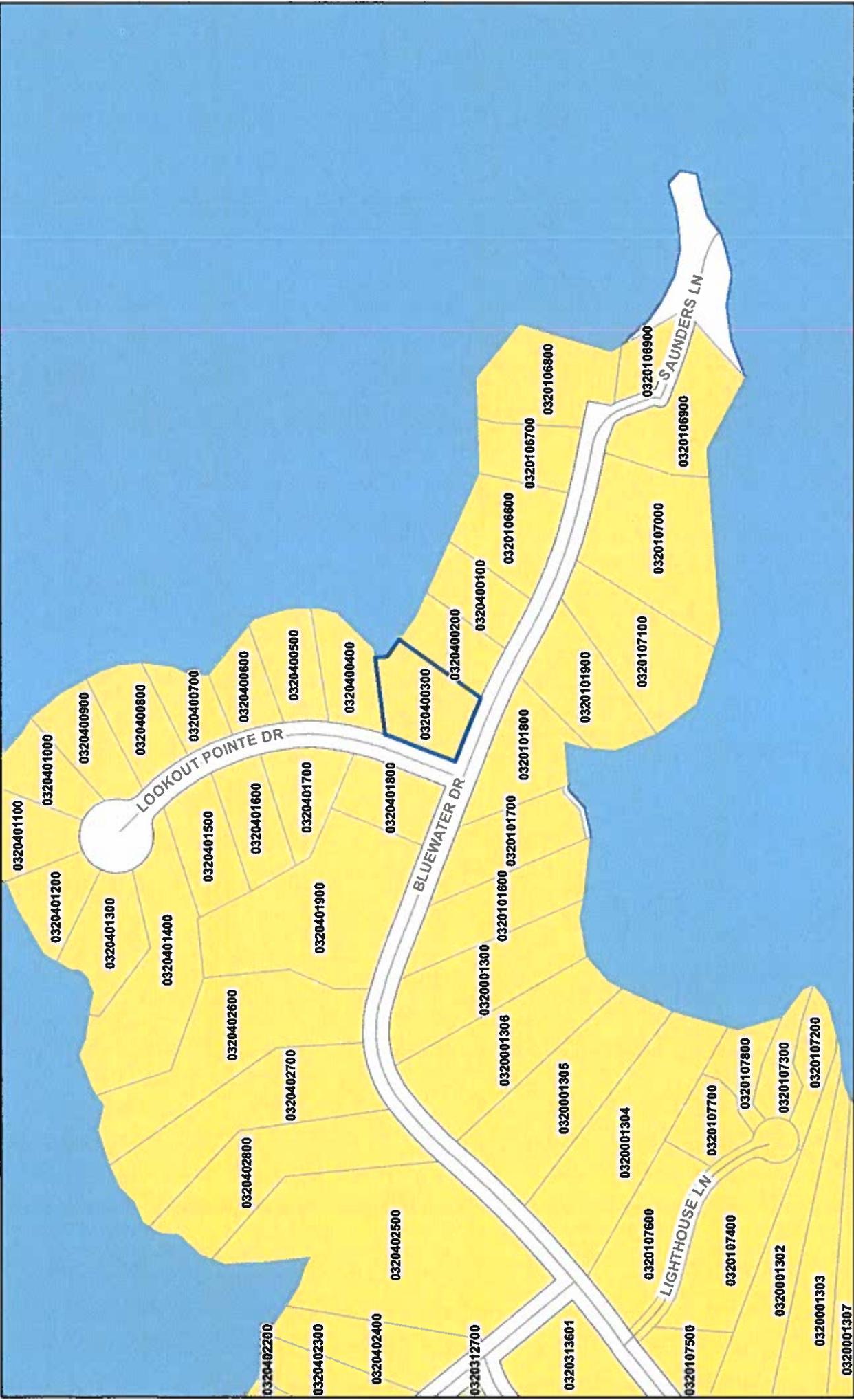
Franklin Co GIS



Date: 2/21/2020



- Legend**
- Subject Parcel
  - Smith Mtn Lake
  - Special Use Permit
  - Residential Combined Subdivision
  - Residential Multi-Family
  - Parcels
  - Agricultural
  - Zoning Classifications



**Tax Map #0320400300**  
**VAR-02-20-16508**  
**Minniear/Vogel**

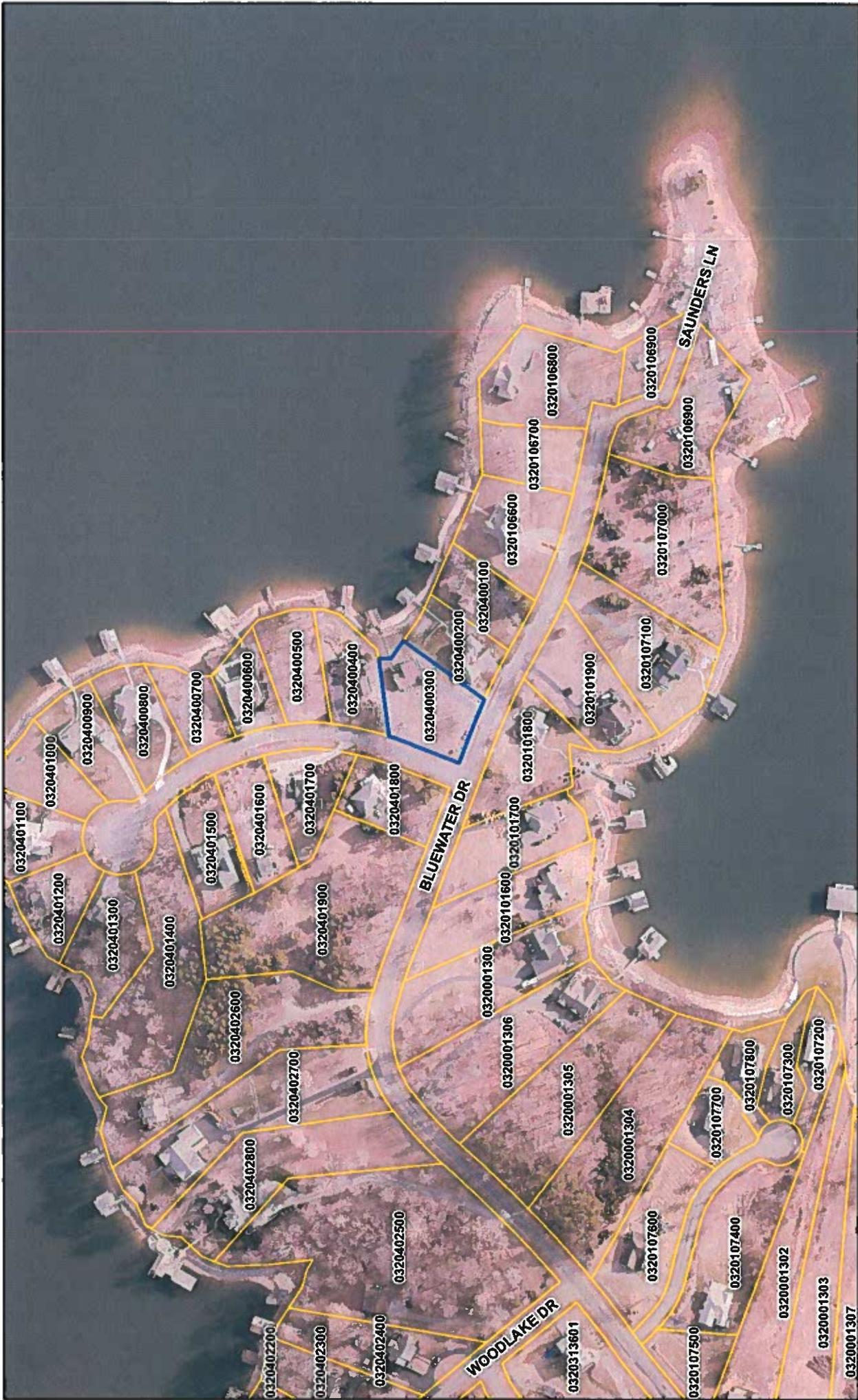
- Legend**
- Parcels
  - Lakes



Date: 2/21/2020



Franklin Co GIS



**Tax Map #0320400300**  
**VAR-02-20-16508**  
**Minniear/Vogel**

- Legend**
- Subject Parcel
  - Tax Parcels
  - 2017 Pictometry Imagery



Date: 2/21/2020



Franklin Co GIS

LAW OFFICES  
VOGEL & CROMWELL, L.L.C.  
204 McCLANAHAN ST., S.W.  
ROANOKE, VA 24014

SMITH MOUNTAIN LAKE OFFICE  
13245 B.T. WASHINGTON HWY., SUITE B  
HARDY, VA 24101

GEORGE I. VOGEL, II  
JAMES R. CROMWELL  
GEORGE I. VOGEL, III  
CHRISTIAN "KIRK" VOGEL

P.O. Box 18188, ROANOKE, VA 24014  
(540) 982-1220  
FAX (540) 982-0422

(540) 721-3988  
FAX (540) 721-1978

February 3, 2020

**(VIA HAND DELIVERY)**

Franklin County  
Board of Zoning Appeals  
c/o Terrance L. Harrington, AICP  
Senior Planner  
1255 Franklin Street, Suite 103  
Rocky Mount, VA 24151

**RE: Lot 3, Section 1 Lookout Point  
Tax Map # 32.4-3  
Variance from Side Lot Line Setback**

Dear Terry:

Enclosed please find an application for Variance on behalf of my client, Lee Allen Minniear. This application is to correct a violation of the side lot line set back requirements of Section 25-272(b) of the Franklin County Code. I have attached a current survey of the property showing the property and the as-built dimensions of the home located on the property. I have also attached a copy of the Deed whereby Mr. Minniear acquired the property.

As you will see, the southeast corner of the home is located 6.7' from the easterly lot line. The length of the road frontage on Bluewater Drive and Lookout Pointe Drive is 269.49'. Therefore, the set back requirement is 12' feet from the side lot line. The variance requests that the house be permitted to remain in its current location by reducing the side lot line set back to 6.7' as shown on the survey. The cost and hardship of correcting the violation greatly outweigh any damage as a result of the variance.

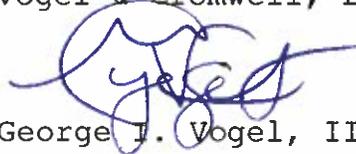
In an attempt to rectify this situation, the owner of Lot 2 Lookout Pointe was approached about moving the lot line to achieve the required set back. Unfortunately, it was determined that moving the lot line was most likely not feasible given the the other dimensions of the lots and the improvements thereon.

Thank you for your assistance with this matter. Please let me know if you need any additional information. Thank you.

February 3, 2020  
Page # 2

Very Truly Yours,

Vogel & Cromwell, LLC

A handwritten signature in blue ink, appearing to read "G. Vogel", written over the printed name below.

George J. Vogel, III

cc: Mr. Lee Allen Minniear  
3935 Bluewater Drive  
Moneta, VA 24121

**FRANKLIN COUNTY  
APPLICATION  
FOR VARIANCE  
(Type or Print)**

I/We, George I. Vogel, III, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Zoning Appeals for a variance from requirements of the Zoning Ordinance as hereinafter described:

1. Applicant's Name: George I. Vogel, III
2. Property Owner's Name: Lee Allen Minniear
3. Address of Property: 3935 Bluewater Drive, Moneta, VA 24121
4. Phone Number: 602-615-8891
5. Exact Directions to Property from Rocky Mount: RTE 40 East To Left on Route 122 To Right on Scruggs Road To Left on Bluewater Drive To Property At Intersection of Bluewater Drive and Lookout Pointe Drive
6. Tax Map and Parcel Number: 0320400300
7. Magisterial District: Gills Creek Magisterial District
8. Property Information:
  - A. Size of Property: 0.648 acre
  - B. Existing Land Use: None
  - C. Existing Zoning: RC-1
  - D. Is property located within any of the following overlay zoning districts:  
     Corridor District      Westlake Overlay District   X   Smith Mountain Lake Surface District
  - E. Is any land submerged under water or part of a lake? Yes   X   No       
If yes, explain: The subject property is adjacent to Smith Mountain Lake and has right to use the land below the project boundaries
  - F. Describe how the strict application of the ordinance would unreasonably restrict the use of the property or how the granting of the variance would alleviate a hardship due to a physical condition of the property: The house located on the subject property is believed to have been constructed in 1993 in its current form and has remained in its current location since then. Compliance with the Side Setback to The Easterly lot line would require demolition of portions of the house. The neighbors to the East do not object to the Variance.

9. Proposed Development Information:

A. Proposed Land Use: None

B. Proposed Zoning: RC-1

C. Size of Proposed Use: 0.648 acre

- Section of the Zoning Ordinance for which a variance is being requested: 25-272 (b)  
(Zoning Code section must be correct and all applicable code sections included in request.)

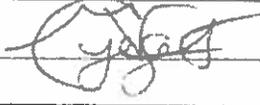
1.

**Checklist for completed items:**

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

I certify that this application for a variance and the information submitted herein is correct and accurate.

Applicant's Name (Print): George I. Vogel, III

Signature of Applicant: 

Date: 1/31/2020

Mailing Address: 204 McClanahan Street, SW

Roanoke, VA 24014

Telephone: 540-982-1220

Email Address (optional): gvoge13@vogelandcromwell.com

Owner's consent, if applicant is not property owner:

Owner's Name (Print): Lee Allen Minniear

Signature of Owner: 

Date: 1/31/2020

Date Received by Planning Staff: \_\_\_\_\_

Time: \_\_\_\_\_

Clerk's Initials: \_\_\_\_\_

CHECK#: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

**LIST OF NAMES, ADDRESSES, AND TAX MAP NUMBERS OF  
PROPERTY OWNERS THAT ABUT OR ARE DIRECTLY ACROSS  
THE PUBLIC RIGHT OF WAY TO 32.4-3**

<b>TAX MAP #</b>	<b>NAMES</b>	<b>ADDRESS</b>
32.4-4	Gary M. Hess Ann E. Hess	3240 Falcon Lane Dover, PA 17315
32.4-2	William J. Thomas, Jr. Carolyn J. Thomas	3949 Bluewater Drive Moneta, VA 24121
32.1-18	R. Wayne Smith Shelia W. Smith	1807 Wilkins Drive Sanford, NC 27330
32.4-18	Karl Brouck Hasenstab	3891 Bluewater Drive Moneta, VA 24121

BK 1132PG0703

Prepared by and return to:  
George I. Vogel, III  
VSB# 47503  
Title Insurance: Fidelity  
National Title Insurance Company  
Consideration: \$415,000.00  
Grantees address:  
5935 Bluewater Drive  
Manassas, VA 24121

Tax Map# 0320400300

THIS DEED, made and entered into this 18<sup>th</sup> day of December, 2019, by and between FRANK J. STECKLINE, by ANE MARR, as attorney-in-fact, Grantor; and LEE ALLEN MINNIEAR, Grantee.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantee unto the Grantor, the receipt whereof is hereby acknowledged, the said Grantor does hereby BARGAIN, SELL, GRANT and CONVEY, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE, unto the Grantee, LEE ALLEN MINNIEAR, all of that certain lot or parcel of land, located in the COUNTY OF FRANKLIN, VIRGINIA, and more particularly described as follows, to-wit:

Lot 3, Section 1, Lookout Pointe, as shown on map of Lookout Pointe, Section 1, prepared by Berkley Howell & Associates, P.C., dated February 2, 1990, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 464, Page 24.

TOGETHER WITH any and all rights to use the land below the said contour line, the elevation of which is 800 feet, adjoining the land hereby conveyed, that were reserved in a certain Flowage Right and Easement Deed to Appalachian Power Company dated May 17, 1961, and of record in the aforesaid Clerk's Office in Deed Book 185, Page 514, and together with the right to use said property between the property conveyed herein to the water and in the waters of Smith Mountain Lake, including the right to construct, maintain and use boat docking and structures for recreations purposes only.

SUBJECT, HOWEVER, to a 15 foot public utility easement, and to the minimum building line as shown on the above referenced plat.

2019 DEC 23 PM 3:21

190008311

Vogel & Cromwell, L.L.C.

Roanoke VA

BK 1132PG0704

Being the same property conveyed unto Frank J. Steckline and Marie A. Steckline, husband and wife, by deed from Ben W. Perdue and Priscilla K. Perdue, husband and wife, and Jimmy D. Ratliff and Virginia L. Ratliff, husband and wife, dated September 8, 1993, recorded in the aforesaid Clerk's Office in Deed Book 528, Page 1011. The said Marie A. Steckline departed this life on August 23, 2002, title thereby vesting in Frank J. Steckline.

This conveyance is made subject to all recorded easements, reservations, restrictions and conditions affecting the conveyed property, specifically to those Restrictions of record in the aforesaid Clerk's Office in Deed Book 464, Page 26.

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

Frank J. Steckline (SEAL)  
FRANK J. STECKLINE, by ANE MARR,  
as attorney-in-fact

Ane Marr  
as attorney-in-fact

STATE OF

Virginia

COUNTY OF

Bedford

TO-WIT:

The foregoing instrument was acknowledged before me this 19 day of December, 2019, by ANE MARR, attorney-in-fact for FRANK J. STECKLINE.

Michelle Jorgensen  
Notary Public

My commission expires:

5-31-23

Reg. No.

326008

MICHELLE JORGENSEN  
NOTARY PUBLIC  
REGISTRATION # 326228  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
MAY 31, 2023

Vogel &  
Cromwell, L.L.C.

Roanoke VA

COURT ADDRESS:  
 P. O. BOX 567  
 ROCKY MOUNT, VA. 24151  
 PHONE # :540-483-3065



OFFICIAL RECEIPT  
 FRANKLIN COUNTY CIRCUIT  
 DEED RECEIPT

DATE : 12/23/2019      TIME : 15:38:12      CASE # : 067CLR190008311  
 RECEIPT # : 19000016510      TRANSACTION # : 19122300088      FILING TYPE : DBS      PAYMENT : FULL PAYMENT  
 CASHIER : AMT      REGISTER # : B050      RECORDED : 12/23/2019      AT : 15:21  
 INSTRUMENT : 190008311      BOOK : 1132      EX : N      LOC : CO  
 GRANTOR : STECKLINE, FRANK J      EX : N      PCT : 100%

GRANTEE : MINNIEAR, LEE ALLEN  
 RECEIVED OF : VOGEL & CROMWELL  
 ADDRESS : 3935 BLUEWATER DRIVE MONETA, VA 24121  
 DATE OF DEED : 12/18/2019  
 MULTI : \$3,326.33      CHECK/MO NUMBER : 6033  
 DESCRIPTION 1 : L 3 S 1 LOOKOUT POINTE

NAMES : 0  
 CONSIDERATION : \$415,000.00      AVAL : \$0.00      PAGES : 002      OP : 0  
 MAP : 0320400300      PIN :

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$1.00
036	DEED PROCESSING FEE	\$20.00
038	STATE GRANTOR TAX	\$207.50
039	STATE GRANTEE TAX	\$1,037.50
106	TECHNOLOGY TRST FND	\$5.00

ACCOUNT CODE	DESCRIPTION	PAID
145	VSLF	\$1.50
212	TRANSFER FEE	\$1.00
213	COUNTY GRANTEE TAX	\$345.83
220	COUNTY GRANTOR TAX	\$207.50
301	CLERK RECORDING/INDEXING FEE	\$14.50

TENDERED : \$      3,326.33  
 AMOUNT PAID : \$      1,841.33  
 APPLIED TO NEXT CASE : \$      1,485.00