

1. Agenda

Documents:

[AUGUST 6, 2019 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[BZA INFORMATION PACKET - AUGUST 6, 2019.PDF](#)

# Department of Planning & Community Development



---

Franklin County Board of Zoning Appeals  
Agenda  
August 6, 2019

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
  - A) Approval of Minutes from April 2, 2019 meeting

IV. Public Hearing:

- 1. APPLICATION for VARIANCE-** Application of G. Scott Pitiman Applicant, and Arthur B. Copsey and Donna A. Copsey, Owners, to apply for two (2) variances to Section 25-226 (a), Front Setback, of the Franklin County Code, on an approximate +/-0.42 acre property located at 612 Long Island Drive in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0130206700. The subject property is currently zoned R-1, Residential Suburban Subdivision District. The R-1 zoning district requires the minimum distance from the nearest point of a house to be thirty-five (35) feet from the edge of the right-of-way. The proposed front porch addition will be approximately (Case # VAR-07-19-16330).

- 1) Staff Presentation (Terry Harrington)
- 2) Applicant Presentation
- 3) Public Comment

V. Citizen Comment

VI. Adjourn

---

Franklin County Board of Zoning Appeals  
Agenda  
August 6, 2019

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
  - A) Approval of Minutes from April 2, 2019 meeting

IV. Public Hearing:

- 1. APPLICATION for VARIANCE-** Application of G. Scott Pitiman Applicant, and Arthur B. Copsey and Donna A. Copsey, Owners, to apply for two (2) variances to Section 25-226 (a), Front Setback, of the Franklin County Code, on an approximate +/-0.42 acre property located at 612 Long Island Drive in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0130206700. The subject property is currently zoned R-1, Residential Suburban Subdivision District. The R-1 zoning district requires the minimum distance from the nearest point of a house to be thirty-five (35) feet from the edge of the right-of-way. The proposed front porch addition will be approximately (Case # VAR-07-19-16330).

- 1) Staff Presentation (Terry Harrington)
- 2) Applicant Presentation
- 3) Public Comment

V. Citizen Comment

VI. Adjourn

# Department of Planning & Community Development



A public meeting of the Franklin County Board of Zoning Appeals was held April 2, 2019 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  
Billy Kingery  
Kevin Hunt  
Wayne Worley

## OTHERS PRESENT:

Mike Lockaby, County Attorney  
Steven Sandy, Zoning Administrator  
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 March 5, 2019 meeting. The March 5, 2019 minutes were approved by unanimous consent.

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

**PETITION TO APPEAL-** Petition of Boyd Long, Jr. to appeal a Zoning Administrator's decision dated January 31, 2019 regarding site plan requirements for property identified as the Magnum Point Marina, owned by South Lake Motor Sports, LLC. The purpose of this petition is to appeal the Zoning Administrator's determination that a site plan did not have to be submitted and reviewed by the County since the construction activities did not involve and were not related to either a change in use or an increase in the intensity of use at Magnum Point Marina. The property is currently zoned B-2, General Business District, and located at 2200 Old Salem School Road in the Union Hall District of Franklin County and further identified in Franklin County Real Estate records as Tax Map/Parcel # 0520109300 (Case # APRQ-02-19-16180).

Mr. Sandy began by explaining that on January 31, 2019, the Franklin County Zoning Administrator, Steven M. Sandy, issued a determination regarding property identified at Tax Map # 52.1, Parcel # 93. This determination was made after a complaint from Mr. Boyd Long was made to the Board of Supervisors regarding a building permit issued on December 14, 2019 and requirements of site plan.

Mr. Sandy went on to say that the property is currently zoned Business, B-2, and is currently used as Magnum Point Marina. Based on real estate records, the Magnum Point Marina building was built in 1989 and later modified in 1993. The building has an overall square footage of 2156.

Mr. Sandy told the BZA members there are three (3) legal questions they should consider:

- 1) Is the appellant an aggrieved person per Code of Virginia?
- 2) Has the time to appeal the decision passed?
- 3) Does the BZA have jurisdiction to hear this appeal?

1255 Franklin Street, Suite 103, Rocky Mount, Virginia 24151

Mr. Sandy read Section 15.2-2309 titled "Powers and duties of boards of zoning appeals" and continued by stating that the Zoning Administrator's decision should be presumed valid since there was not a preponderance of evidence to overturn.

Mr. Sandy concluded that the staff recommended that the Board of Zoning Appeals make the following findings:

- 1) The appeal needed to be filed within 30 days from the Zoning Administrator's decision. The decision that a site plan was not required was made on December 14, 2018, and the appeal was not filed until more than two months later, on February 12, 2019. Therefore, it is time-barred.
- 2) The appellant, Mr. Boyd Long, is not a person aggrieved based on the two-part standard identified by the Supreme Court of Virginia because he has not shown a "particularized harm" to some personal or property right, legal or equitable, or imposition of a burden or obligation different from the public generally.
- 3) The BZA only has authority to interpret zoning requirements, not site plan requirements. The appeal challenges a determination made in interpretation of site plans and site plan requirements. Site plans are not provided for in Article 7 of the Zoning Enabling Act, but in Article 6 in the Virginia Land Subdivision Law. Therefore, the BZA raises question of the validity of such an appeal and the BZA ability to rule in this matter.
- 4) The appellant, Mr. Boyd Long, has not demonstrated by a preponderance of evidence that the Zoning Administrator erred in his decision of December 14, 2018, in finding that no site plan was required for the activities covered under building permit No. NONR-10-2018-56041, issued December 14, 2018.

Mr. Sandy offered to answer any questions and said that he would defer any legal questions to the County Attorney, Mr. Lockaby.

Chairman Lee asked if there were any questions. There were none.

Chairman Lee asked to hear from the appellant.

Mr. Boyd Long, Appellant, began by discussing Section 25-2 "Purpose and intent" of the Franklin County Code. Mr. Long highlighted those in the list that he felt pertained to the appeal as listed below:

- (a) The Zoning Ordinance of Franklin County, Virginia is intended to promote the health, safety and general welfare of the public, and to implement the adopted comprehensive plan for the orderly and controlled development of the county.
- (b) To these ends, such zoning ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable:
- (c) To reduce or prevent congestion in public streets
- (d) To facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements

Mr. Long went on to say that the date to which Mr. Sandy had chosen to use for the appeal deadline was December 14, 2018. The appeal regarding the Violation of the Zoning Ordinance was not filed until February 12, 2019 because Mr. Sandy had not made a determination of the Zoning violation complaint filed on January 18, 2019 until January 25, 2019.

Mr. Long stated that the appellant is not aggrieved as defined by the Merriam Webster dictionary. He continued by addressing whether or not the BZA has the authority to interpret zoning requirements and site plan requirements. Mr.

Long said he is not asking asking the BZA to interpret site plan requirements but to enforce the current Franklin County Zoning Ordinance requiring a site plan be submitted at the time of permit submission Per County Zoning Ordinances.

Mr. Long also discussed in greater detail other sections of the Franklin County Code, including Section 25-799- Complaints regarding violations, Section 25-25- Minimum requirements, Section 25-23- Conflicting Ordinances, Section 25-27- Issuances, and Section 25-627- Building permits and zoning permits.

Mr. Long offered to answer any questions.

Chairman Lee asked if anyone had any questions.

Mr. Kingery asked how long the marina had been there. Mr. Long answered since approximately 1987-88.

Mr. Kingery asked when the houses were built, and Mr. Long said that he did not know.

Mr. Hunt asked if Mr. Long had experienced vehicles parking in his driveway. Mr. Long answered that he had not.

Mr. Cooper inquired how long Mr. Long had lived there and he said since June 2017.

Mr. Kingery asked Mr. Sandy if zoning was in place before the marina was built. Mr. Sandy stated that the marina started before there was any zoning.

Mr. Ferguson asked Mr. Long what had changed about the marina that has caused such a problem. Mr. Long said that the additions to the building have allowed more people to occupy the building and the street.

Chairman Lee asked if there were any more questions; there were none.

Chairman Lee then opened the public hearing and asked if anyone else was present that would like to speak; there was not. Chairman Lee then closed the public hearing and the members had discussion among themselves.

Mr. Ferguson made a motion to deny the appeal, stating that he found that because of conflict between the Franklin County Code and the Code of Virginia, the Board of Zoning Appeals does not have the ability to grant an appeal.

Mr. Worley seconded the motion.

Voting on motion was as follows:

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

With no other business, the meeting was adjourned at 6:55 p.m.

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

\_\_\_\_\_  
Date

# Department of Planning & Community Development



To: Franklin County Board of Zoning Appeals

From: Terrance L. Harrington, AICP  
Senior Planner

Date: July 25, 2019

Re: Variance Request of G. Scott Pittman, Applicant and Arthur B. and Donna A. Copsey, Owners; Request for two (2) front setback variances to Section 25-226 (a) of the Franklin County Code (Tax Parcel # 0130206700)

## Summary of Request

The property owners are requesting two variances to Section 25-226 (a) (front setback) of the County Code. The purpose of the variance requests is to allow the addition of a 26 foot by 28 foot addition on the north side of the existing house and the addition of a 12 foot by 6 foot deck addition on the front of the house. The County Code requires that each of these additions be located a minimum of 55 feet from the centerline (or a minimum of 30 feet from the right-of-way line) of Long Island Drive. Neither addition can comply with the required setback, thus variances are requested.

The property is zoned R-1 Residential Suburban Subdivision District.

## Background

In 2014, the property owners (Copsey) desired to remove the existing home that was on the property and replace it with a new home for their use. At that time the owners requested front setback variances arguing that the shallowness of the lot coupled with the lot's steep topography and the need for retaining walls severely limited the location and size of any replacement home.

Based upon the survey information the Copsey's had at that time, they determined that the replacement home would need to be located 14.6 feet from the right-of-way line (a variance of 15.4 feet) at the southern end of the structure and located 13 feet from the right-of-way line (a variance of 17 feet) at the northern end of the proposed structure.

In 2014, the BZA agreed that the lot's shallowness and steep topography were limitations on the redevelopment of this property and approved front setback variances of 15.4 feet at the southern end of the proposed structure and 17 feet at the northern end of the proposed structure.

With the approval of these variances, the Copsey's proceeded to remove the existing home on the lot and replace it with a one bedroom modular.

1255 Franklin Street, Suite 103, Rocky Mount, Virginia 24151

**Current Request**

The owners now desire to expand the size of their existing home by adding a 22 foot by 22 foot family room addition on the lake side of their home, and a 26 foot by 28 foot bedroom addition on the north side of the home. They also are proposing a deck at the rear of the property and the addition of a small 12 foot by 6 foot deck at the front door of the home. The front deck and the 26 foot by 28 foot addition require variances to proceed.

The owners obtained a survey of the property in June of 2019 in anticipation of adding to the home. This current survey (attached) shows that the home was not placed on the property in accordance with the granted 2014 variances. The variance allowed the home to be placed a minimum of 13 feet from the right-of-way line at the northern edge of the proposed structure. The current survey shows a minimum setback of 8.58 feet at this location. The southern end of the proposed structure was to be a minimum of 14.6 feet from the right-of way line, however the survey shows it considerably closer.

Because of these setback discrepancies the existing house continues to be non-conforming with respect to required front setbacks. The proposed 26 foot by 28 foot addition at the northern corner of the existing structure is proposed to be located as little as 8.58 feet from the right-of-way line, and thus requires a setback variance of 21.42 feet. The proposed front deck is to be located as little as 2.46 feet from the right-of-way line, and thus requires a setback variance of 27.54 feet.

**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.

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.

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.

#### **Staff analysis of variance criteria**

The staff believes that the granting of the variance for the 26 foot by 28 foot addition at the north end of the structure would alleviate a hardship due to the physical condition of the property. The very steep topography on most of the site, coupled with the shallowness of the lot, limited the options for the placement of the existing structure in 2014, and now limits the location of the addition. With the requested variance, the addition will be 8.58 feet from the right-of-way and will not extend any closer to right-of-way than the existing structure.

In addition, the hardship imposed by the ordinance (30 foot front setback) was not created by the applicant. Constructing the addition in its proposed location will not be of substantial detriment to adjacent or nearby properties. Most of the lots Long Island Drive have severe topography with numerous homes closer than 30 feet from the right-of-way. Most of the lots in the subdivision have more depth than the Copsey property.

The granting of this variance request will not result in the establishment of a land use that is not otherwise permitted in an R-1 zoning district.

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 a setback deficiency.

The staff does not believe that the variance request for the 12 foot by 6 foot front deck addition complies with the required variance criteria as presented above.

Staff has received one (1) call inquiring about the nature of the variance request, however, they did not show any concern over the possible granting of the request.

**Recommendation**

Staff believes the variance request for the 26 foot by 28 foot addition at the northern end of the structure meets the criteria for variances set forth in Section 15.2-2309 of the Code of Virginia and recommends the Board of Zoning Appeals approve this request with the following condition:

1. That the new 26 foot by 28 foot addition extend no closer to the Long Island Drive right-of-way than the existing structure as shown on the plan entitled "Sketch of Proposed Additions Lot 29 Block 2 Long Island Estates dated June 21, 2019.

**SUGGESTED MOTIONS: 26 foot by 28 foot addition**

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

- A. Based upon the fact the applicant has demonstrated the variance criteria identified in Section 15.2-2309 of the Code of Virginia have been met, I move to **approve** the 21.5' variance requested for the proposed 8.5' reduction in the required front yard setback for the proposed 26 foot by 28 foot addition existing structure with the following condition: That the new 26 foot by 28 foot addition extend no closer to the Long Island Drive right-of-way than the existing structure as shown on the plan entitled "Sketch of Proposed Additions Lot 29 Block 2 Long Island Estates dated June 21, 2019.

OR

- B. Based on the fact the applicant has not demonstrated the required variance criteria identified in Section 15.2-2309 of the Code of Virginia have been met, I move to deny a variance to Section 25-226 (a) of the Franklin County Code, requested to allow the construction of a 26 foot by 28 foot addition as shown on the plan entitled "Sketch of Proposed Additions Lot 29 Block 2 Long Island Estates dated June 21, 2019.

**RECOMMENDATION: 12 foot by 6 foot front deck**

Staff believes the variance request for the 12 foot by 26 foot deck meets the criteria for variances set forth in Section 15.2-2309 of the Code of Virginia and recommends the Board of Zoning Appeals approve this request with the following condition:

1. That the new 12 foot by 6 foot deck extend no closer to the Long Island Drive right-of-way than the existing structure as shown on the plan entitled "Sketch of Proposed Additions Lot 29 Block 2 Long Island Estates dated June 21, 2019.

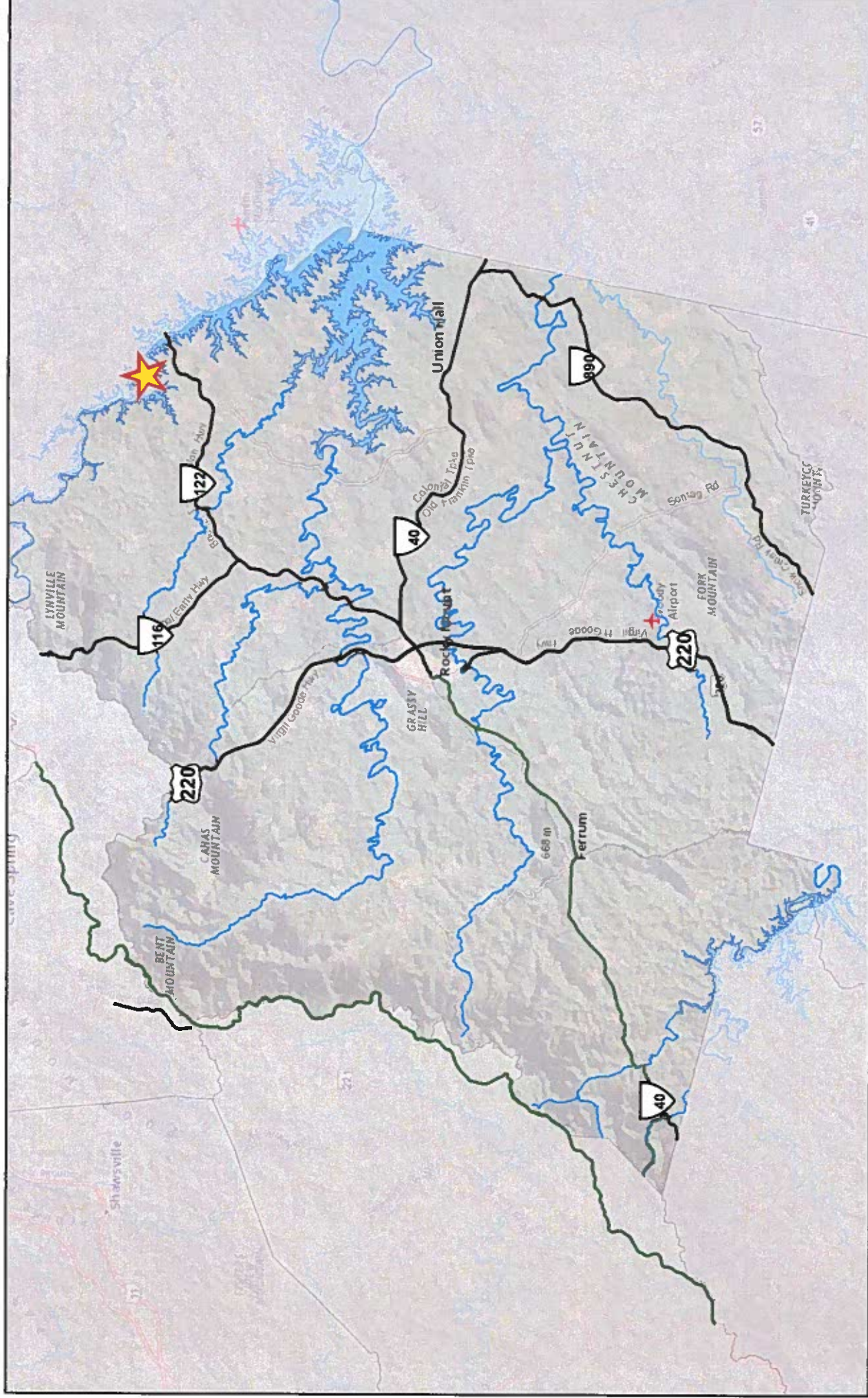
**SUGGESTED MOTIONS:**

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

- A. Based on the fact the applicant has not demonstrated the required variance criteria identified in Section 15.2-2309 of the Code of Virginia have been met, I move to **deny** a variance to Section 25-226 (a) of the Franklin County Code, requested to allow the construction of 12 foot by 6 foot front deck as shown on the plan entitled "Sketch of Proposed Additions Lot 29 Block 2 Long Island Estates dated June 21, 2019.

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 25-226 (a) of the Franklin County Code, requested to allow the construction of 12 foot by 6 foot front deck as shown on the plan entitled "Sketch of Proposed Additions Lot 29 Block 2 Long Island Estates dated June 21, 2019.



Subject Property Location

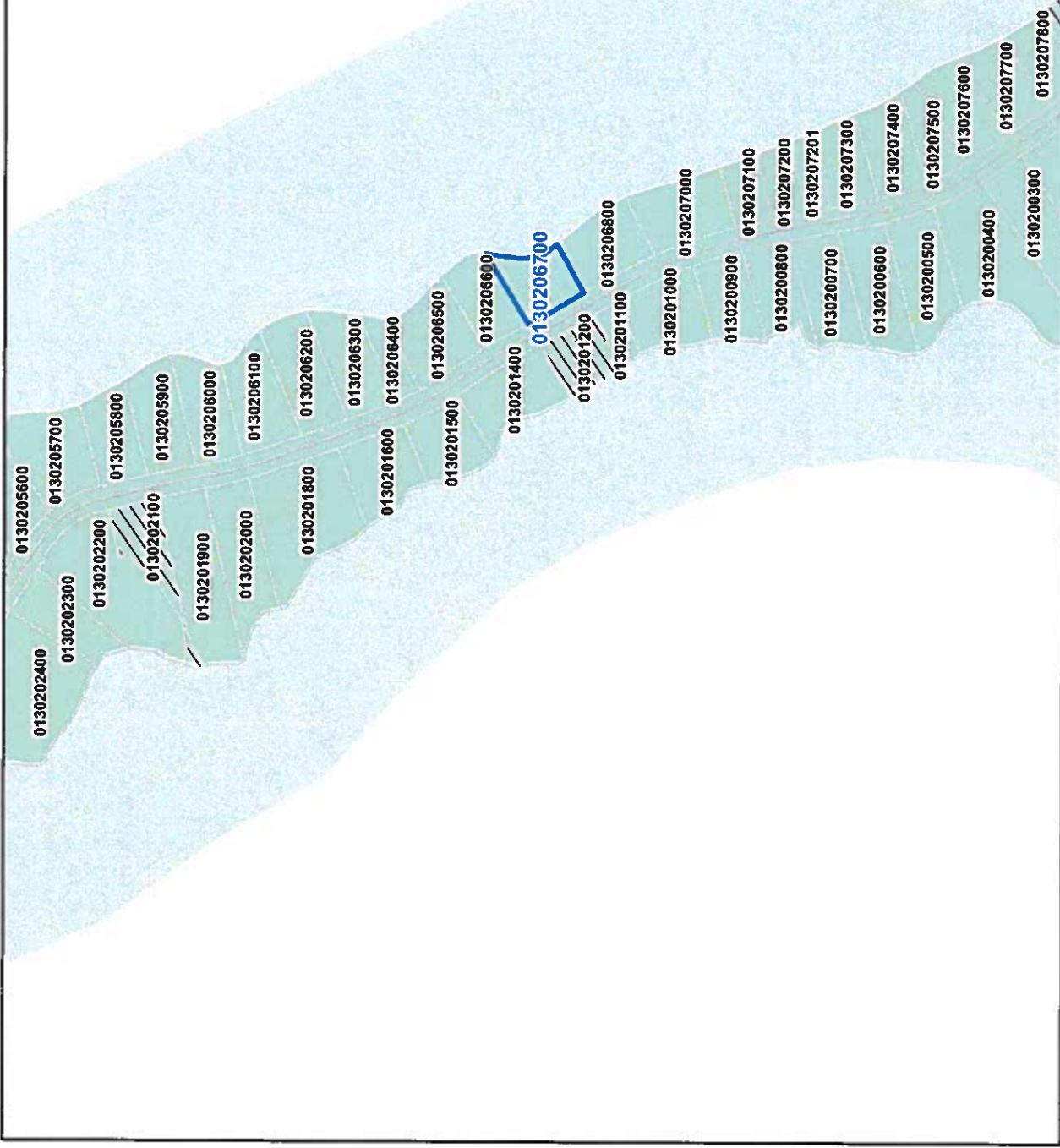
Tax Map #0130206700  
VAR-07-19-16330



Date: 7/23/2019



Franklin Co GIS



**Tax Map #0130206700**  
**VAR-07-19-16330**

**Zoning Classifications**

-  R1 - Residential Suburban Subdivision
-  UW - Under Water

**Special Use Permit**

- 





**Legend**

- Subject Parcel
- Parcels

2017 Pictometry Imagery

**Tax Map #0130206700  
VAR-07-19-16330**



Date: 7/23/2019



Franklin Co GIS

License # 2705 102673A  
3603 Joppa Mill Road  
BEDFORD, VA 24523  
434-942-3513

July 1, 2019

To: Franklin County Planning Office

From: G Scott Pittman  
On behalf of Arthur and Donna Copsey

Re: Variance Application  
612 Long Island Drive Moneta, VA

I have been contracted by Arthur and Donna Copsey to complete several home addition projects on their lake home located at 612 Long Island Drive Moneta. Two of these projects will require a variance in the setback requirements.

The Copsey's currently reside in Italy due to Mr. Copsey's current employment, however they plan on retiring to this home at the end of this year. Currently the property is improved with a 2014 Modular home containing one bedroom, living room, main level laundry and two baths. The property currently has a two bedroom septic system. The Copsey's desire is to construct a family room addition on the lake side of the home, a new deck along the rear of the property and an addition on the left side of the home along with a new front porch. The addition on the left side of the home and the front porch are the focus of this request.

Long Island Drive is a deadend street serving residential homes located on Smith Mountain Lake, there is a mixture of full time residences, rentals and seasonal vacation homes. Currently Long Island Drive has a 50' deeded right of way with a pavement width of 18' to 20'.

Our recent survey shows the existing location of the home along with the proposed additions, the home currently rest 8.58' from the front boundary line, the proposed side addition would rest from 8.58' to 9.32' from the existing right of way of Long Island Drive. (28' to 30' from the edge of pavement) The topography of this site makes it very difficult for any development, this is the reason that a variance was requested and approved in 2014 for the placement of the home. The site contains approximately 0.42 acre of land yet with an average depth of 145' feet from the road to the water. Long Island Drive rest on a knoll and has water on both sides of the street, this property has approximately 45' of semi flat land before it drops off to Smith Mountain Lake with an elevation drop of approximately 50' to Smith Mountain Lake.

FRANKLIN COUNTY  
APPLICATION  
FOR VARIANCE  
(Type or Print)

I/We, G. SCOTT PITTMAN, 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: G. SCOTT PITTMAN
2. Property Owner's Name: ARTHUR B. & DONNA A. CORSEY
3. Address of Property: 612 LONG ISLAND DRIVE MONETA
4. Phone Number: 439-947-3513
5. Exact Directions to Property from Rocky Mount: 122 NORTH, PAST WESTLAKE LEFT ON REDBUD LANE, RIGHT ON LONG ISLAND DRIVE, PROPERTY ON RIGHT
6. Tax Map and Parcel Number: 0130206700
7. Magisterial District: GILLS CREEK
8. Property Information:
  - A. Size of Property: 0.92 ACRE +/-
  - B. Existing Land Use: SINGLE FAMILY
  - C. Existing Zoning: R1
  - D. Is property located within any of the following overlay zoning districts:  
 Corridor District    Westlake Overlay District    Smith Mountain Lake Surface District
  - E. Is any land submerged under water or part of a lake? Yes  No   
If yes, explain: ADJOINS SMITH MT. LAKE
  - 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: DUE TO LOCATION OF EXISTING HOME AND SITE TOPOGRAPHY IT IS IMPOSSIBLE TO ADD SECOND BEDROOM AND FURN THIS HOUSE INTO FULL TIME RESIDENCE.



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.

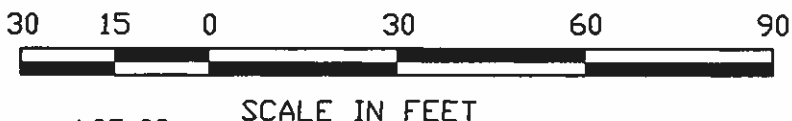
Applicant's Name (Print): G. SCOTT PITTMAN  
 Signature of Applicant: [Signature]  
 Date: 7/1/19  
 Mailing Address: 3603 JOPPA MILLED  
BEDFORD VA 24523  
 Telephone: 434-942-3513  
 Email Address (optional): HANDYMAN0316@GMAIL.COM

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

Owner's Name (Print): ARTHUR & DONNA COPSEY  
 Signature of Owner: [Signature] Donna Copsey  
 Date: 1 July 2019

Date Received by Planning Staff: \_\_\_\_\_  
 Time: \_\_\_\_\_  
 Clerk's Initials: \_\_\_\_\_

CHECK#: \_\_\_\_\_  
 RECEIPT #: \_\_\_\_\_  
 AMOUNT: \_\_\_\_\_

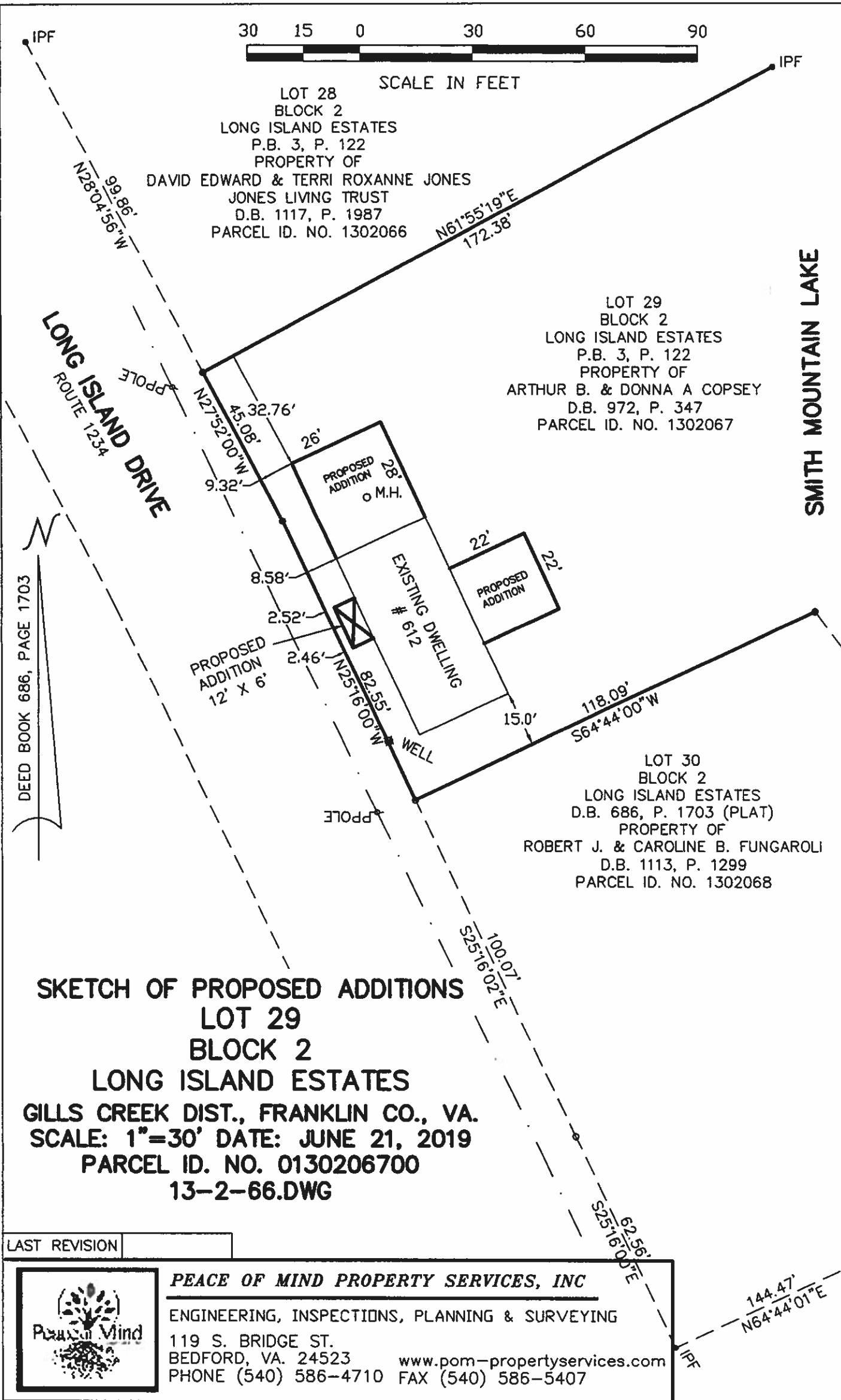


LOT 28  
 BLOCK 2  
 LONG ISLAND ESTATES  
 P.B. 3, P. 122  
 PROPERTY OF  
 DAVID EDWARD & TERRI ROXANNE JONES  
 JONES LIVING TRUST  
 D.B. 1117, P. 1987  
 PARCEL ID. NO. 1302066

LOT 29  
 BLOCK 2  
 LONG ISLAND ESTATES  
 P.B. 3, P. 122  
 PROPERTY OF  
 ARTHUR B. & DONNA A COPSEY  
 D.B. 972, P. 347  
 PARCEL ID. NO. 1302067

LOT 30  
 BLOCK 2  
 LONG ISLAND ESTATES  
 D.B. 686, P. 1703 (PLAT)  
 PROPERTY OF  
 ROBERT J. & CAROLINE B. FUNGAROLI  
 D.B. 1113, P. 1299  
 PARCEL ID. NO. 1302068

SMITH MOUNTAIN LAKE



DEED BOOK 686, PAGE 1703

SKETCH OF PROPOSED ADDITIONS  
 LOT 29  
 BLOCK 2  
 LONG ISLAND ESTATES  
 GILLS CREEK DIST., FRANKLIN CO., VA.  
 SCALE: 1"=30' DATE: JUNE 21, 2019  
 PARCEL ID. NO. 0130206700  
 13-2-66.DWG

LAST REVISION



**PEACE OF MIND PROPERTY SERVICES, INC**  
 ENGINEERING, INSPECTIONS, PLANNING & SURVEYING  
 119 S. BRIDGE ST.  
 BEDFORD, VA. 24523 www.pom-property-services.com  
 PHONE (540) 586-4710 FAX (540) 586-5407