

FRANKLIN COUNTY
APPLICATION
FOR VARIANCE
(Type or Print)

I/We, ALAN + PATRICE KATZ, 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: ALAN KATZ + PATRICE KATZ
2. Property Owner's Name: ALAN KATZ
3. Address of Property: 139 CLEMENT Dr. Wirtz, VA
4. Phone Number: 540-815-4211 or 540-815-0930
5. Exact Directions to Property from Rocky Mount: Burnt Chimney Rd. to lovely Valley Rd. Follow signs to 4-H Club Shenandoah Rt on Crafts Ford Rd - Rt. on Clement Rd (Shenandoah Shores) to end of Rd.
6. Tax Map and Parcel Number: 0530101700
7. Magisterial District: UNION HALL
8. Property Information:
 - A. Size of Property: .443 Acres
 - B. Existing Land Use: Single Family Home
 - C. Existing Zoning: Residential
 - D. Is property located within any of the following overlay zoning districts: A+SML
 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: _____
 - 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: We have a small area behind our house to build a single car garage, but we only have a 17' for the set back. We are requesting A VARIANCE OF 14'

9. Proposed Development Information:

A. Proposed Land Use: Single car garage

B. Proposed Zoning: Residential

* C. Size of Proposed Use: 16.5' by 24'

- Section of the Zoning Ordinance for which a variance is being requested: _____
(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 *Bringing*

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

Applicant's Name (Print): ALAN M. KURTZ

Signature of Applicant: *Alan M. Kurtz*

Date: 11/22/19

Mailing Address: 6710 Timben line Rd
Roanoke, VA 24018

Telephone: 540-815-0930

Email Address (optional): neupsykato@cox.net

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

Owner's Name (Print): SAME AS ABOVE

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK#: _____

RECEIPT #: _____

AMOUNT: _____

Franklin County Development Services

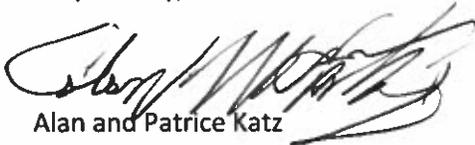
Planning and Community Development

Request for a Zoning Variance

November 30, 2019

We are requesting a variance related to the 30 foot front setback requirement for construction of a garage at **139 Clement Dr. Wirtz Virginia 24184**. We are the registered owners of said property and we are requesting the county's permission to build a garage directly behind our house on a small parcel that is immediately to the right side of our entrance driveway. We can meet requirements for the setbacks between neighbors on the right and left sides of the proposed construction site although we only have 17 feet of space from the edge of the proposed garage to the border of the cul-de-sac where our property is located. Our lot is at the end of the cul-de-sac and is surrounded by a dense grouping of evergreen trees. As such, the garage would not be seen from the road and barely noticed by property owners on either side. In turn, the granting of a **requested 14 foot variance** would not be of any detriment to adjacent property owners nor would there be any negative impact on the Shenandoah Shores neighborhood other than to enhance the value of all of nearby property. Our proposed structure will be 16 x 24 which will allow for a one car oversized garage with storage above. We are enclosing a plat map and a sample construction layout plan of the garage we would like to build. We would appreciate the rapid approval of this proposal so we can begin construction before the onset of cold winter months.

Respectfully,



Alan and Patrice Katz

Adjacent Neighbors:

Left side: JC and Kendall Preas 5995 Scotford Court Roanoke, VA 24018

Right side: Steve and Barbara Murray 5026 Williamsburg Court Roanoke, VA 24018

KATZ home address: 6710 Timberline Cir., Roanoke, VA 24018

**CONCEPT PLANS FOR
VARIANCES RECOMMENDED
CONTENTS**

Purpose of a Concept Plan

A Concept plan is requested for all variance applications. The purpose of the concept plan is to provide applicable information on site conditions and a general understanding of the proposed development. Typically, a concept plan contains information on the property such as the property address, parcel boundaries, adjacent roads, natural features (including water courses) and neighboring properties. A concept plan also includes the locations of any proposed buildings, parking, streets, community facilities, buffering or screening, boat docks, signs, and lighting. The plan should clearly show the variance being requested.

Concept Plan versus Site Development Plan

A concept plan is not the same as a site development plan, which is more detailed to ensure compliance with development regulations and obtain construction permits. A concept plan may be the first step in creating a site development plan. It is important to note that approval of a variance with a concept plan does not mean that a site development plan is or will be approved.

Concept Plan Recommended Contents:

- Project title, name of applicant, project engineer/architect/surveyor/planner
- Plan date *11/22/19*
- North arrow and graphic scale
- Size of entire parcel and, if applicable, size of portion of parcel requested for a variance, *,443 Acres* accompanied by meets and bounds description
- Adjacent streets, railroads, natural features, historic sites, streams or bodies of water, floodplains, *NONP* and other information that may help describe site conditions
- Locations, dimensions, and heights of all existing structures and those proposed *16' by 24'*
- Location and dimensions of proposed pedestrian and vehicular access points, driveways, parking areas/spaces and other facilities
- Location and description of existing vegetation or any landscaping, screening or buffering proposed within the lot or along the perimeter of the development
- Location of proposed signs, including type, size and height, if applicable
- Lighting information, if applicable
- Other items that may be recommended by staff
- Recommended plan size: 8.5" x 11" minimum or 11" x 17" maximum. The plan must be legible. The applicant must provide 13 copies of plan for distribution to the Board of Zoning Appeals.

NOTE: IF YOU ARE PLANNING A PRESENTATION AT THE PUBLIC HEARINGS FOR THE BOARD OF ZONING APPEALS, EITHER BRING A 8 X 11 SIZE PAPER OF YOUR PRESENTATION TO GIVE TO THE BOARD OR PUT ON A USB DRIVE TO SHOW ON THE POWERPOINT SYSTEM.



Franklin County

A Natural Setting for Opportunity

1255 Franklin Street, Suite 103
Rocky Mount, VA 24151
Phone: (540)483-3047 Fax: (540)483-6665

Permit NO. **RES-11-2019-57513**
 Permit Type: **Residential Building**
 Work Classification: **Accessory Building**
 Permit Status: **Active**

Permit

Issue Date: **11/26/2019** Expiration: **11/25/2020**

Owner Information ALAN M KATZ	Address 6710 TIMBERLINE CIRCLE ROANOKE, VA 24018	Phone 5408154211	Cell 5408154211
Project Address 139 CLEMENT DR WIRTZ, VA 24184	Zoning R1	Parcel Number 0530101700	Applicant ALAN M KATZ
	District Union Hall	Lot/Tract/Section # SHENANDOAH SHORES	Subdivision

Directions: 122N, R670, R944, R CLEMENT DR, TO 139 CLEMENT DR

Mechanics Lien Agent	Address	Phone	Fax
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Type of Construction	Use Group	Code	Year
Req. Setback Front 30	Req. Setback Rear 20	Req. Setback Right 12	Prop. Setback Left 12

Description of Work: GARAGE FOR PERSONAL USE,
UNATTACHED FROM DWELLING

Valuation: \$ 8,000.00
Total Sq Feet: 720

Inspection Requests:
1 (866) 729-1968
IVR PIN: 141040

Contractor(s)	Address	Phone	Cell	Contractor Type
OWNER - GENERAL				

Number of Stories:
Basement Status: N/A

Exterior Wall Type:
Foundation Type: Slab

Fees Due	Amount
Accessory Building Fee	\$130.00
Land Use Fee - Accessory Structure	\$25.00
Plan Review Fee	\$13.00
State Surcharge	\$3.00
Total:	\$171.00

Paytype	Amt Paid
Total Fees	\$171.00
Check # 1632	\$171.00
Amount Due:	\$0.00

Inspection Type:	IVR
GPS Points	101
Drain tile/Water Proofing	104
Energy/Air Barrier	105
Footing Exterior Piers	114
Footing Interior	116
Footing Interior Piers	117
Footing Perimeter	118
Foundation	120
Framing	121
Insulation	124
Pre-Slab	127
Rough-In Gas	132
Rough-In Electrical	310
Temporary Power	325
Permanent Power	330
Rough-In Mechanical	410
Rough-In Plumbing	510
Underslab Plumbing	520
Misc	800
E&S Control	950
Final	998

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Alan Katz
 Print Name (Owner / Applicant / Contractor / Agen) Authorized Signature Date
 November 26, 2019

Rachel Hodges
 Franklin County Building Department Authorized Signature Date
 November 26, 2019

Customer Copy



Franklin County

1255 Franklin Street, Suite 103
Rocky Mount VA 24151
Phone: (540)482-3047 Fax: (540)482-6666

Permit NO. **RES-11-2019-57513**

Permit Type: Residential Building

Work Classification: Accessory Building

Permit Status: Applied For

Issue Date: Not Issued

Expiration:

Owner Information ALAN M KATZ	Address 6710 TIMBERLINE CIRCLE ROANOKE, VA 24018	Phone 5408154211	Cell 5408154211
Project Address 139 CLEMENT DR WIRTZ, VA 24184	Zoning R1	Parcel Number 0530101700	Applicant ALAN M KATZ
	District Union Hall	Lot/Tract/Section # SHENANDOAH SHORES	Subdivision

Directions: 122N, R670, R944, R CLEMENT DR, TO 139 CLEMENT DR

Mechanics Lien Agent	Address	Phone	Fax
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Type of Construction	Use Group	Code	Year
Req. Setback Front 30	Req. Setback Rear 30	Req. Setback Right 12	Prop. Setback Left 12

Description of Work: DETACHED GARAGE

Valuation: \$ 8,000.00

Total Sq Feet: 432

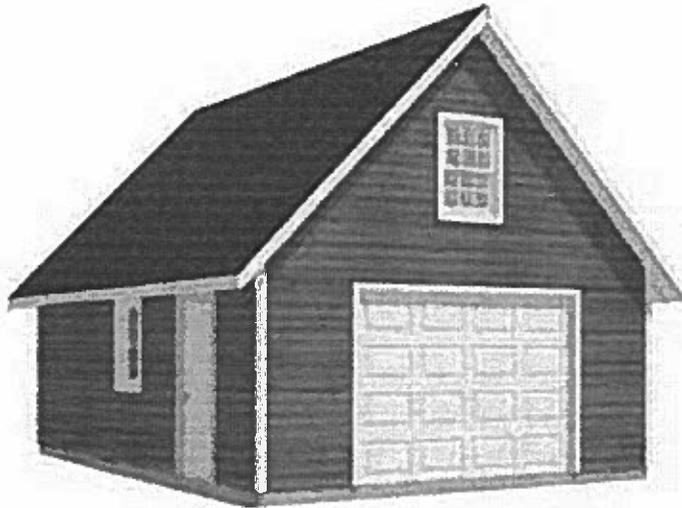
Inspection Requests:

1 (866) 729-1968

IVR PIN: 141040

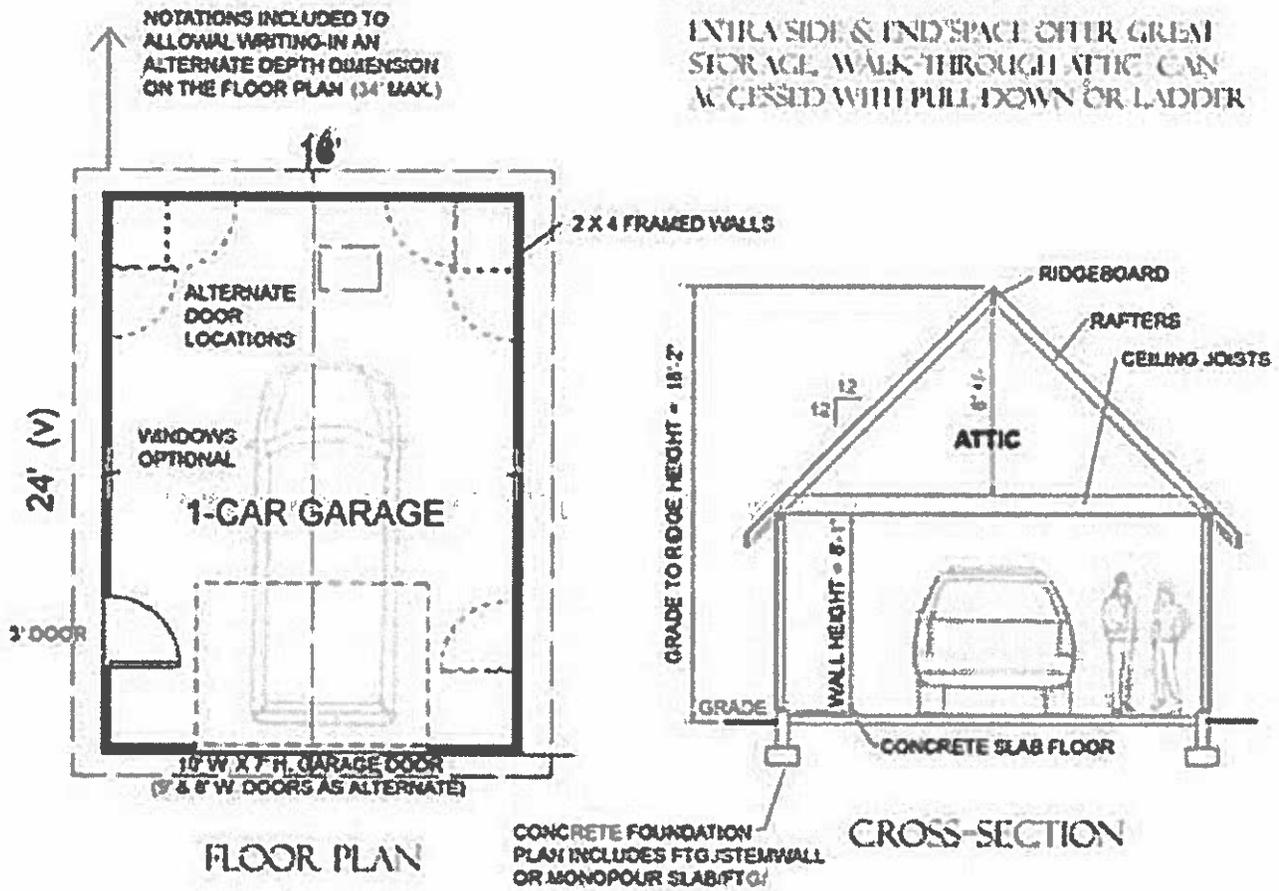
Available Inspections:

Contractor(s)	Address	Phone	Cell	Contractor Type	Inspection Type	IVR
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OVERSIZED 1-CAR GARAGE WITH ATTIC

EXTRA SIDE & END SPACE OFFER GREAT STORAGE. WALK-THROUGH ATTIC CAN BE ACCESSED WITH PULL-DOWN OR LADDER.

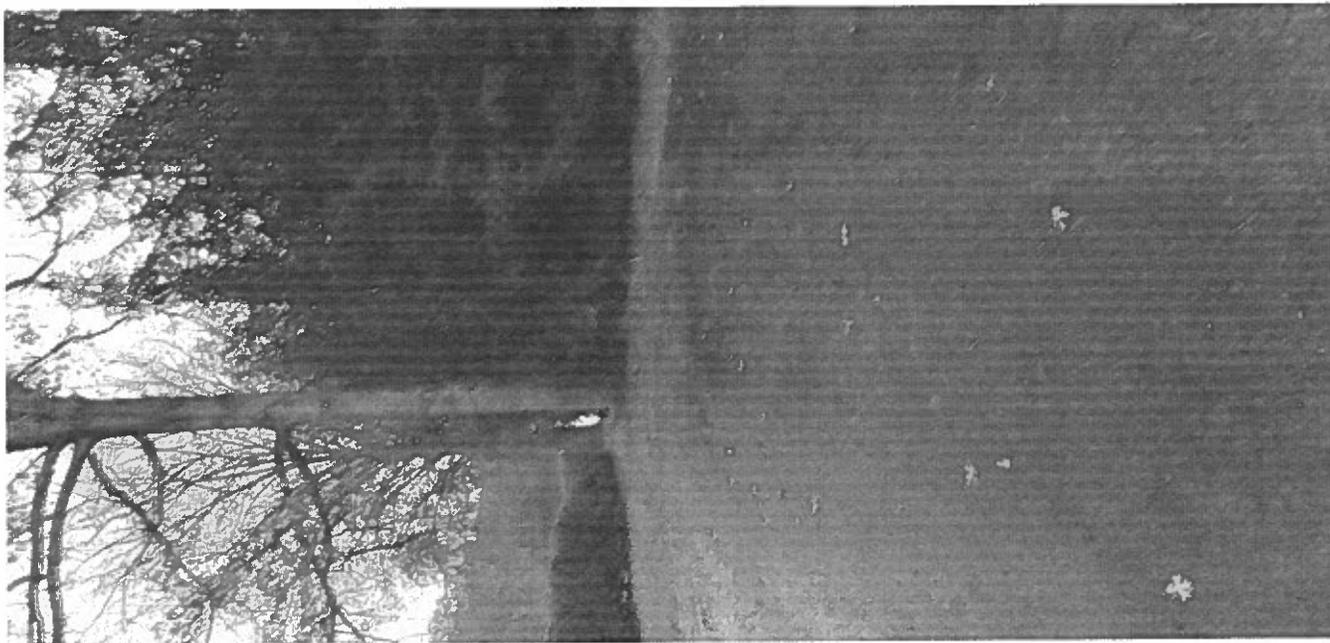


BEHM DESIGN PLAN # 432-4

From: Alan <neupsykat@cox.net>
Date: 12/1/2019, 12:11 PM
To: neupsykat@cox.net

Sent from [BlueMail](#)

— 1130191147_HDR.jpg —



— Attachments: —

1130191147_HDR.jpg

1.2 MB

From: Alan <neupsykat@cox.net>
Date: 12/1/2019, 12:11 PM
To: neupsykat@cox.net

Sent from [BlueMail](#)

— 1130191147_HDR.jpg —



— Attachments: —

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360 KB

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Date: 12/1/2019, 12:10 PM
To: neupsykat@cox.net

Sent from [BlueMail](#)

— 1129191543a.jpg —



— Attachments: —

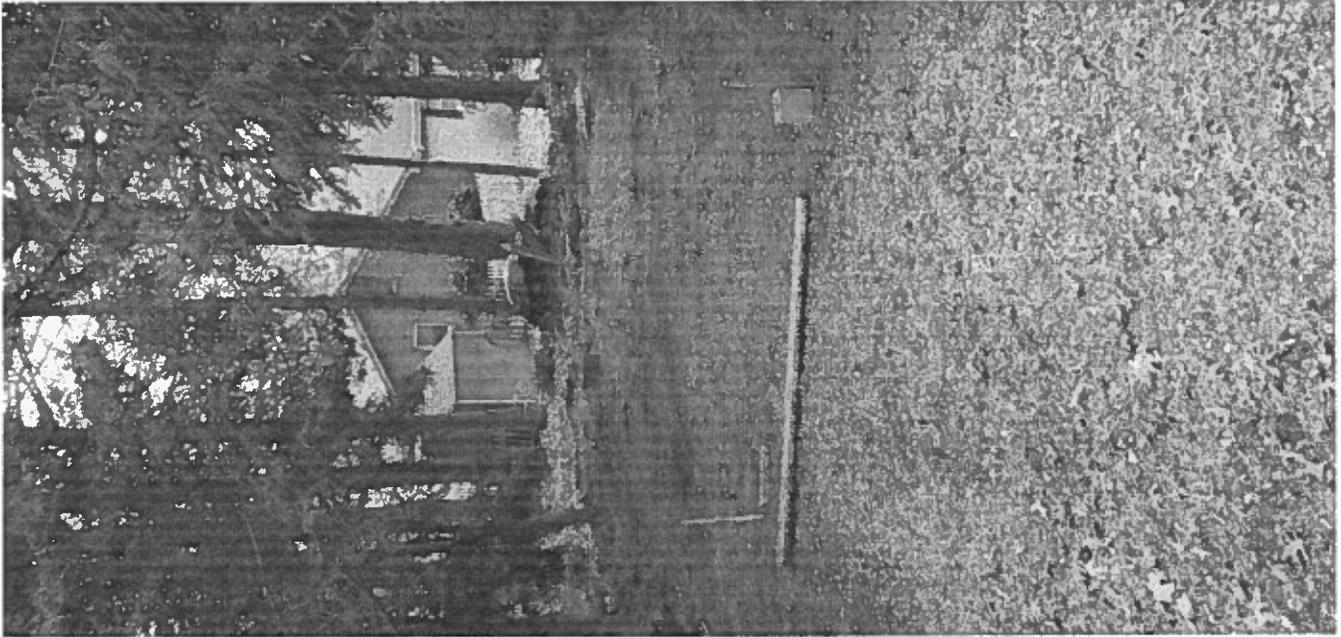
1129191543a.jpg

1.5 MB

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Date: 12/1/2019, 12:09 PM
To: neupsykat@cox.net

Sent from [BlueMail](#)

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— Attachments: —

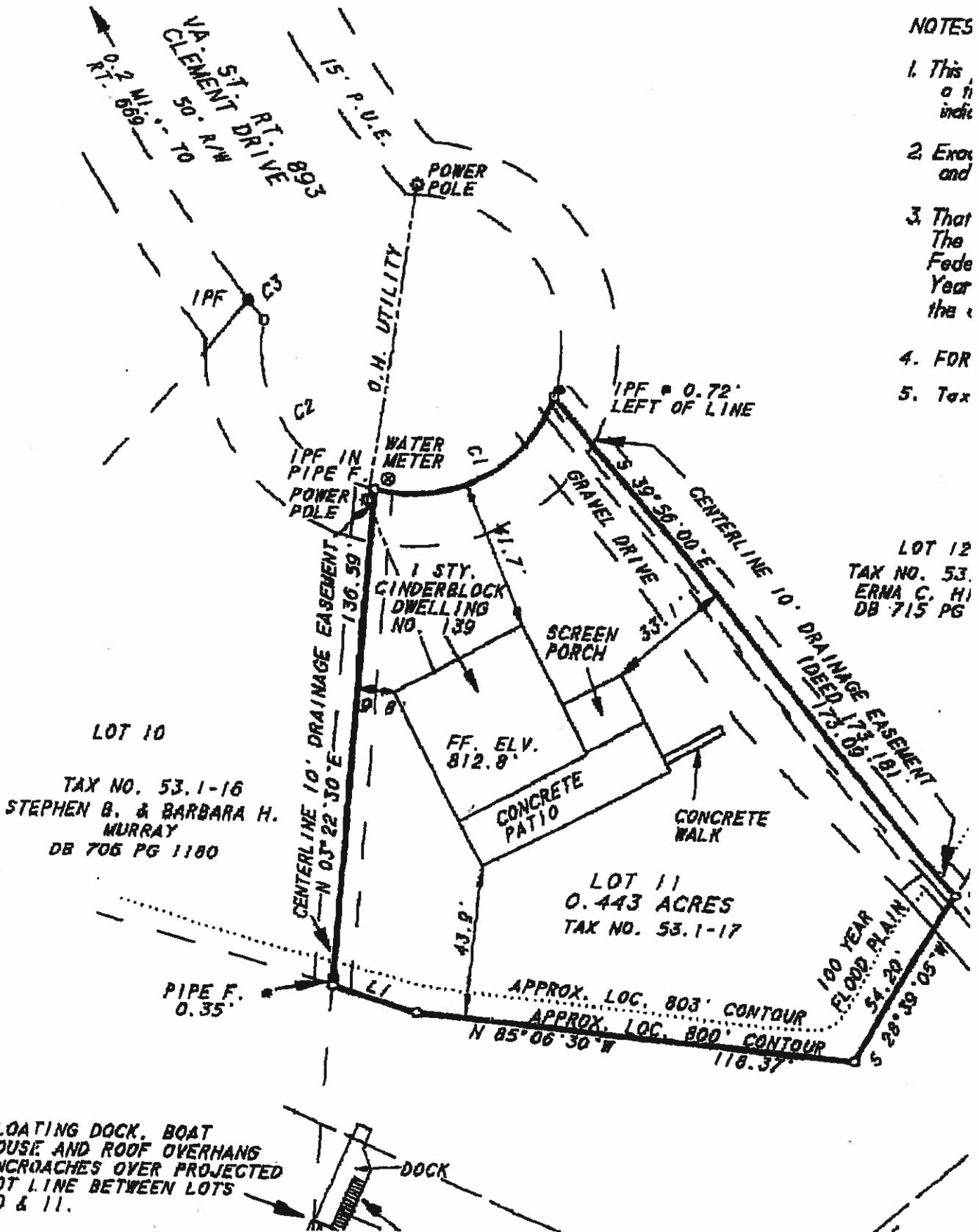
1129191544.jpg

1.5 MB

and that there are no easements or encroachments visible on the ground other than those shown hereon.

SCALE: 1" = 40'
DATE: NOVEMBER

Slusher Surveying and Assoc., P.C.
P.O. Box 646 Bedford, Va. 24523
Phone: (540) 586 - 9157



NOTES

1. This plan indicates
2. Errors and
3. That the Federal Year the
4. FOR
5. Tax

LOT 12
TAX NO. 53.
ERNA C. HILL
DB 715 PG

LOT 10
TAX NO. 53.1-16
STEPHEN B. & BARBARA H. MURRAY
DB 706 PG 1180

LOT 11
0.443 ACRES
TAX NO. 53.1-17

FLOATING DOCK, BOAT HOUSE AND ROOF OVERHANGS ENCROACHES OVER PROJECTED LOT LINE BETWEEN LOTS 10 & 11.

The
Fede
Year
the

- 4. FOR
- 5. Tax

LOT 12
TAX NO. 53.
ERNA C. HI
DB 715 PG

