

FRANKLIN COUNTY  
APPLICATION  
FOR VARIANCE  
(Type or Print)

I/We, Lake Estates LLC, 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:

Applicant's Name: Jason Moore Lake Estates LLC

Property Owner's Name: Lake Estates LLC

Address of Property: 182 Beech Drive Union Hall VA

Phone Number: 540-379-9177

Exact Directions to Property from Rocky Mount: Rt 40 East - Left Kemp Ford Rd  
- Left on Staniford Rd - Right on Rock Cliff Rd - Left on Ivy Ln  
Left on Beech Dr.

1. Tax Map and Parcel Number: 0520000303A

2. Magisterial District: Union Hall

3. Property Information:

A. Size of Property: .69 Acre

B. Existing Land Use: Residential

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 X

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 topographical restraints we are unable to build a 30'x30' Garage on the property  
30'x30'*

4. Proposed Development Information:

A. Proposed Land Use:

B. Proposed Zoning:

C. Size of Proposed Use:

- 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.)

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. I authorize County staff to access this property for purposes related to the review and processing of this application.

Applicant's Name (Print): Jason Moore

Signature of Applicant:

Jason B Moore  
Date: 8/2/2021

Mailing Address:

209 Rocky Run Rd  
Fredericksburg VA 22406

Telephone:

540-379-9177

Email Address (optional):

Jason.Moore(AT)MWAA.com

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

Owner's Name (Print):

Signature of Owner:

Date:

Lakes Estates LLC  
Variance Application  
182 Beech Drive Union Hall VA

August 2, 2021

To Whom It May Concern,

We are submitting a variance application for a rear setback of the property to allow the construction of a detached garage. My wife Maria and I are retiring to the lake and just finished our home on Beech Drive. We wish to build a 30' x 30' detached garage; however the setback and slope of the property will not permit it. If we are able to reduce our rear setback from 30' to 15' this would be just enough space for it to fit.

The adjacent property to the rear of the site is a large drain field that cannot be developed. This request, if approved, will have no impact on the adjacent land owners.

If this request is denied we will not be able to add the garage and we would need to reevaluate our options.

Thank you for your consideration,

Jason B Moore

Lake Estates LLC

▼	<< Select Search Type	Q
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## Concept Plan

Lake Estates LLC (Jason Moore)

August 2, 2021

182 Beech Drive Union Hall

.069 Acres

Request for rear setback variance from 30' to 15'

Home 32x76'

Home

32x76'

Home

32x76'

Home

32x76'

Home

32x76'

Home

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32x76'

Home

North





(1 of 1)

Clear

Zoom to  
Parcel: 0520000303A

Primary Details

Parcel ID	0520000303A
Map Number	052 00
Parcel Number	003.03A
Owner	LAKE ESTATES LLC
Owner Address	209 ROCKY RUN RD
City	FREDERICKSBURG
State	VA
Zip Code	22406
Physical Address	182 BEECH DR 24176
Legal Description 1	RT 1441-BEECH DR
Legal Description 2	PARCEL 3-B2
Zoning	R1
District	UNION HALL
Acreage	0.69
Land Value	\$28,000.00
Building Value	\$0.00
Assessed Total	\$28,000.00
Land Use Value	\$0.00
Grantor	ROTINDA LAND HOLDING CORPORATION
Consideration	\$110,000.00
Consideration Date	7/28/2019 8:00 PM
Instrument Yr	2019
Instrument No	4530
Subdivision	
Deed Book	1125
Deed Page	181
Plat Book	1137
Plat Page	193
Property Card	<a href="#">View Card</a>