

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

I/We, Thomas and Gwen Hard, 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: Thomas and Gwen Hard

Property Owner's Name: Thomas and Gwen Hard

Address of Property: 551 Long Island Dr, Moneta, VA 24121

Phone Number: 301-988-6654

Exact Directions to Property from Rocky Mount: _____
Take VA-122 N to Red Bud Ln in Westlake Corner
28 min (18.3 mi)

Continue on Red Bud Ln. Drive to Long Island Dr
4 min (1.3 mi)
551 Long Island Dr
Moneta, VA 24121

1. Tax Map and Parcel Number: 0130200800

2. Magisterial District: Gills Creek

3. Property Information:

A. Size of Property: .44 acres

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

STEP 4-BOARD OF ZONING APPEALS ACTION

- Board visits each site prior to the scheduled public hearing.
- The applicant or a designated agent must attend the public hearing.
- Public comment is received at the hearing.
- Board reviews request based upon conditions set forth in Section 25-773 of the Zoning Ordinance.
- Board may impose conditions regarding the location, character and other features of a 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 will be complied with.
- Variance is effective immediately after action by the Board.
- It is the property owner/developers responsibility to obtain all necessary permits for construction. (i.e. building permit, land use, erosion & sediment control, etc.)

- 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: Currently, there is no garage on this property or attached to house. The front set back requirement of 35' prevents the addition of any buildings. Due to the location of the septic lines, septic tank, side setbacks, and size/slope of backyard there is only one suitable location for building a garage. See lot map with locations designated. Granting a variance of 30' into the front setback would allow the Hard's to build a usable garage in the only possible location on their lot.

4. Proposed Development Information:

A. Proposed Land Use: Garage constructed on front north side of driveway

B. Proposed Zoning: _____

C. Size of Proposed Use: 24x36'

- Section of the Zoning Ordinance for which a variance is being requested: Div 3 Sec 25-226
(Zoning Code section must be correct and all applicable code sections included in request.)

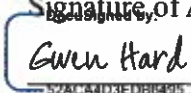
Checklist for completed items:

- ____ 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): Thomas and Gwen hard

Signature of Applicant:

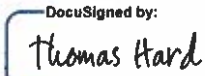
 Gwen Hard

52ACA4D3EDB8495

6/30/2022

Date:

DocuSigned by:

 Thomas Hard

1B57C91C8E04467

6/30/2022

Mailing Address:

551 Long Island Dr, Moneta, VA 24121

Telephone:

301-988-6654

Email Address (optional):

t.hard@myactv.net

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

Owner's Name (Print):

Signature of Owner:

Date:

Thomas and Gwen Hard

Variance Application

Letter of Application – May 27, 2022

Proposed use of property:

To build a detached garage 24x36' wide matching the style of the house and not blocking the view of the house from the road. 30' of the garage would extend into the 35' front setback.

Effect of changes on the surrounding area:

The garage would not impose on the side setback or front right of way. There is a hedge row that blocks the view of the next-door neighbor (555 Long Island) that will not be impacted by the construction of the building. The garage will not impact the sight distance of the road while entering or exiting their driveway. Currently, there at least 10 homes that extend into the front setback in various amounts. See list and photos below.

The reason of the variance request:

Due to the front setback, the septic system, and the topography the only possible building sites are restricted to the location requested in this application. The front setback requirements takes up the majority of the front yard. The septic system and field starts less than 15' from the front of the house and ends 60-80' from the center of the road. There is not enough room on the lake side of the property for the addition of a garage. The side setbacks and septic tank prevent building onto the side of the house.

Adjacent neighbors:

Parcel ID 0130200900
Map Number 013.02
Parcel Number 009.00
Owner LUQIU WEIMING & YU
JIANGPING
Owner Address 555 LONG ISLAND
DRIVE
City MONETA
State VA
Zip Code 24121

Parcel ID 0130200700
Map Number 013.02
Parcel Number 007.00
Owner MCCRADY CHARLES C
Owner Address 507 LONG ISLAND DR
City MONETA

State	VA
Zip Code	24121
Parcel ID	0130207100
Map Number	013.02
Parcel Number	071.00
Owner	BURSTEIN DONNA A WILLIAMS- TRUST
Owner Address	3 FOREST HILL COURT
City	GREENSBORO
State	NC
Zip Code	27410

Addresses with similar variances:

- 219 Long Island Dr – 28' from center of road
- 256 Long Island Dr – 30' from center of road
- 560 Long Island Dr – 40' from center of road
- 612 Long Island Dr – 32' from center of road
- 1060 Long Island Dr – 54' from center of road (garage building)
- 1010 Long Island Dr – 56' from center of road
- 1145 Long Island Dr – 37' from center of road
- 890 Long Island Dr – 40' from center of road
- 855 Long Island Dr – 56' from center of road
- 799 Long Island Dr – 51' from center of road
- 756 Long Island Dr – 35' from center of road

Photos:

1145:





756



855





1010



612













Date: 5/27/2022

Customer Name: Gwen and Tom Hard

Address: 551 Long Island Dr, Moneta, VA

Scope of Project: Building detached garage approximately 36' wide by 24' deep. Exterior matched to house with vinyl siding, gutters, and roof. Interior finished to plaster. 3 garage doors approximately 9' wide. Garage slab with apron at entry. One entry door, 6 windows.

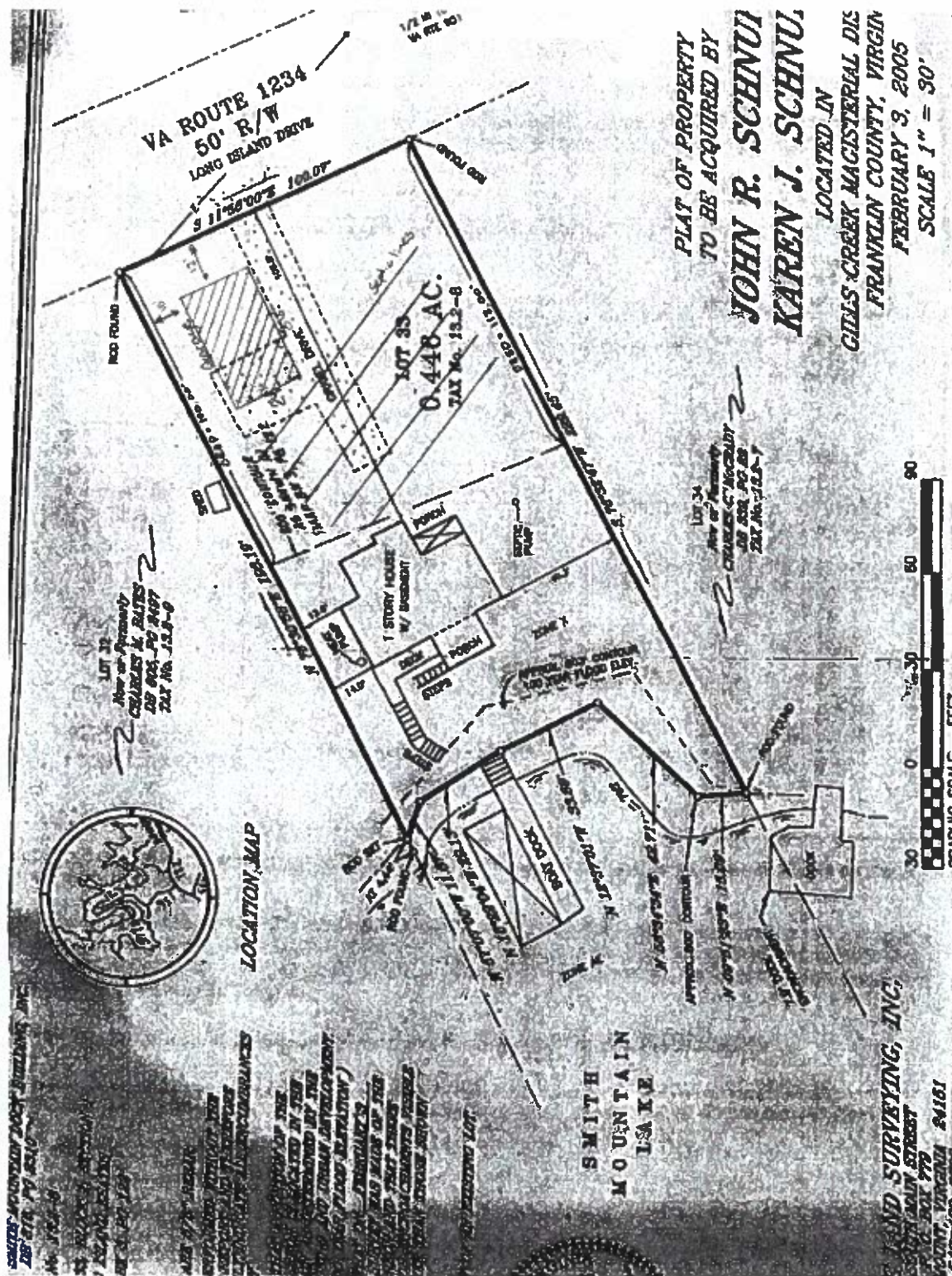
Measurements:

- .44 acres lot size – 576 sq ft requested for variance
- Existing house: 50x55' wide and 20' in height
- Proposed garage: 24x36' and 16' in height



540-966-0688 – PO Box 630, Daleville, VA 24083 – www.southerntracellc.com

Southern Trace Builders Class A Residential Contractors License #2705096174





Red lines show septic lines and black square is proposed placement of garage.

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