

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

I/We, Jeff and Toni Bulla, 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: Jeff Bulla
2. Property Owner's Name: Jeff and Toni Bulla
3. Address of Property: 220 Lakestone Rd., Union Hall (Lot #16)
4. Phone Number: 214-402-3156
5. Exact Directions to Property from Rocky Mount: Head NE on VA-40 E/Old Franklin Turnpike from US 220, continue for 12 miles to Union Hall and turn left onto Kemp Ford Rd. Go 1.4 mi and turn right onto Dillard's Hill Rd. Go 2.9 mi. and turn right on Lakestone Rd. Go 0.3 mi and destination is on right.
6. Tax Map and Parcel Number: Parcel #0511901600 (Map #051.19, Parcel #016.00)
7. Magisterial District: Union Hall
8. Property Information:
 - A. Size of Property: 4.58 acres
 - B. Existing Land Use: Not improved
 - C. Existing Zoning: A1 - Agricultural
 - 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
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: This is a uniquely long and narrow lake lot. The Lakestone Dr. frontage is the lot's widest point (254.67') and does not fairly represent the constrictive width of approx. 90' at the obvious home site at the lake. A strict application of the ordinance unreasonably restricts the use of the property and is not in keeping with the spirit and intent of the zoning ordinance. We are requesting a variance simply to allow the minimum setback of 10' at the west boundary segment at that point only. This will have no detrimental impact on this neighbor as there is insufficient room for construction at that area of their lot, nor would it be the desirable location for a lake-water view. However, it will allow enough width for a proposed house on our lot, allowing several excellent hardwoods to be protected as well as maintain a tree buffer for all neighbors.

9. Proposed Development Information:

A. Proposed Land Use: Single-family residential

B. Proposed Zoning: No change in Zoning

C. Size of Proposed Use: Single-family home

- Section of the Zoning Ordinance for which a variance is being requested: Sec. 25-182, (b) Side Setback
(Zoning Code section must be correct and all applicable code sections included in request.)

1.

Checklist for completed items:

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

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

Applicant's Name (Print): Jeff Bulla

Signature of Applicant: JEFF D. BULLA m

Date: February 3, 2023

Mailing Address: 410 Marina Bay Dr., Unit 109

Penhook VA 24137

Telephone: 214-402-3156

Email Address (optional): jbulla3@gmail.com

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

Owner's Name (Print): same as Applicant

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK#: _____

RECEIPT #: _____

AMOUNT: _____

Date: February 3, 2023

To: Franklin County Board of Zoning Appeals

Subject: Variance Request for Lakestone Lot #16 - Side Setback (Sec. 25-182, (b)
220 Lakestone Rd., Union Hall

Dear Board of Zoning Appeals:

We are requesting a Variance to allow the minimum Side Yard Setback of 10' for one critical segment of our lot, in lieu of 10% of the street frontage, in order to facilitate design and construction of our full-time, single-family home.

This is an atypically long (>1,300') and narrow, pie-shaped lake lot. The Lakestone Dr. frontage is the lot's widest point (254.67') which does not fairly represent the constrictive width of approx. 90' at the obvious home site at the lake. A strict application of the terms of the ordinance unreasonably restricts the utilization of the property due to its unique configuration and is not in keeping with the spirit and intent of the zoning ordinance. We are requesting a variance simply to allow the minimum setback of 10' (instead of the max. 12') at the west boundary segment at that point only. This will have no impact on our neighbor as there is insufficient room for construction at that adjacent area of their lot, nor would it be their desirable location for a lake-water view.

Granting this request will allow enough width for our proposed home near the lake, squeezed between the requested 10' western property line setback and the 20' eastern setback from the 795' full pond contour. This will allow us to save and protect several excellent hardwoods and maintain a tree buffer for all neighbors.

Thank you for consideration of this request as it will alleviate an unnecessary and unintended hardship, one not of our own making.

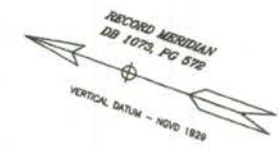
Sincerely,

JEFF D. BULLA

Jeff Bulla / Property Owner & Architect (VA License #0401019169)
410 Marina Bay Dr., Unit 109
Penhook VA 24137
214-402-3156

CURRENT OWNER - JEFF D. BULLA, III
TONI LYNN C. BULLA
DB 1112, PG 2561

REFERENCE - TAX No. 51.19-16
LOT 16, KENNEDY SHORES
DB 1073, PG 572 (PLAT)



LINE TABLE ALONG 800' CONTOUR		
COURSE	BEARING	DISTANCE
L-1	S 26°11'30"W	36.79'
L-2	S 20°31'58"W	39.47'
L-3	S 16°03'18"W	33.89'
L-4	S 02°21'08"E	41.01'
L-5	S 01°34'34"E	33.18'
L-6	S 23°46'14"E	35.80'
L-7	S 21°57'50"E	45.24'
L-8	S 18°28'54"E	30.05'
L-9	S 26°06'46"E	30.18'
L-10	S 20°46'45"E	34.80'
L-11	S 12°19'59"E	25.24'
L-12	S 00°43'39"E	22.25'
L-13	N 77°35'03"W	25.96'
L-14	N 59°10'22"W	29.10'
L-15	N 55°13'01"W	33.20'
L-16	N 78°50'05"W	42.68'
L-17	N 75°56'28"W	44.47'

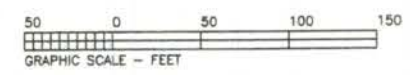


NOTES:
ALL IRON RODS SET ARE 5/8" REBAR.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X & AE, FIRM 51067C0243D, DATED 1-8-10
THIS IS TO CERTIFY THAT ON MAY 11, 2022, AN ACCURATE SURVEY WAS MADE OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO BASEMENTS OR ENCROACHMENTS 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.

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P.O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

CURVE TABLE ALONG ROAD R/W						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
A	916.73'	128.16'	254.67'	15°55'02"	253.86'	N 77°33'19"E

CONCEPT PLAN
FEBRUARY 3, 2023
ARCHITECT: JEFF D. BULLA, VA LICENSE # 0401019169



PROPOSED SINGLE-FAMILY RESIDENCE
JEFF D. BULLA, III
TONI LYNN C. BULLA
LOCATED IN
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
MAY 11, 2022
SCALE 1" = 50'