

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I, Rebecca Helgeson as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

Petitioner's Name: Rebecca Helgeson

Petitioner's Address: 550 Lakestone Rd Union Hall, VA 24176

Petitioner's Phone Number: (540) 238-8472

Petitioner's E-mail: RHelgeson351c@gmail.com

Property Owner's Name: Rebecca Helgeson

Property Owner's Address: 550 Lakestone Rd Union Hall, VA 24176

Property Owner's Phone Number: (540) 238-8472

Property Owner's E-mail: RHelgeson351c@gmail.com

Directions to Property from Rocky Mount: 40 east Left on Kemp Ford Rd
Right on Dillards Hill Right on Lakestone Rd - house on right

Tax Map and Parcel Number: Parcel ID 0510307800 #

Magisterial District: Union Hall

Property Information:

A. Size 1.46 acres of _____ Property: _____

B. Existing Zoning: R-1

C. Existing single family Land _____ Use: _____

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.

Proposed Special Use Permit Information:

A. Proposed second Residential Land _____ Use: _____
dwelling / family member

B. Size of Proposed Use: 22 x 32

C. Other Details of Proposed Use: SEE ATTACHED

Checklist for completed items:

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

****I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

Petitioner's Name (Print): Rebecca Helgeson

Signature of Petitioner: Rebecca Helgeson

Date: 1/27/23

Mailing Address: P.O. Box 115

Union Hall, VA 24176

Telephone: (540) 238-8472

Email Address: R.Helgeson351@gmail.com

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK#: _____

RECPT. #: _____

AMOUNT: _____

Letter of Application
Helgeson, Rebecca
550 Lakestone Rd.
Union Hall, VA 24176

January 27, 2023,

Dear Franklin County Development Department,

Please consider this letter a formal Letter of Application for a Special Use Permit. The Special Use Permit is being requested for the renovation of an existing 22x22 feet enclosed garage on my single family dwelling property located at 550 Lakestone Rd. Union Hall, VA 24176 to a second dwelling structure for use by my mother.

I was raised in Danville, VA and purchased this property with my ex-husband in 2005. I have lived full time in this house since 2012 and am the sole owner of the property. My mother currently lives in an old farm-style home in Chatham Virginia which has steep stairs into each egress and step down and step ups throughout the house. It is also a very room divided home which would prove difficult for mobility when the use of a walker or wheelchair is needed.

My mother will be 91 years old in March, continues to live independently but is beginning to struggle with barriers such as stairs, excessive activity and maintenance of her home. My mother is not interested in living with any of her four children as she enjoys her independence. I have no intention of modifying the ambiance/appearance of my property or neighborhood and believe for all intents and purposes, the landscape changes of this project is minimal.

I work remotely from my home and it seems a viable and attractive option to convert my existing garage into a single level apartment for my mother. This would maintain her independence while also allowing connection and availability should she need assistance. The existing garage sits on a concrete slab and measures 22x22 feet. It sits far from the lake's edge and is behind my existing home (a geodesic dome). I am proposing extending the 22x22 foot garage by ten feet in an easterly direction (deeper into my property) making the new apartment measurements 22x32. This will be a one bedroom/one bath, living room and kitchen area apartment. There is existing AEP transformer box on my property between my home and the existing garage which can be utilized to provide upgraded electricity to the renovated garage. I am also proposing the placement of a one bedroom septic system to be connected to the apartment as part of this project. I believe the septic system will easily be placed in the wooded area behind or next to the apartment/existing garage.

My home is provided water through Western Water Authority and I have access pipes existing from Lakestone Rd to my home. The plan is to have water accessible to the apartment via this existing pipe system or whatever is recommended from Western Water Authority.

I have spoken to both my immediate neighbors who are both supportive of this project and who will be providing Letters of Support to the Department. I appreciate your consideration in this matter and am available to speak with any Franklin County representative as needed.

Sincerely submitted,

Rebecca A. Helgeson

Rebecca A. Helgeson,
Franklin County Homeowner

Smith mtn
Lake