

FRANKLIN COUNTY
APPLICATION
FOR VARIANCE
(Type or Print)

I/we, Shannon Hall, 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: Shannon Hall / Modera Design's Construction Inc
- 2. Property Owner's Name: Jason D. Fiore + Ashley E. Fiore
- 3. Address of Property: 230 Poplar Cove Dr, Meneta, VA 24121
- 4. Phone Number: (540) 814-1301
- 5. Exact Directions to Property from Rocky Mount: 40 E to Webster Rd to
Goble View Rd to Don Dare Field Rd to Don Ocala
to Brooks Mill Rd to Don Scuggs Rd to Don
Bremble to Don Poplar Cove Dr. Site is on Right.
- 6. Tax Map and Parcel Number: 0300102600 Lot #2
- 7. Magisterial District: Gills Creek
- 8. Property Information:

A. Size of Property: 0.84 Acre
B. Existing Land Use: Residential
C. Existing Zoning: RC1

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: *SEE ATTACHED

#8. F. Prior to the Fiore family making the purchase a homesite was established with a traditional gravity fed septic system installed. The existing Septic tank, distribution box and leech line drain field location does not allow enough area for the new construction (37'-7" x 40'-0") to meet the 55' setback from the center of the driveway (Poplar Cove Dr) and the minimum 10'-0" setback from the drain field, therefore creating the hardship. The attached survey demonstrates the proposed setback in accordance with the existing driveway and septic system, allowing the home to be constructed within the available area between the existing septic system and existing driveway. A variance to the setback is necessary for the subject property, allowing for a home to be constructed within the available area adjacent to the existing septic system, therefore alleviating the hardship. The neighboring lot #3 with tax Map# 30.1-27 (0300102700) was granted a variance to the front setback and sets approximately 32' +/- from the centerline of the existing driveway.

9. Proposed Development Information:

- A. Proposed Land Use: Residential
- B. Proposed Zoning: NOCCAN6E
- C. Size of Proposed Use: 37'-7" x 40'-0"
 - 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

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

Applicant's Name (Print): Shannon Hall /mbvclaw
Signature of Applicant: [Signature]
Date: 03/09/2023
Mailing Address: PO Box 1572, Solom, VA 24153
Telephone: 540-814-1301
Email Address (optional): _____

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

Owner's Name (Print): Jason Fiore / Ashley Fiore
Signature of Owner: [Signature]
Date: 3/9/2023
Date Received by Planning Staff: _____
Time: _____
Clerk's Initials: _____

CHECK#: _____
RECEIPT #: _____
AMOUNT: _____



Remodeling the Past Building The Future

Shannon Hall

Modern Design & Construction Inc.
PO Box 1572
Salem, VA 24153

Franklin County Board of Zoning and
Appeals

1255 Franklin St., Ste. 103

Rocky Mount, VA 24151

March 09, 2023

Board Members,

Jason and Ashley Fiore are the owners of record for 230 Poplar Cove Rd., Moneta, VA 24121 and I am Shannon Hall, President of Modern Design and Construction Inc. I represent the Fiore's as their contractor and am applying for the front setback variance on their behalf. The lot was purchased by the Fiore's with an existing 2-bedroom septic system in place. The available buildable area adjacent to Poplar Cove Drive and the location of the existing septic system allows for the footprint of 27'-7" x 40'-0" home with a rear deck of 10'-0" x 40'-0" but does not allow us to meet the minimum front setback of 55'-0". The application packet exhibits via the plat dated 06/13/2022 with a revised date of 03/10/2023, provided by Cornerstone Land Surveying, Inc, the location of the proposed home in accordance with the existing septic system and Poplar Cove Dr. A variance to the setback is necessary for the subject property, allowing for a home to be constructed within the available area adjacent to Poplar Cove Dr and the existing septic system, therefore alleviating the hardship. The neighboring lot #3 with tax Map# 30.1-27 (0300102700) was granted a variance to the front setback and sets approximately 32' +/- from the centerline of the existing driveway.

My Pleasure,

Shannon Hall,

President / MD&C INC

**Modern Design and
Construction INC**

Phone: 540-814-1301

E-mail:

moderndesignandconstruction@gmail.com

CURRENT OWNER - JASON D. & ASHLEY E. FLORE
DB 1148, PG 1006

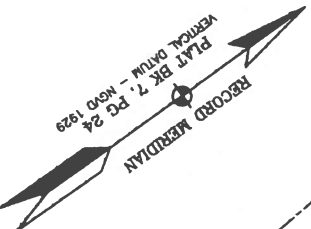
REFERENCE - TAX No. 30.1-26
LOT 2, POPLAR COVE
PLAT BK 7, PG 84

NOTES:

ALL IRON RODS SET ARE 6/8" 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 PLAIN AS DETERMINED BY THE
DEPARTMENT OF HOUSING AND SECURITY AND F.E.M.A.
ZONE X & AE. PER PLANE 6106702630, DATED 1/6/10
THIS IS TO CERTIFY THAT ON JUNE 13
2008, AN ACCURATE SURVEY WAS MADE OF THE
PREMISES SHOWN HEREON AND THAT THERE
ARE NO EASEMENTS 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.



NOTE: ORIGINAL PLAT SHOWS A 30' PRIVATE
ACCESS EASEMENT. EASEMENT HAS NO DATA TO
RECREATE EXACT LOCATION. EXISTING DRIVEWAY
DOES NOT MATCH ORIGINAL SURVEY.

LOT 3
Now or Formerly
JOSEPH F. & MARIA
DALMICO
DB 1101, PG 1234
DB 860, PG 1793 (PLAT)
TAX No. 30.1-27

LOT 1
Now or Formerly
LORRAINE W. THORNHILL
DB 338, PG 258
TAX No. 30.1-25

LOT 2
1.071 ACRE
TAX No. 30.1-26
ABOVE 800' CONTOUR
AND INCLUDING
PRIVATE R/W

LINE TABLE ALONG RECORD 800' CONTOUR		
COURSE	BEARING	DISTANCE
L-1	S 37°42'50"W	62.15'
L-2	S 55°58'50"W	85.25'

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P.O. BOX 779
ROCKY MOUNT, VIRGINIA 24161
840-488-3580



REVISED:
3-10-23
(PROPOSED HOUSE)

PLAT SHOWING PROPOSED HOUSE
PREPARED FOR
**JASON D. & ASHLEY E.
FLORE**

LOCATED IN
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

JUNE 13, 2022
SCALE 1" = 20'
FIELD BK 657, JOB No. 28145, DRAWING No. C-4530