

FRANKLIN COUNTY
APPLICATION
FOR VARIANCE
(Type or Print)

I/We, Shannen 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: Shannen Hall/Madera Design's Construction Inc
2. Property Owner's Name: Tasea 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 Golden View Rd to Ron Dove Field Rd to Donoca La to Brooks Mill Rd to Ron Sevengs Rd to Ron Bremble to Ron 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: RC-1
 - 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: _____

- 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: NO CHANGE

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 / Jason Fierc

Signature of Applicant: 

Date: 03/09/2023

Mailing Address: P.O. Box 1572, Saluda, VA 24553

Telephone: 540-814-1301

Email Address (optional): _____

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

Owner's Name (Print): Jason Fierc / Ashley Fierc

Signature of Owner: 

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,

A handwritten signature in blue ink, appearing to read 'Shannon Hall'.

Shannon Hall,
President./ MD&C INC

Modern Design and Construction INC
Phone: 540-814-1301
E-mail:
moderndesignandconstruction@gmail.com

