

FRANKLIN COUNTY
APPLICATION
FOR VARIANCE
(Type or Print)

I/We, Geoffrey Perkins, 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: Geoffrey Perkins

Property Owner's Name: Geoffrey Perkins

Address of Property: 181 Blue Heron Dr, Wirtz, VA 24184

Phone Number: 703.945.4208

Exact Directions to Property from Rocky Mount: VA-122 to State Road 670. Follow SR 670 for approximately 8 miles to SR 665 also known as Mallard Point Rd. Continue on Mallard Point Rd for 1 mile. Blue Heron Drive is on right. 181 Blue Heron is 1/4 mile on the lefthand side.

1. Tax Map and Parcel Number: LOT 13A SEC 2 10500-028500 D47401300
2. Magisterial District: Unicoi Hall
3. Property Information:

A. Size of Property: 1.388 Acres

B. Existing Land Use: Residential

C. Existing Zoning: A1

- D. Is property located within any of the following overlay zoning districts:

Corridor District Westlake Overlay District Smith Mountain
Lake Surface N/A

District

E. Is any land submerged under water or part of a lake? Yes No

- 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:
The current regulations as of 2023 requires a 10 foot setback from property line. The solar array will be with 2 feet of property line.
Moving array location to front of house will increase the cost of installation by more than 50% or \$10,000. The proposed location is within 15 feet of the electrical grid connection.

4. Proposed Development Information:

- | | | | |
|--|------|----------|------|
| A. Proposed | Land | Use: | |
| Residential - Ground Mount Solar array | | | |
| B. Proposed | | Zoning: | |
| Residential | | | |
| C. Size | of | Proposed | Use: |
| 11' 9" x 51' 3" | | | |
| <input checked="" type="checkbox"/> Section of the Zoning Ordinance for which a variance is being requested: <u>SEC. 25.148 SETBACK ITEM #2</u>
(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): Geoffrey Perkins

Signature of Applicant:



Date: 7/16/23

Mailing Address:

7198 Booker T Washington Hwy Box 544

Burnt Chimney, VA 24184

Telephone:

703.945.4208

Email Address (optional):

gperkins@concoursefederal.com

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

Owner's Name (Print):

Signature of Owner:

Date:

June 22, 2023

Geoffrey Perkins
181 Blue Heron Dr
Wirtz, VA 24184

Development Services
Planning & Community Development
1255 Franklin Street, Suite 103
Rock Mount, VA 24151
(540) 483-3027

Re: Letter of Application for Zoning Variance

I am applying to the Board of Zoning Appeals for a variance from the residential property setback requirements. The prosed use of the property is a ground mount solar array (approximately 11.5' x 51'). The ground mount solar array will have minimal effect on the surrounding area. The area proposed for the solar array is parallel to the current dwelling and adjacent property. The adjacent property is also residential and currently under construction. The adjacent property includes a six (6) foot CMU with DRYVIT constructed wall between the properties.

The reason for the variance request is to allow the full use of the property between the two parcels. We are requesting the edge of the solar array allowed to be ~~ten~~ ^{two} (10) foot from the property line rather than ~~ten~~ ^{two} (10) feet. The proposed location is within 15 feet of the electrical connection point. Without the variance, the ground mounted solar array will have to relocated 100 – 150 feet from the electrical connection significantly increasing costs and reducing efficiency. The alternative location is estimated to add 50 - 75% (\$10,000) additional installation costs to the project. Additionally, the alternative location would be in full view from the public right of way (Blue Heron Dr). The proposed location has the added benefit of being nearly completely hidden from public view.

Thank you in advance for your consideration in this matter. I am happy to address any questions or concerns in advance of the hearing.

Sincerely,



Geoffrey J. Perkins





