

FRANKLIN COUNTY
VARIANCE REQUEST APPLICATION

I/We DPP Management LLC 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 on the property described below:

Petitioner's Name: Mahendra Danbar

Petitioner's Address: 5104 carter grove ckr, Roanoke, VA, 24012

Petitioner's Phone Number: 540-354-2290

Petitioner's Email Address: mdanbar1106@gmail.com

Property Owner's Name: Pinkesh Patel

Property Owner's Address: 1785, Millbridge RD, Salem, VA, 24153

Property Owner's Phone Number: 540-314-0777

Property Owner's Email Address: Pinkeshpatel2603@gmail.com

Property Information:

A. Proposed Property Address: 2031, S Main St, Rocky Mount VA, 24151

B. Tax Map and Parcel Number: 072-00-101-02

C. Election District: Rocky Mt

D. Size of Property: 0.5 acre

E. Existing Zoning: Commercial A1

F. Existing Land Use: 1130 Sq ft

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

☐ Corridor District ☐ Westlake Overlay District ☐ Smith Mountain Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake? ☐ YES ☒ NO

I. If yes, please explain: _____

Proposed Variance Request Information:

J. Describe how the strict application of the Zoning 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. Attach additional information if needed.

The variance application is for the canopy application which would help our community with easy access

- Any member of the public who wishes to comment on the application will be granted time to address the Board of Zoning Appeals during the public hearing.
- The Board of Zoning Appeals reviews the request based upon conditions set forth in Section 25-773 of the Zoning Ordinance.
- The Board of Zoning Appeals may impose conditions regarding the location, character and other features of a proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure the conditions will be complied with.
- The variance is effective immediately after action by the Board of Zoning Appeals.
- It is the responsibility of the property owner/developer to obtain all necessary permits for construction (i.e. building permit, land use, erosion & sediment control, etc.).

In any weather and bring some economy in the community

K. Proposed Land Use: _____

L. Size of Proposed Use: 20' x 20'

M. Section of the Zoning Ordinance for which a variance is being requested:

commercial A-1

(Zoning Code section must be correct and all applicable code sections included in the request.)

Checklist for Completed Items:

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

I certify that this application for a variance request and the information submitted is herein complete and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.

Petitioner's Name (Printed): Mahendra Darbar

Petitioner's Signature: M. Darbar

Date: 12/05/2023

Mailing Address: 2031, South main St, Rocky Mount, VA 24157

Phone Number: 540-354-2290

Email Address: mdarbar1106@gmail.com

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

Owner's Name: Pinkesh Patel

Owner's Signature: P. Patel

Date: 12/05/23

Date Received by Planning Staff: _____

Concept Plans
Residential, Business, and Industrial Districts
Necessary Contents

Purpose of a Concept Plan:

A Concept Plan is necessary for all variance request applications. The purpose of the Concept Plan is to provide information on site conditions and general understanding of the proposed use of the property. Typically, a concept plan contains information on the property such as the property address, parcel boundaries, adjacent roads, natural features (including water courses) and neighboring properties. A concept plan also includes the locations of any existing or planned physical structures such as buildings, parking, streets, community facilities, buffering or screening, boat docks, signs, and lighting, as well as the proposed densities of development.

Concept Plan versus Site Development Plan:

A concept plan is not the same as a site development plan, which is more detailed to ensure compliance with development regulations and obtain construction permits. A concept plan may be the first step in creating a Site Development Plan. It is important to note that the approval of a variance request with a concept plan does not mean that a site development plan has been or will be approved.

Required Contents of the Concept Plan:

- ❖ Project title, name of applicant, project engineer/architect/surveyor/planner
- ❖ Plan Date
- ❖ North arrow and graphic scale
- ❖ Size of entire parcel and if applicable, size of portion of parcel requested for rezoning, accompanied by meets and bounds description
- ❖ Adjacent streets, railroads, natural features, historic sites, streams or bodies of water, floodplains, and other information that may help describe site conditions
- ❖ Locations, dimensions, and heights of all existing and proposed structures
- ❖ Locations and dimensions of proposed pedestrian and vehicular access points, driveways, parking areas/spaces and other facilities
- ❖ Natural areas or historic sites to be preserved
- ❖ Location and description of existing vegetation or any landscaping, screening or buffering proposed within the lot or along the perimeter of the development
- ❖ Location of proposed signs, including type of sign, size and height
- ❖ Lighting information, if applicable
- ❖ Building elevations or renderings of the proposed development, if available

Respected members of zoning committee,

Ravens country store located at 2031 s Main st, Rocky Mount, VA 24151, is requesting the members of zoning committee to approve the application for our canopy for gas pumps.

The canopy request will help us upgrade our old analog pumps to digital pumps that will only be done if there is canopy on top to protect the pumps with all the weather. Furthermore the new pumps with canopy will have convenience for surrounding communities to not have to drive all the way to other part of town to get gas in middle of the night when the store is closed.

This would modernize the look of the store in the community and also help the customers to not have to walk in bad weather to get gas.

- ❖ Accessory use information such as the location of storage yards, recreation spaces, refuse collection areas, septic drain fields, wells, or water tank locations, ETC
- ❖ Number, type, and size of dwellings proposed, and the residential density per acre
- ❖ Number and square footage of retail and office use proposed
- ❖ Location, size and type of recreational amenities, parking facilities, and utility information
- ❖ Other items that may be recommended by staff

CONCEPT PLANS MUST BE LEGIBLE

***NOTE* If you wish to display your concept plan or any other supporting materials during the Board of Zoning Appeals public hearings, there is an overhead projector available, as well as a computer projector. Applicants MUST bring a flash drive to display their presentation on the computer, or submit presentation materials to staff AT LEAST 24 HOURS in advance.**

DB 383, PG 1922 (PLAT).

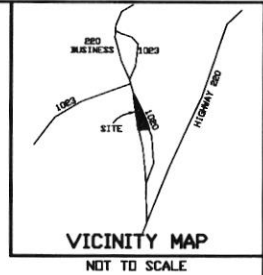
LEGEND

These standard symbols will be found in the drawing.

- △ CALCULATED POINT
- ROD SET UNLESS OTHERWISE NOTED
- ⚡ ELECTRIC POLE
- E— OVERHEAD ELECTRIC
- *— WOVEN WIRE FENCE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3922.70'	162.52'	162.51'	N 08°02'21" W	02°22'26"
C2	578.78'	10.30'	10.30'	S 27°18'07" E	01°01'11"
C3	1287.93'	58.85'	58.84'	S 25°28'59" E	02°37'05"
C4	327.84'	44.76'	44.72'	S 20°15'48" E	07°49'21"

LINE	BEARING	DISTANCE
L1	S 26°47'31" E	35.15'
L2	S 24°10'26" E	23.78'
L3	S 85°43'30" W	48.52'



NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- ALL "ROD SET" ARE 5/8" REBAR.
- SEE FRANKLIN COUNTY ZONING/SUBDIVISION ORDINANCE FOR MINIMUM BUILDING LINES.
- THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS SCALED FROM COMMUNITY PANEL NO. 51067C0332C, DATED 12/16/08.
- CURRENT OWNER: TSCC INC
- LEGAL REF.: DB 1072, PG 1040.
- THIS IS A RE-SURVEY OF AN EXISTING PARCEL OF LAND NO NEW LINES WERE CREATED AND/OR VACATED.
- THERE WAS NO EVIDENCE OF ANY CEMETERY BEING LOCATED ON THE SUBJECT PROPERTY OBSERVED WHILE CONDUCTING THIS SURVEY.
- THE STATE ROAD RIGHT OF WAYS WERE ESTABLISHED BY PHYSICAL LOCATION OF EXISTING PAVEMENT AND PROPERTY CORNERS FOUND AS WELL AS PLAT RECORDED AT DB 383, PG 1922.

TAX PARCEL 72-101.2
±0.097 ACRES

PLAT OF SURVEY

FOR
TSCC INC

SHOWING

TAX PARCEL 72-101.2

ROCKY MOUNT MAGISTERIAL DISTRICT

FRANKLIN COUNTY, VIRGINIA.

SURVEYED JANUARY 20, 2022.



INGRAM LAND SERVICES INC.

DRAWN DJI	DATE 01/20/22	2020 HENRY ROAD FERRUM, VA 24088
APPROVED AJI	DATE 01/21/22	PHONE: 540-365-2222
SCALE 1" = 20'	SHEET 1 OF 1	PROJECT NO. 22005



SURVEYOR'S CERTIFICATION:

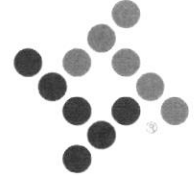
I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

ALLAN J. INGRAM, L.S.

#2242

**RECEIPT (TRC-115833-06-12-2023)
FOR FRANKLIN COUNTY**

BILLING CONTACT
Mahendra Darbar



Payment Date: 12/06/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
VAR-12-2023-17838	Variance	Fee Payment	Check #1603	\$200.00
2031 South Main St Rocky Mount, VA 24151			SUB TOTAL	\$200.00
			TOTAL	\$200.00

Department of Planning & Community Development



Delinquent Tax Verification

Date:

December 7, 2023

Applicant(s):

Mahendra Darbar

Property Address:

2031 S Main Street

Rocky Mount, VA 24151

Tax Map/Parcel #(s):

0720010102

Verification of Taxes

☐ Delinquent Taxes

☒ No Delinquent Taxes

FOR STAFF USE ONLY:

Verified By: Samantha Conner

Date Verified: December 7, 2023

Remarks:
