

FRANKLIN COUNTY  
VARIANCE REQUEST APPLICATION

I/We Deborah Beran / DBOB 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: Deborah Beran  
Petitioner's Address: 118 FREEBOARD DR, MONETA, VA 24121  
Petitioner's Phone Number: 540-529-4229  
Petitioner's Email Address: Deb@DeBBERANPROPERTIES.COM  
Property Owner's Name: DBOBLUC - PARTNER (DIRECTOR) DEB BERAN  
Property Owner's Address: 16655 SCRUGGS, MONETA, VA 24121  
Property Owner's Phone Number: 540-529-4229  
Property Owner's Email Address: Deb@DeBBERANPROPERTIES.COM

Property Information:

- A. Proposed Property Address: 16655 SCRUGGS, MONETA, VA 24121
- B. Tax Map and Parcel Number: 0480400102 - TRACT C SEC 9
- C. Election District: GILLS CREEK
- D. Size of Property: .75 ACRES
- E. Existing Zoning: B2
- F. Existing Land Use: REAL ESTATE OFFICE
- G. Is the property located within any of the following overlay zoning districts: PERTINA FRANKLIN  
☐ Corridor District ☐ Westlake Overlay District ☐ Smith Mountain Lake Surface District N/A
- 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.

\* PLEASE SEE ATTACHED WRITTEN  
DESCRIPTION

K. Proposed Land Use: SAME

L. Size of Proposed Use: \_\_\_\_\_

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

SEC 25-33.9

(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):

Deborah BERAN

Petitioner's Signature:

Deborah Beran

Date:

3.28.2024

Mailing Address:

118 FREEBOARD DR

MONETA, VA 24121

Phone Number:

540.529.4229

Email Address:

Deb@DebBeranProperties.COM

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

Owner's Name:

SAME

Owner's Signature:

Date:

Date Received by Planning Staff: \_\_\_\_\_

Subject: Request for Zoning Variance to Construct a Garage

Dear Zoning Board Members,

I hope this letter finds you well. I am writing to request a zoning variance for the property located at 6655 Scruggs Road in consideration of constructing a garage.

The unique layout of the parcels surrounding 6655 Scruggs Road presents challenges and opportunities. While the property itself, along with three others on Scruggs, is zoned B2, adjacent to it are two 25-foot rights-of-way leading to flag lots behind the property, and further, the adjacent parcel, the former Crawford Dump, is zoned AG.

The presence of a drain field on one side of 6655 Scruggs renders it non-buildable, necessitating careful consideration for the location of the proposed garage. Fortunately, the owner of the property directly behind mine has expressed consent to a reduced setback to accommodate the construction. In addition, I am committed to enhancing the aesthetics of the area by planting evergreens along the border with the flag lot and extending paving to ensure proper maintenance of the road leading to the garage.

As the president of DBOB LLC, I have dedicated the past 20 years to improving this property and being a responsible steward of the area. From enhancing the apron off of Scruggs to landscaping and beautifying the grounds with evergreens and pergolas, I have consistently strived to maintain an attractive environment for the community.

The need for a garage stem from various factors integral to my role as a REALTOR committed to serving my clients. I do much more than show and sale homes for my clients. Primarily, the garage will serve as storage for staging furniture used in preparing vacant properties for sale. Furthermore, it will provide a secure space for clients to temporarily store vehicles and trailers, especially in light of recent unfortunate incidents such as theft.

Moreover, as part of my services, I often assist clients with estate homes, requiring a staging area for items awaiting pickup by local charities. Interesting in many of the estate sales, and I help the families temporarily store cars until they can be picked up by the family.

MY moving trucks will be parked in the building when they are holding contents awaiting pick up with the local charities.

Additionally, with the increasing demand for electric car charging stations in the area, the garage will be equipped to meet this need, along with security measures such as surveillance cameras.

Furthermore, I often a service for my sellers to freshen up the house by pressure washing the sidewalk deck and house the garage will facilitate these services by being able to house the truck equipped to do this.



In summary, the construction of a garage will not only serve practical needs but also contribute to maintaining the neatness and orderliness of the property.

Thank you for your time and consideration of this request for a variance to allow the construction of the garage. I am confident that this addition will not only benefit me as a property owner but also enhance the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Beran", with a stylized, flowing script.

Deborah Beran

President, DBOB LLC

CURRENT OWNER - D BOB, LLC  
(SOURCE OF TITLE) DB 836, PG 2123  
DB 640, PG 1285 (PLAT)

REFERENCE - TAX No. 48-4-1.2

TRACT C, SECTION 9  
DEER CREEK ESTATES  
DB 442, PG 1785 (PLAT)

NOTES:

THIS IS A RE-SURVEY OF AN EXISTING LOT  
IS EXEMPT FROM THE FRANKLIN COUNTY  
SUBDIVISION ORDINANCE.

ALL IRON RODS SET ARE 5/8" 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 THE PROPERTY  
SHOWN HEREON IS NOT LOCATED WITHIN  
THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE  
DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A.  
ZONE X. FIRM PANEL 51067C0235D, DATED 1/8/10

THIS IS TO CERTIFY THAT ON MARCH 14,  
2024, 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.

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. THE SURVEY IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND  
COMPLIES WITH THE MINIMUM STANDARDS  
AND PROCEDURES AS ESTABLISHED BY  
THE VIRGINIA STATE SURVEYORS BOARD.



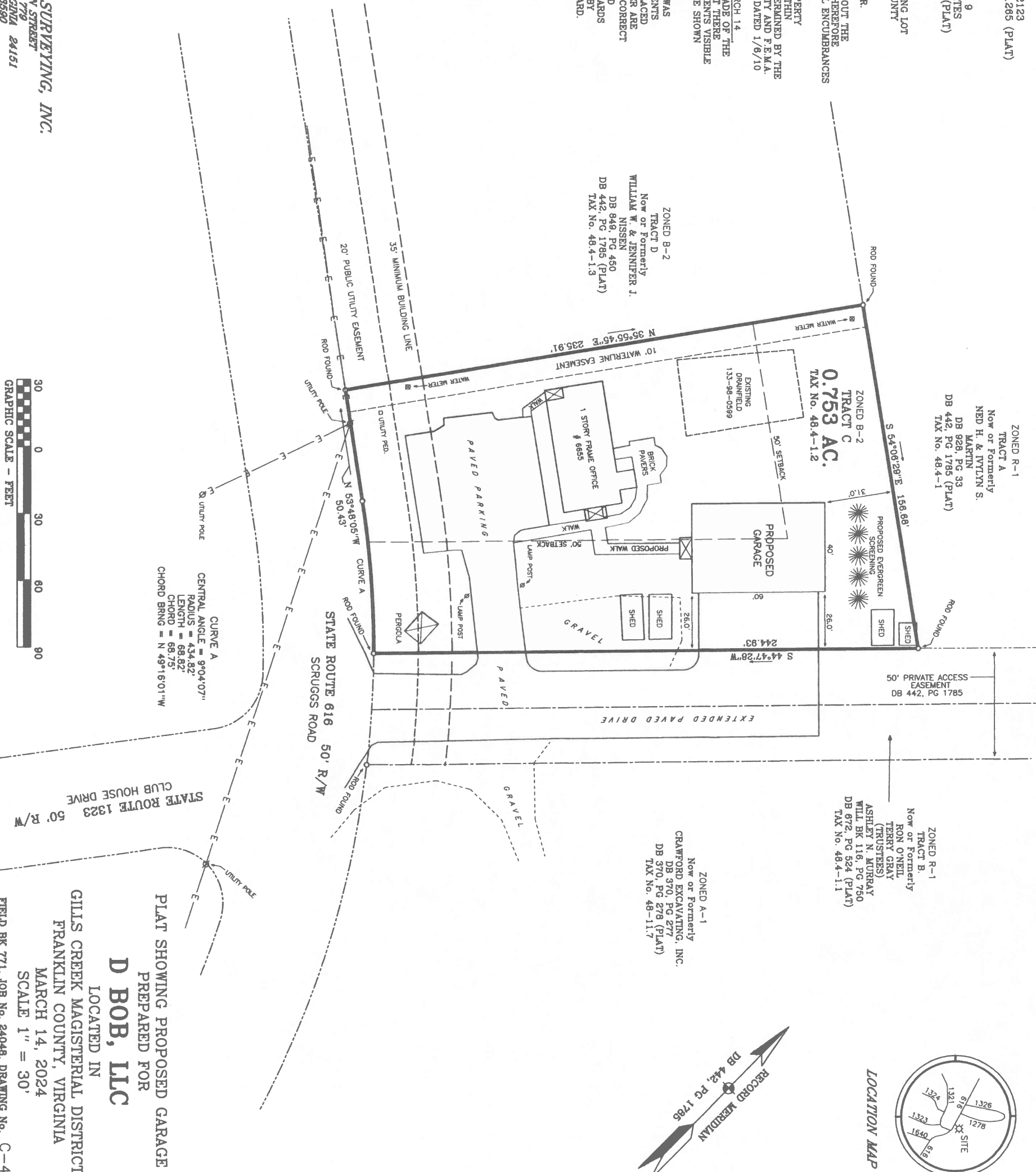
ZONED R-1  
TRACT A  
Now or Formerly  
NED H. & IVYLYN S.  
MARTIN  
DB 828, PG. 33  
DB 442, PG 1785 (PLAT)  
TAX No. 48-4-1

ZONED B-2  
TRACT C  
0.753 AC.  
TAX No. 48-4-1.2

ZONED R-1  
TRACT B  
Now or Formerly  
RON ONBIL  
TERRY GRAY  
(TRUSTEES)  
ASHLEY N. MURRAY  
WILL BK 116, PG 750  
DB 672, PG 524 (PLAT)  
TAX No. 48-4-1.1

ZONED A-1  
Now or Formerly  
CRAWFORD EXCAVATING, INC.  
DB 370, PG 277  
DB 370, PG 278 (PLAT)  
TAX No. 48-11.7

ZONED B-2  
TRACT D  
Now or Formerly  
WILLIAM W. & JENNIFER J.  
NISSEN  
DB 648, PG 450  
DB 442, PG 1785 (PLAT)  
TAX No. 48-4-1.3

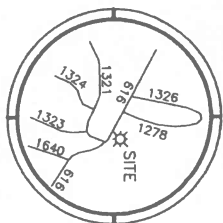


CORNERSTONE LAND SURVEYING, INC.  
850 SOUTH MAIN STREET  
P. O. BOX 778  
ROCKY MOUNT, VIRGINIA 24151  
540-489-3590



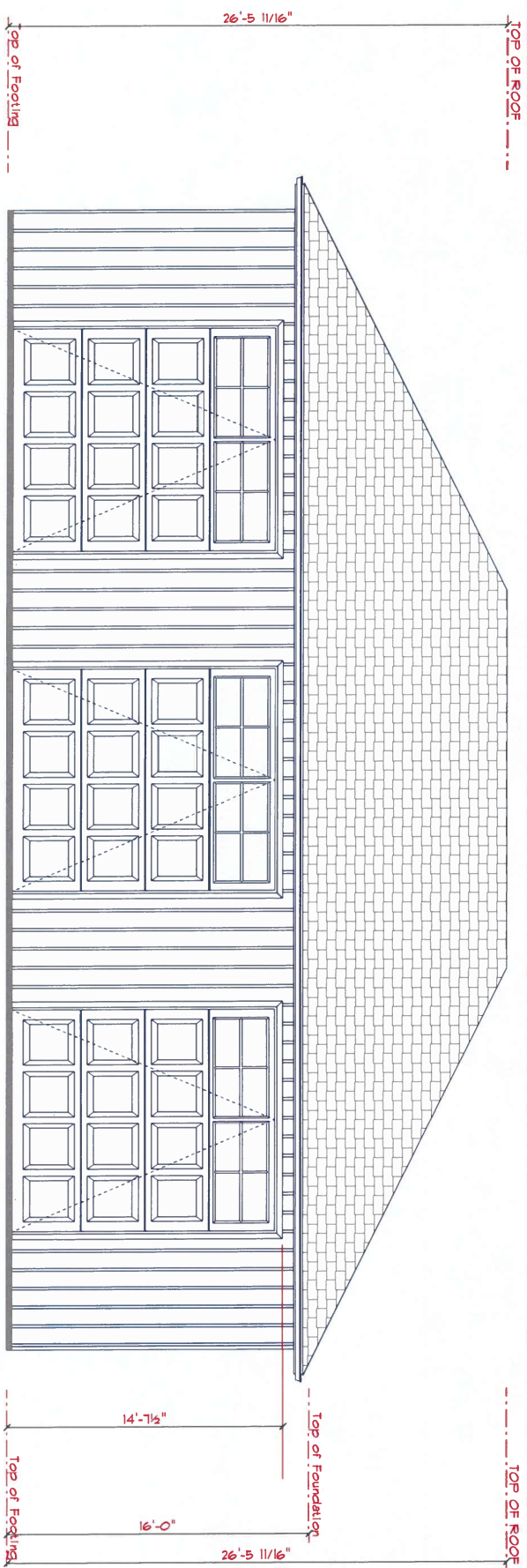
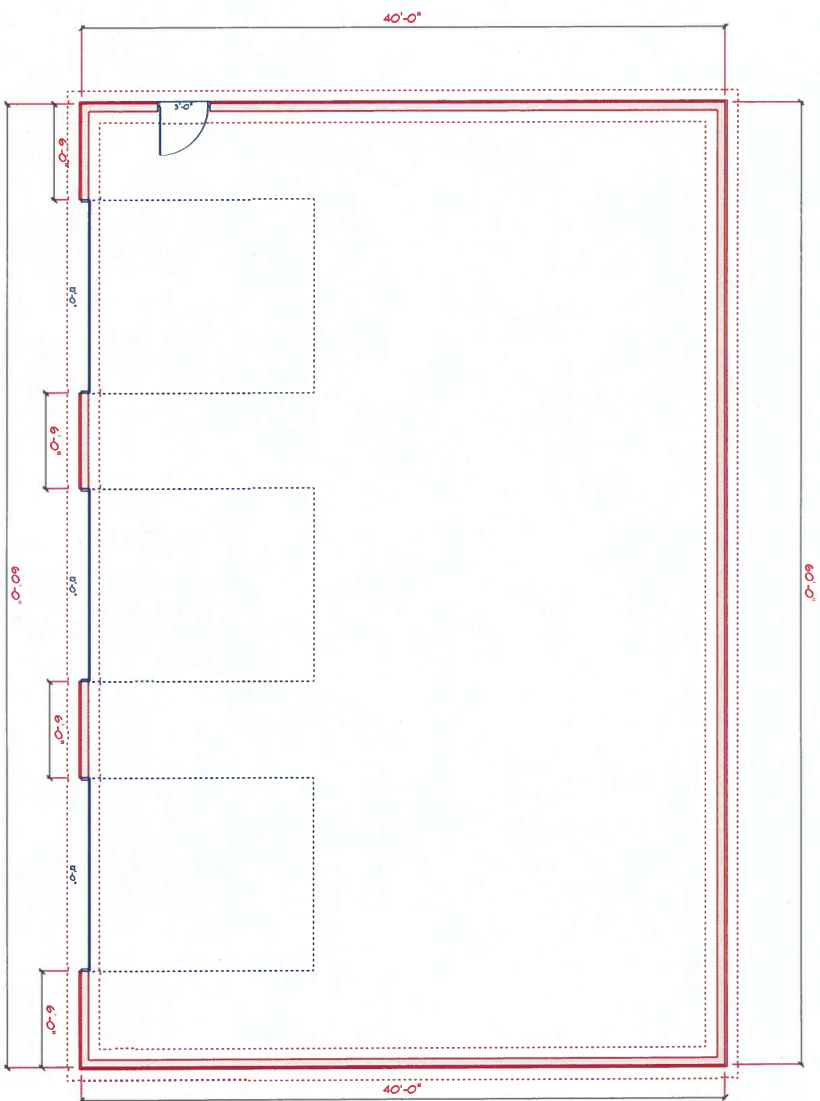
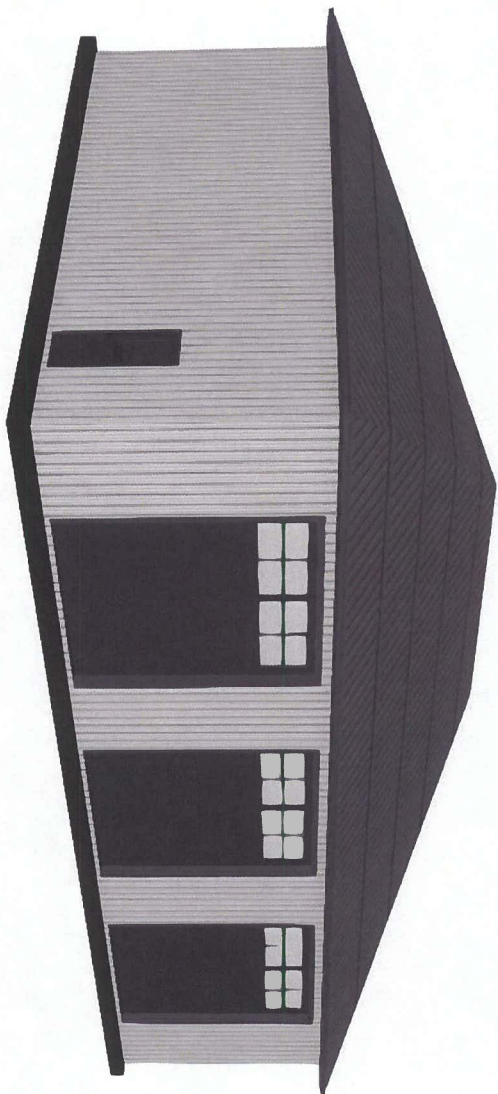
STATE ROUTE 1323 50' R/W  
CLUB HOUSE DRIVE

PLAT SHOWING PROPOSED GARAGE  
PREPARED FOR  
**D BOB, LLC**  
LOCATED IN  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
MARCH 14, 2024  
SCALE 1" = 30'  
FIELD BK 771, JOB No. 24048, DRAWING No. C-4928



LOCATION MAP





FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

# Franklin County, VA

## Property Information



Disclaimer: While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained here in and will not be liable for its misuse or any decisions based on this report's contents.

**Tax Map #:** 0480400102  
**911 Address:** 6655 SCRUGGS RD  
**Owner:** D BOB LLC  
**Owner Address:** 118 FREEBOARD DR MONETA VA 24121

**Card:** 1

**Consideration:** \$205,000 **Sale Date:** 11/18/2004  
**Grantor:** DOTSON REBECCA A

<b>Deed Book/Page</b>	<b>Plat Book/Page</b>	<b>Instrument</b>
835/2123	640/1265	0

<b>Total Assess Valued</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Land Use Program Value</b>
\$129,300	\$41,000	\$88,300	\$0

<b>Acreage:</b> 0.753	<b>Zoning:</b> B2
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<b>Occupancy:</b> COMMERCIAL PROPERTY	<b>Use Class:</b> COMMERCIAL/INDUSTRIAL
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<b>Right of Way:</b> PUBLIC	<b>Surface:</b> PAVED
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<b>Terrain:</b> ON GRADE	<b>Characteristic:</b> ROLLING/SLOPING
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<b>Water:</b> PUBLIC	<b>Sewer:</b> SEPTIC
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<b>Stories:</b> 1	<b>Year Built:</b> 1999	<b>Age:</b> 21
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<b>Total Rooms:</b> 9	<b>Bed Rooms:</b> 1	<b>Bath Rooms</b> Full: 2 Half: 0
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<b>Heat:</b> HEAT PUMP	<b>Foundation:</b> CONCRETE	<b>Exterior Walls:</b> VINYL SIDING
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<b>Gas:</b> NO	<b>Roof Type:</b> GABLE	<b>Interior Walls:</b> DRYWALL
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<b>A/C:</b> YES	<b>Electric:</b> YES	<b>Roofing:</b> COMPOSITION SHINGLE	<b>Flooring:</b> CARPET
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<b>Fireplaces:</b> 0	<b>Flues:</b> 0	<b>Base Living Area:</b> 0	<b>Total Living Area:</b> 1446
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**Finished Bsmt Sq Ft:** 0

<b>Land Description</b>	<b>Unit Size</b>	<b>Unit Value</b>	<b>Unit Method</b>	<b>Unit Adj.</b>	<b>Unit Total</b>	<b>Utility Value</b>
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No Land Report

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Value
STORAGE-FRAME-2	12	16		\$800
PAVEMENT	7000	0		\$10,500
SHED-FRAME	12	20		\$2,400
SHED-FRAME	6	10		\$200

Grantor	Grantee	Deed Ref	Instrument Type	Instrument Year	Instrument Num	Transfer Date	Consideration
	DOTSON REBECCA A	636/1453		0	#0	11/10/1998	\$25,000
	PHILLIPS WILLIAM D & MADELINE R	443/28		0	#0	12/30/1988	\$25,000
	UNIVERSAL RESORTS INC	423/1449		0	#0	1/1/1988	\$0

DEER CREEK ESTATES  
TRACT C SEC 9





- CODE OF THE COUNTY  
Chapter 25 - ZONING  
ARTICLE III. - DISTRICT REGULATIONS  
DIVISION 9. BUSINESS DISTRICT, GENERAL (B-2)

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*DIVISION 9. BUSINESS DISTRICT, GENERAL (B-2)<sup>1</sup>*

**Sec. 25-334. Purpose.**

- (a) This district is created to provide locations for general business and commercial enterprise whereby the public shall require direct and frequent access, but which is not characterized by constant heavy trucking, other than for stocking and delivery of retail goods for sale at the enterprises or by any factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.
- (b) Uses in this district should be oriented to service to the entire county or substantial portions thereof, rather than toward a neighborhood focus as in the Limited Business District (B-1).
- (c) This district is limited to commercial, retail and wholesale, establishments which may have outdoor displays of products and storage, and do not manufacture their products on the premises.

(Ord. of 5-25-88)

**Sec. 25-335. Permitted uses.**

Within the General Business District (B-2), the following uses are permitted:

Accessory uses.

Amusement centers; game rooms, electronic games; game machines; machine arcades.

Amusement shops.

Antique refinishing.

Antique shops.

Apartments combined with business.

Apparel shops.

Art supplies.

Assembly halls.

Auction barn/auction house.

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<sup>1</sup>Editor's note(s)—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in commercial areas. This section, entitled "Environmental, Land Use Considerations and Standards," is found on pages 9-37 through 9-38 of the originally adopted Plan of 1985.

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Bakeries.  
Banks, savings and loans, finance, insurance offices.  
Barber shops, beauty shops.  
Blacksmiths.  
Boat clubs.  
Bowling alleys.  
Brick, block sales.  
Building material sales.  
Butcher shops.  
Candy shops.  
Car and vehicle wash operations.  
Carpet cleaning.  
Cemeteries, community and commercial.  
Cemeteries on joint church property.  
Churches.  
Clubs (private).  
Clubs (public).  
Cold storage lockers, facilities.  
Colleges.  
Community centers, buildings.  
Contractors' offices and facilities.  
Convenience stores.  
Country clubs.  
Country stores.  
Craft shops.  
Customer meat cutting operations.  
Dormitories.  
Drive-in restaurants/walk-ins.  
Dry cleaning and laundry.  
Drug stores.  
Elder care centers, homes, facilities (licensed).

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Emergency services facilities—Fire, rescue.  
Feed and seed stores.  
Flea markets.  
Food and groceries.  
Funeral homes and mortuaries.  
Furniture.  
Garages (private) storage of personal vehicles.  
Garages, for repair of automobiles, recreational vehicles, motorcycles, trucks.  
Gardens (private).  
Gasoline stations.  
Gift shops.  
Golf clubs, clubhouses.  
Golf courses.  
Golf courses (miniature).  
Golf driving ranges.  
Greenhouses and nurseries.  
Hardware.  
Hobby shops and toys.  
Home and apartment combinations with business.  
Homes for developmentally disabled.  
Hospitals.  
Laundromats.  
Libraries.  
Lodge halls.  
Lodges.  
Manses, church-owned dwelling units.  
Marinas.  
Medical clinics, not veterinary.  
Milk distribution, milk and dairy products.  
Mobile home sales.  
Motels, hotels, tourist, and resort facilities.



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Museums.  
Newsstands.  
Novelty shops.  
Nursing homes.  
Off-street parking.  
Offices, professionals.  
Paint contractors.  
Paint stores.  
Parks.  
Parking facilities, commercial.  
Piers, docks—Commercial.  
Playgrounds.  
Print shops.  
Printing plants, newspapers only.  
Radio and television stations.  
Railroad facilities.  
Recreational facilities (private).  
Recreational facilities (public).  
Restaurants.  
Roads, streets, rights-of-way, easements.  
Sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, appliances, televisions, radios, phonographs, plumbing, boats, motors (gas, electrical), mobile homes, machinery, office equipment, sewage disposal systems, tires, telephones, upholstery, watches, jewelry, construction equipment.  
Senior citizens homes, centers.  
Signs.  
Skating rinks.  
Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).  
Solar Generation Facility, Small, (see section 25-148).  
Sporting goods.  
Stables, commercial riding.  
Swim clubs.

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Temporary construction facilities, subject to the requirements of section 25-129.

Temporary events, subject to the requirements of section 25-134.

Theatres, indoor.

Wayside stands.

Woodworking.

Water systems.

(Ord. of 5-25-88; Res. No. 28-09-96, 9-17-96; Res. No. 26-05-2008, 5-20-08; Ord. No. 16-12-2019 , 1-8-20; Ord. No. 20-07-2022 , 7-21-22)

**Sec. 25-336. Special use permits.**

The following uses shall be permitted only by special use permit approved by the board of supervisors:

Arenas.

Auditoriums.

Cabinet shops.

Carnivals, circuses, fairs and other events lasting more than ninety-six (96) hours but less than four (4) months.

Dance halls.

Day care centers, day nurseries.

Drive-in theatres.

Heating and air conditioning with associated sheet metal shop.

Heliports, airports, landing strip (intensive use), landing strip (recreational use) (See section 25-112).

Horse shows.

Kennels.

Laboratories, research facilities.

Machine shops (no presses).

Meat processing, not a slaughterhouse.

Off-site mass drainfields (See section 25-144).

Off-site water tanks, and/or water systems (See section 25-145).

Outdoor displays on business property.

Outdoor theatres.

Pool halls.

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Public facilities.

Offices, storage yards.

Public garages.

Public utilities, including substations, power generation, water and sewer treatment.

Public utilities—Towers, structures.

Raceways.

Radio and television towers.

Radio and television transmission/transmitters.

Schools.

Self-service storage facility.

Shopping centers, malls, complexes.

Stables (private).

Stadiums.

Veterinary clinics, hospitals.

Wind energy facilities; small system (See section 25-128(c)).

Wind energy facilities; large system (See section 25-128(c)).

Wind energy facilities; utility scale system (See section 25-128(c)).

(Ord. of 5-25-88; Res. No. 14-05-90, 5-21-90; Res. No. 21-12-75, 12-19-95; Res. No. 26-09-99, 9-21-99; Res. No. 13-02-2002, 2-19-02; Ord. of 2-15-05(4); Res. No. 26-05-2008, 5-20-08; Res. No. 5-05-2009, 5-19-09)

#### **Sec. 25-337. Area regulations.**

Notwithstanding any definitive area requirement herein, the minimum permitted size of any commercial district or commercial lot, parcel or tract shall be subject to approval by the local department of health.

(Ord. of 5-25-88)

#### **Sec. 25-338. Maximum height of buildings.**

- (a) The maximum height of buildings in this district shall be forty (40) feet.
- (b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.
- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the BOCA Basic Building Code, as amended, and the Fire Prevention Code.

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(Ord. of 5-25-88)

Cross reference(s)—Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

**Sec. 25-339. Minimum yard dimensions.**

- (a) *Front setback.* The minimum distance from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) to the centerline of the specified right-of-way shall be equal to sixty (60) feet or thirty-five (35) feet from the edge of right-of-way, whichever is greater, for property adjacent to state primary roads and equal to fifty-five (55) feet or thirty (30) feet from the edge of right-of-way, whichever is greater for property adjacent to all other roads.
- (b) *Side setback.* No side setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.
- (c) *Rear setback.* No rear setback is required except that no building, structure, accessory use or outdoor storage areas shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.

(Ord. of 5-25-88)

**Sec. 25-340. Maximum floor area.**

Not regulated.

(Ord. of 5-25-88)

**Sec. 25-341. Minimum off-street parking space.**

See the regulations for minimum off-street parking spaces in sections 25-80 through 25-82.

(Ord. of 5-25-88)

**Sec. 25-342. Open space requirements.**

A minimum landscaped area on any lot shall not be less than one-tenth the area of the lot. This area shall be used to enhance the lot's appearance.

(Ord. of 5-25-88)

**Sec. 25-343. Minimum loading space.**

See the regulations for minimum loading space in section 25-85.

(Ord. of 5-25-88)



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**Sec. 25-344. Reserved.**

**Sec. 25-345. Other regulations.**

Site plans are required for all uses prior to issuance of building permit and zoning permit.  
(Ord. of 5-25-88)

**Secs. 25-346—25-351. Reserved.**