

PLAN DETAILED REPORT VAR-06-2024-18024

FOR FRANKLIN COUNTY

Plan Type: Variance Request

Project:

App Date: 06/24/2024

Work Class: None

District: Gills Creek

Exp Date: 06/23/2029

Status: Under Review

Square Feet: 0.00

Completed: NOT COMPLETED

Valuation: \$0.00

Assigned To:

**Approval
Expire Date:**

Description:

Parcel: 0482003100	Main	Address: 317 Harbour Crossing Dr Moneta, VA 24121	Main	Zone: RPD(Residential Planned Unit Development)
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Owner Applicant

JOHN PAUL (TRUSTEE) &
BOWSER MARY KATHRYN
MACK
140 SPINNAKER SAIL CT
MONETA, VA 24121
Mobile: 7039800465

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Type of Hold	Created By	Date Created	Comments	Active
Parcel Notification From EnerGov 8.5	Tina Franklin	08/24/2017	STORM WATER PERMITTING REQUIRED	Yes
Parcel Notification From EnerGov 8.5	Tina Franklin	06/22/2018	SEE REZONE # 2807 AND SUP # 2808 AND 2809...	Yes

Invoice No.	Fee	Fee Amount	Amount Paid
00056721	Variance	\$200.00	\$200.00
	Total for Invoice 00056721	\$200.00	\$200.00
	Grand Total for Plan	\$200.00	\$200.00

PLAN DETAILED REPORT (VAR-06-2024-18024)

Condition	Description	Date Created	Satisfied
CONDITIONS	SUP FOR PRIVATE ROADS (SOUTH HARBOUR)	08/23/2017	No
	<p>Comments: 1. The private roads shall be developed in substantial conformance with the approved concept plan AND ALSO WITH the specifications of conditions as shown on sheet 7 on file in the Franklin County Planning Office titled "Amos Estates", dated June 24, 2008, as prepared by Phillip W. Nester, with the Item #2 shown on Sheet 7 amended as follows:</p> <p>a. ITEM 2. The developer shall record a document in the land records of the Clerk of the Circuit Court at the time of recording the subdivision plat obligating the property owners to pay for upkeep and maintenance of the private roads on a pro-rata share or other basis as determined.</p>		
PROFFERS	A1 TO RPD (SOUTH HARBOUR)	08/23/2017	No
	<p>Comments: 1. The property shall be developed in substantial conformance with the approved concept plan on file in the Franklin County Planning Office titled "Amos Estates", dated June 24, 2008, as prepared by Phillip W. Nester.</p> <p>2. The existing mobile homes shall be removed within one (1) year from the date of rezone approval by the Board of Supervisors. No residential building permit may be issued for proposed Lots 2, 4, 11, 12, 23, 24, 26, or 28 until the existing mobile home unit located on any portion of the lot for which the permit is sought is removed.</p> <p>3. No hardwood or other deciduous trees larger than eight (8) inches in diameter measured at 6' on grade level shall be cut or removed within the proposed open space areas subject to the following conditions:</p> <p>A. The right to removed all existing vegetation adjacent to the existing right of way of Dudley Amos Road (Route 601) to increase the visibility and sign distance for the proposed entrance and for the required twenty foot public utility easement, and as may be desirable for the Developer and/or Homeowners Association to enhance the development of the property.</p> <p>B. The right to remove existing vegetation for the grading of any slope maintenance or drainage easement required for the construction of the proposed private roads together with the required twenty foot public or private utility easements.</p> <p>C. The right to remove any vegetation required for the installation of any future public or private utility/recreation areas and/or the installation of replacement drain fields.</p> <p>D. The right to remove vegetation between the off-water lots from the proposed private right of way to the rear of each lot (designated as Lot 29 through Lot 40) in order to provide access to the open space areas and also allow removal for replacement landscaping subject to approval by the developer or the homeowner's association in order to provide a more uniform appearance with the residential lots.</p> <p>E. The right to remove any vegetation adjacent to the existing buildings that may be damaged during demolition or otherwise remove the same so as not to create an odd appearance of trees.</p> <p>F. The right to prune and/or remove any diseased or damaged trees within the open areas.</p> <p>Deviations:</p> <p>1. To Section 25-308(1) to allow a typical detail unit to satisfy requirement to show individual driveways and off-street parking.</p> <p>2. To Section 25-308(4) to eliminate screening and buffering along the perimeter of the project.</p> <p>3. To Section 25-101(b) perimeter landscaping as required adjacent to A1, RE, R1, R2, and RC1 zoning districts.</p>		
CONDITIONS	SUP FOR REC. VEHICLE AND BOAT STORAGE AREA	08/23/2017	No
	<p>Comments: 1. The recreational vehicle and boat storage yard/area shall be developed in substantial conformance with the approved concept plan and also with the specifications or conditions as shown on Sheet 6 on file in the Franklin County Planning Office titled "Amos Estates", dated June 24, 2008, as prepared by Phillip W. Nester.</p>		



MONTEBELLO CITY

(1 of 1)

Clear

[Zoom to](#)

Parcels: 0482003100

Primary Details

Parcel ID	0482003100
Map Number	048.20
Parcel Number	031.00
Owner	MACK JOHN PAUL (TRUSTEE) & BOWSER MARY KATHRYN
Owner Address	140 SPINNAKER SAIL CT
City	MONETA
State	VA
Zip Code	24121
Physical Address	317 HARBOUR CROSSING DR
Legal Description 1	SOUTH HARBOUR
Legal Description 2	LOT 31
Zoning	RFD
District	GILLS CREEK
Acreage	0.46
Land Value	\$60,000.00
Building Value	\$0.00
Assessed Total	\$60,000.00
Land Use Value	\$0.00
Grantor	DALESSIO JOSEPH & CONSTANCE
Consideration	\$92,000.00
Consideration Date	2/9/2023, 7:00 PM
Instrument Yr	2023
Instrument No	713
Subdivision	SOUTH HARBOUR
Deed Book	1195
Deed Page	1139
Plat Book	952
Plat Page	1852
Property Card	View Card

FRANKLIN COUNTY
VARIANCE REQUEST APPLICATION

I/We John Mack & Mary Banzer 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: John Mack

Petitioner's Address: 155 27th St SW Roanoke VA 24014

Petitioner's Phone Number: 703.980.0465

Petitioner's Email Address: johnpmack@aol.com

Property Owner's Name: Same

11

Property Owner's Address:

11

Property Owner's Phone Number:

11

Property Owner's Email Address:

Property Information:

A. Proposed Property Address: 317 Harbour Crossing Dr.
Moneta VA 24121

B. Tax Map and Parcel Number: 48.20-31

C. Election District: Gills Creek Magisterial District

D. Size of Property: 0.4101 Acres

E. Existing Zoning: RPD

F. Existing Land Use: private home construction

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 30-ft rear set back restricts our proposed pool construction. While we understand previous advise from the zoning office in 2023 is not accurate, we none the less used that advise in locating the home which is currently under construction.

we specifically request that the 18-ft set back, approved by our POA, be approved by the County.

K. Proposed Land Use: house under construction and pool.

L. Size of Proposed Use: 17 ft 6 in x 34 ft 485 sqft per National Pools

M. Section of the Zoning Ordinance for which a variance is being requested:
section 25-298(c)

(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): John Mack

Petitioner's Signature: _____

Date: 6/24/2024

Mailing Address: 155 27th St. SW
Roanoke VA 24014

Phone Number: 103.980.0465

Email Address: johnpmack@aol.com

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

Owner's Name: John Mack / Mary Bowser

Owner's Signature: John Mack M. Bowser

Date: 6/24/2024

Date Received by Planning Staff: Lisa M Coopur 6/24/2024

June 24, 2024

Dear Board of Zoning Appeals - Franklin County, VA,

The use of the property is for a single family home under construction. The reason for this request is to accommodate an 18 foot set back for construction of a pool in the back yard as approved by the South Harbour POA, pending approval by the county. We understand errors are made, however all of our construction and plans were based on the advise we received from the county which was a 12 foot set back from the rear property line. The POA has approved an 18 foot set back from the rear property line, pending approval by the county. We now understand that we are in a different zoned community that we were unaware of when we purchased the property in January 2023. Our simple request, which affects no other homeowners, is to allow an 18 foot set back from the rear property line. All the property behind the lot is open, owned by the POA and does not ever allow for construction of homes as it is being utilized as drain fields.

Sincerely yours,

The image shows two handwritten signatures in blue ink. The first signature on the left is "John Mack" and the second signature on the right is "Mary Bowser".

John Mack and Mary Bowser



December 4, 2023

RE: ARCHITECTURAL REVIEW APPLICATION
LOT 31, SOUTH HARBOUR

Dear John,

This will serve as a formal approval of your house plan, site plan and builder, previously submitted, for Lot 31. Also, approved is an exception of the 15 ft side yard setback to 12.6 ft on the front left corner of the house per our discussion and on-site review.

Please contact me if there will be any deviation from the plans as approved.

Please advise your builder that a port -a-john is required and the construction site: the street must be kept clean from mud and debris, a dumpster for construction debris-such as a roll-off container, must be on-site: and burning is not allowed on site with the exception of a warming barrel. No open burning is allowed for any reason.

Please refer to the Association "Restrictions" to answer questions you may have going forward. Foremost among those restrictions is that no vinyl or aluminum products are approved for use. These restrictions are to be referred to during the construction process as well as any future architectural changes or renovations.

Please feel free to contact me with any questions.

Welcome to South Harbour!

Sincerely,

David Abbruzzese
ARC Chairman
336-972-1199



June 21, 2024

RE: Rear Yard Variance Application-Franklin County
LOT 31, SOUTH HARBOUR

Dear John,

Per your request, the South Harbour ARC will allow an 18 ft. Rear yard setback for your pool, pending approval by the county. This applies to the pool only and does not apply to any other structures.

Please contact me if there will be any deviation from the plans discussed and approved or if you have any additional questions.

Sincerely,

David Abbruzzese
ARC Chairman
336-972-1199

From: Ann Faddis ann@nationalpools.com
Subject: RE: POOL-05-2024-66332 (317 HARBOUR CROSSING DR MONETA,
VA 24121)
Date: Jun 3, 2024 at 12:02:45 PM
To: Fenner, Megan Megan.Fenner@franklincountyva.gov,
johnpmack@aol.com
Cc: Franklin, Tina Tina.Franklin@franklincountyva.gov

This is the letter we have in our file.

From: "Franklin, Tina" <Tina.Franklin@franklincountyva.gov>
Date: February 17, 2023 at 3:07:10 PM EST
To: JOHNPMACK@aol.com
Subject: SETBACK INFORMATION FOR SOUTH HARBOUR

John,

The required minimum setbacks as far as the County are as follows:

Front: 55' from the centerline of the roadway or 30' from the edge of the right of way

Sides: 10% of road frontage distance; no less than 10' and no more than 12' is required

Rear: 30' unless it is an accessory structure less than 576sf, then the structure, pool, etc. can be 12' from the rear property line

Should you have further questions please do not hesitate to contact me.

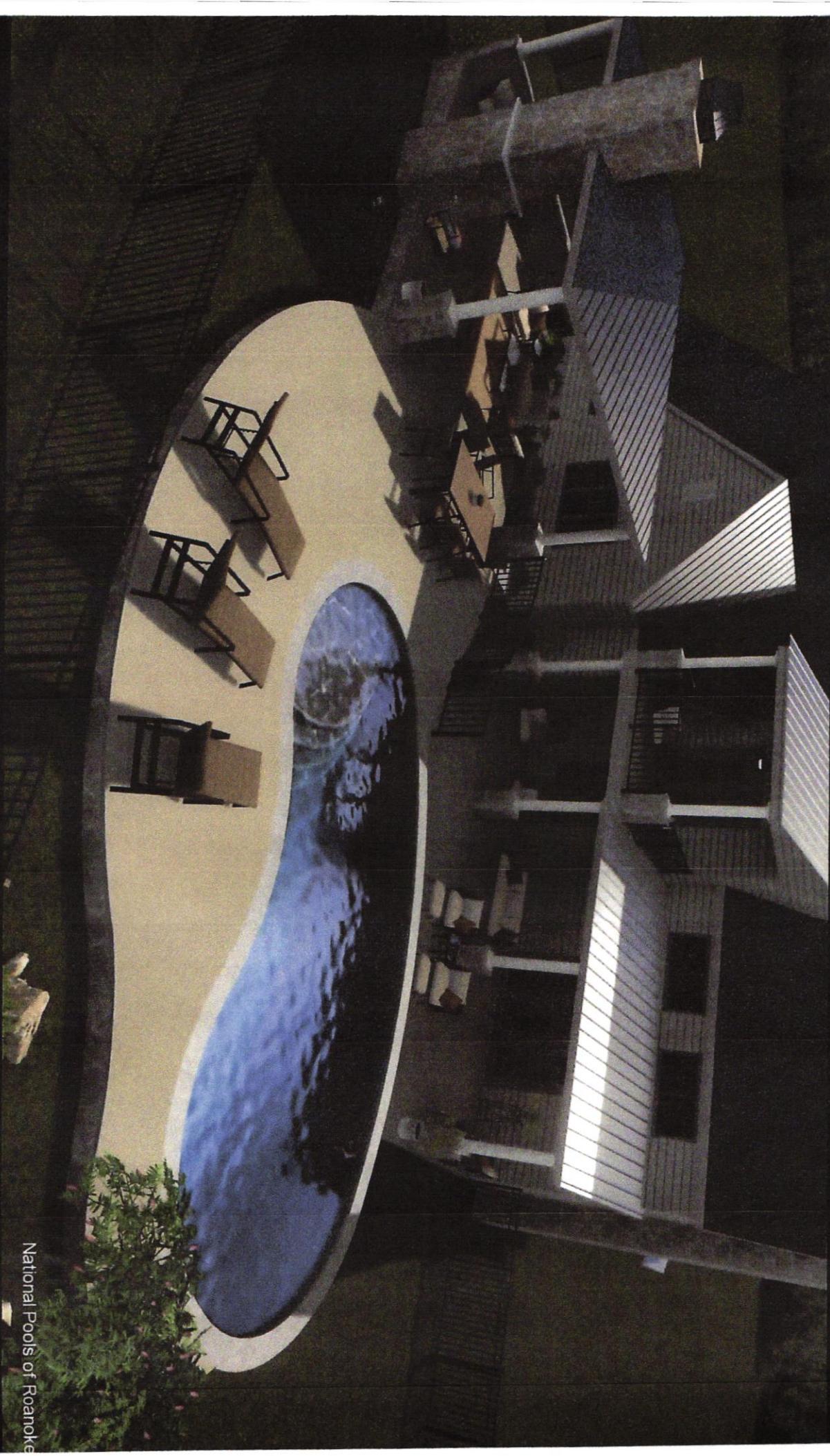
Thank you,

Tina H. Franklin, CZA
Development Review Specialist I
1255 Franklin Street, St. 103
Rocky Mount, Virginia 24151
540-483-3027, ext. 2427

Thanks so much!

Ann

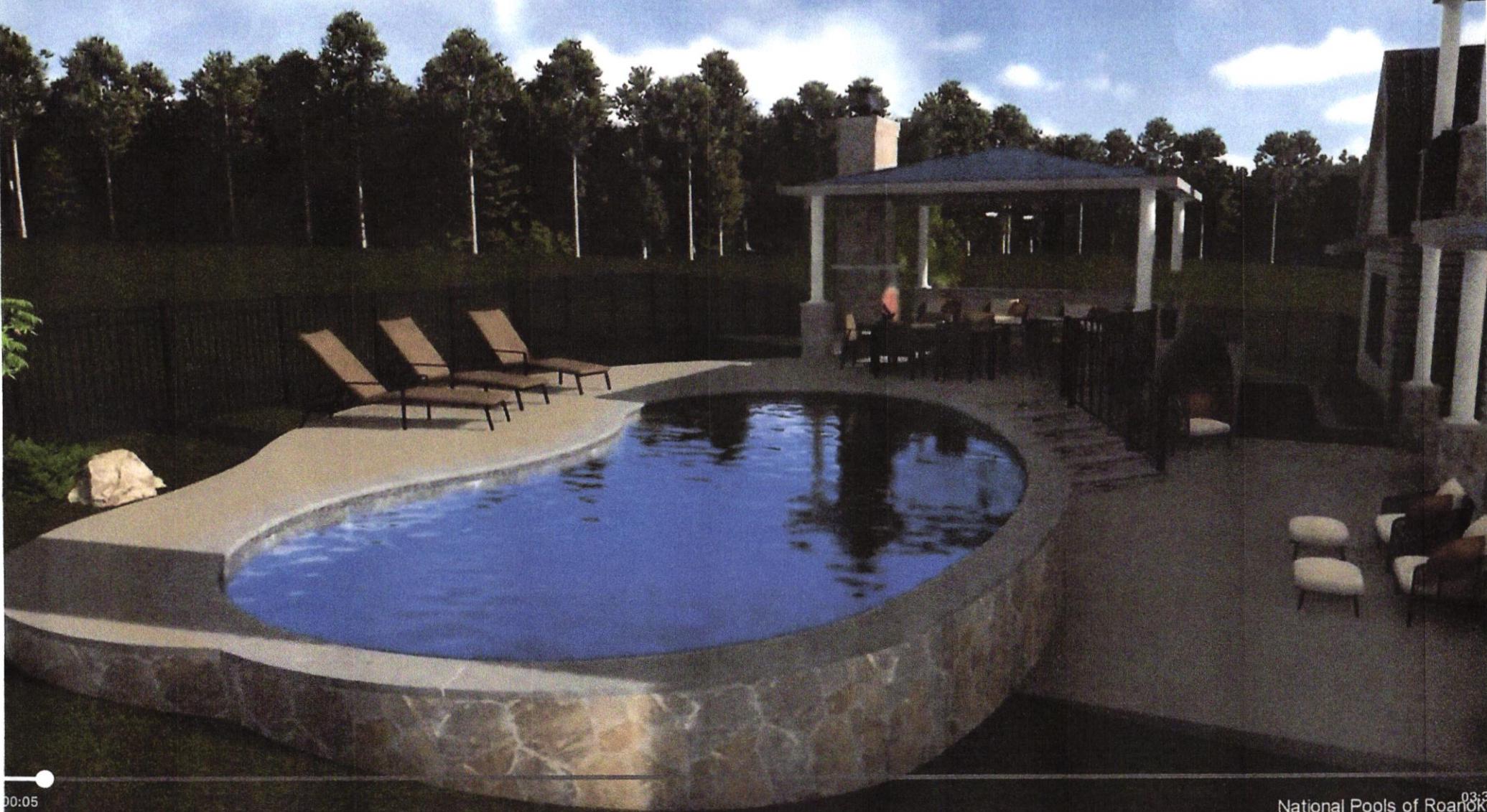
Ann Faddis



National Pools of Roanoke

Cancel

NP Mack tour.mp4



Export



National Pools of Roanoke



