

**FRANKLIN COUNTY**  
**VARIANCE REQUEST APPLICATION**

I/We James Mc Daniels 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: James Mc Daniels  
Petitioner's Address: 130 Poplar Cove Dr.  
Petitioner's Phone Number: 540-400-1276  
Petitioner's Email Address: daddy mac 48@gmail.com  
Property Owner's Name: James Mc Daniels  
Property Owner's Address: 130 Poplar Cove Dr.  
Property Owner's Phone Number: 540-400-1276  
Property Owner's Email Address: daddy mac 48@gmail.com

**Property Information:**

- A. Proposed Property Address: 130 Poplar Cove Dr.  
Moneta VA 24121
- B. Tax Map and Parcel Number: 0300103000
- C. Election District: Gills Creek
- D. Size of Property: .72
- E. Existing Zoning: RC1
- F. Existing Land Use: Residential
- 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.

Lot size does not allow to meet required  
variance, set back distance

K. Proposed Land Use: Storage building

L. Size of Proposed Use: 10x16 24x20

M. 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 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): JAMES MC DANIELS

Petitioner's Signature: James Mc Daniels

Date: 2.27.25

Mailing Address: 130 Poplar Cove Dr.  
Norton VA. 24121

Phone Number: 540-400-1276

Email Address: daddy mac 48@gmail.com

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

Owner's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

# **VARIANCE REQUEST**

FEBRUARY 26, 2025

To whom it may concern:

I am applying for a set back variance so That I can obtain electrical service to my storage building.

It is necessary for me to apply for this variance because of the size of my lot. The building did not meet the setback requirements of 55 feet from the center of the road. Present distance from the center of the road is 18 feet.

As you can see from the pictures, due to the size of the lots, none of the structures meet the required setback restrictions.

Thank you for your consideration.

James McDaniels  
130 Poplar Cove Drive  
Moneta, Va.







TRAVERSE DATA				
LINE	LOT	BEARING	DISTANCE	COORDINATES
1	1	N 89° 16' 34" E	469.14	1481.620N 1465.505E
2	2	S 89° 16' 34" W	469.14	1481.620N 1465.505E
3	3	S 89° 16' 34" W	469.14	1481.620N 1465.505E
4	4	S 89° 16' 34" W	469.14	1481.620N 1465.505E
5	5	S 89° 16' 34" W	469.14	1481.620N 1465.505E
6	6	S 89° 16' 34" W	469.14	1481.620N 1465.505E
7	7	S 89° 16' 34" W	469.14	1481.620N 1465.505E
8	8	S 89° 16' 34" W	469.14	1481.620N 1465.505E
9	9	S 89° 16' 34" W	469.14	1481.620N 1465.505E
10	10	S 89° 16' 34" W	469.14	1481.620N 1465.505E
11	11	S 89° 16' 34" W	469.14	1481.620N 1465.505E

BOUNDARY CONTAINS 12.516 ACRES

FRANKLIN COUNTY HEALTH DEPARTMENT  
ROCKY MOUNT, VIRGINIA 24151

August 22, 1977

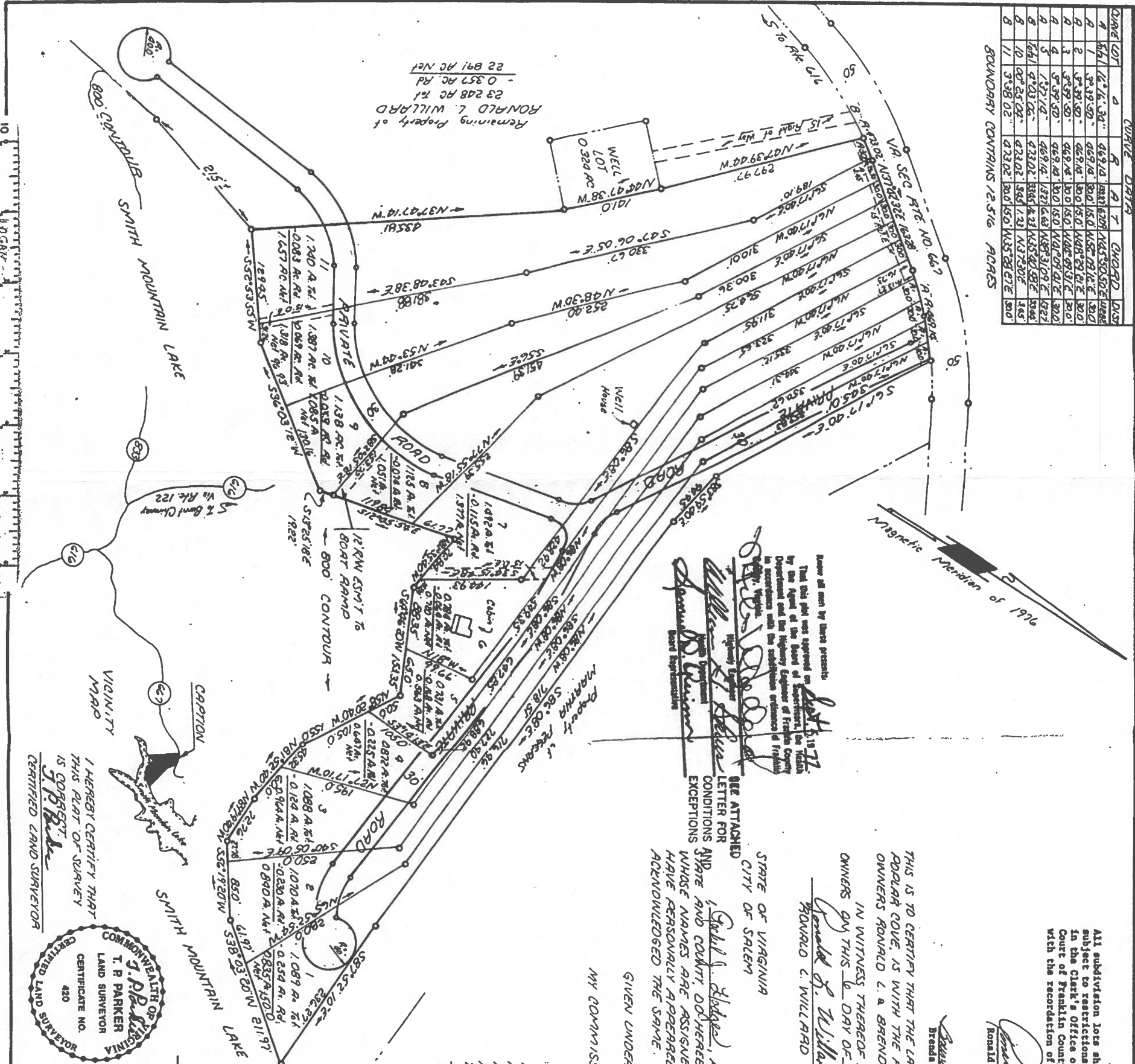
Re: Popular Cove Subdivision  
1 D. Quinn  
Administrator  
Code Building  
nt, Virginia 24151

Quinn:  
August 22, 1977, soil studies were performed on Pop-  
a Subdivision. The following are the results of our

- 1, 2, 3 are suitable for installation of subsurface disposal systems.
  - 4 has a drainage area that runs parallel to south east line. This area should be avoided.
  - 5 is okay.
  - 6 has a dwelling on it.
  - 7 has a drainage way down the center of it which is avoided.
  - 8 the drainfield will have to be located on the upper existing private road.
  - 9, 10 are okay.
  - 11 has a low area in the southern most corner of the s should be avoided.
- approval is based on the present condition of the soil, ent topography, and other conditions as relates to this nt's responsibility. In order not to jeopardize the right to receive a sewage disposal permit he must contact ice prior to doing anything (well drilling, excavation, tion, etc.) that may limit or void his right to receive mit.
- uld you or anyone concerned have questions, please feel contact this office.

Sincerely,  
*William C. Shires*  
William C. Shires  
Sanitarian Supervisor

aid Willard



ALL subdivision lots shown hereon are subject to restrictions to be recorded in the Clerk's Office of the Circuit Court of Franklin County simultaneously with the recordation of this map.

*Ronald L. Willard*  
Ronald L. Willard

*Brenda C. Willard*  
Brenda C. Willard

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS POPULAR COVE, IS WITH THE FREE WILL AND CONSENT OF THE UNDERSIGNED OWNERS RONALD L. & BRENDA C. WILLARD.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF SAID OWNERS ON THIS 6 DAY OF August, 1977.

*Ronald L. Willard*  
RONALD L. WILLARD

*Brenda C. Willard*  
BRENDA C. WILLARD

STATE OF VIRGINIA  
CITY OF SALEM

BEFORE ME, a Notary Public in and for the aforesaid State and County, do hereby certify that RONALD L. & BRENDA C. WILLARD, whose names are assigned to the foregoing writing dated 6-6-1977, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND ON THIS 6 DAY OF August, 1977.

My Commission Expires: 3-9-81

*Richard L. Stogner*  
Notary Public

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREOF ANNEXED, ADMITTED TO RECORD AT 3:40 O'CLOCK P.M., THIS 6 DAY OF September, 1977.

TESTE: *John J. Hollis, Jr.*  
Jury: *Robert B. Rife, Deputy*  
SOURCE OF TITLE: *Deed*  
THIS PROPERTY IS A PORTION OF THE PROX CONVEYED BY AUDREY L. ROBERTSON TO RONALD L. & BRENDA C. WILLARD BY DEED DATED JULY 7, 1969 AND RECORD OF IN DEED BOOK 256, PG. 646.

MAP OF  
POPULAR COVE

PROPERTY OF RONALD L. & BRENDA C. WILLARD  
SITUATE IN  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY,  
VIRGINIA  
JULY 19, 1977  
SCALE: 1"=100'



BY: T. P. PARKER & SON  
ENGINEERS & SURVEYORS  
SALEM, VIRGINIA