

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: 540-400-1274

Petitioner's Email Address: daddymac48@gmail.com

Property Owner's Name: James mc Daniels

Property Owner's Address: 130 Poplar Cove Dr.

Property Owner's Phone Number: 540-400-1274

Property Owner's Email Address: daddymac48@gmail.com

Property Information:

A. Proposed Property Address: 130 Poplar Cove Dr.
Moneta VA 24111

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: 10x14 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: 2-21-25

Mailing Address: 130 Poplar Lode Dr.
Moneta 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.



