

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

I/We Marc Wallior 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: Marc Wallior

Petitioner's Address: 840 Jefferson Dock Road, Penhook 24137

Petitioner's Phone Number: 916-824-5244

Petitioner's Email Address: marc4091@yahoo.com

Property Owner's Name: Marc Wallior

Property Owner's Address: 840 Jefferson Dock Rd, Penhook 24137

Property Owner's Phone Number: 916-824-5244

Property Owner's Email Address: marc4091@yahoo.com

**Property Information:**

A. Proposed Property Address: 840 Jefferson Dock Rd, Penhook, Va 24137

B. Tax Map and Parcel Number: 0670300105B

C. Election District: Franklin County

D. Size of Property: .84 ac

E. Existing Zoning: A1

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.

Propose to install metal garage at the nearest of 5' from side property line.

K. Proposed Land Use: Installation of 20' x 60' pre-engineered metal garage

L. Size of Proposed Use: 20' x 60'

M. Section of the Zoning Ordinance for which a variance is being requested:  
•Side Setback: A minimum of 12 feet from each side property lines. 25-182 (b)

(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): Marc Wallior

Petitioner's Signature: Marc Wallior

Date: 05/29/25

Mailing Address: 840 Jefferson Dock Road, Penhook VA 24137

Phone Number: 916-824-5244

Email Address: marc4091@yahoo.com

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

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

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

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

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

## **Letter for Variance Approval**

6/10/2025

Attention: Franklin County Building Dept  
Department of Planning and Community Development  
1255 Franklin Street, Suite 103  
Rocky Mount, VA 24151  
Phone: (540) 483-3027

Contact Info:

Marc Wallior  
840 Jefferson Dock Road (0670300105B)  
Penhook, Va 24137  
916-824-5244

Project:

New Pre-Engineered Metal Garage 20' x 60' installed next to existing residence home.

I am proposing to erect a new garage to the right (South side) of my home. This location has been chosen because of terrain and easement limitations causing hardship to erect elsewhere on my property. My property is sloped in the back and not suitable for a structure and the left (North) side has limited space. I plan for the garage location to be 6' parallel to my house and at the closest to the side setback will be 5' from the property line at the South/East corner and 13' from the South/West corner. I have walked the proposed location with the property owner to my South (Dennis Siggers) and he is agreeable with this garage location and variance.

- The garage will match my existing home in color and horizontal siding pattern (home is vinyl and garage will be metal).
- The garage will be used to store a camper trailer and recreational boat.
- There will be no effect on the surrounding area and the site is level. Rainwater will drain to the sloped back of lot via rain gutters to underground 4" drainpipe.

Attached

- Variance Request Application
- Concept site plan
- Metal building plan
- Fee Variance \$200

Staking of site shall be provided for site visit/review.

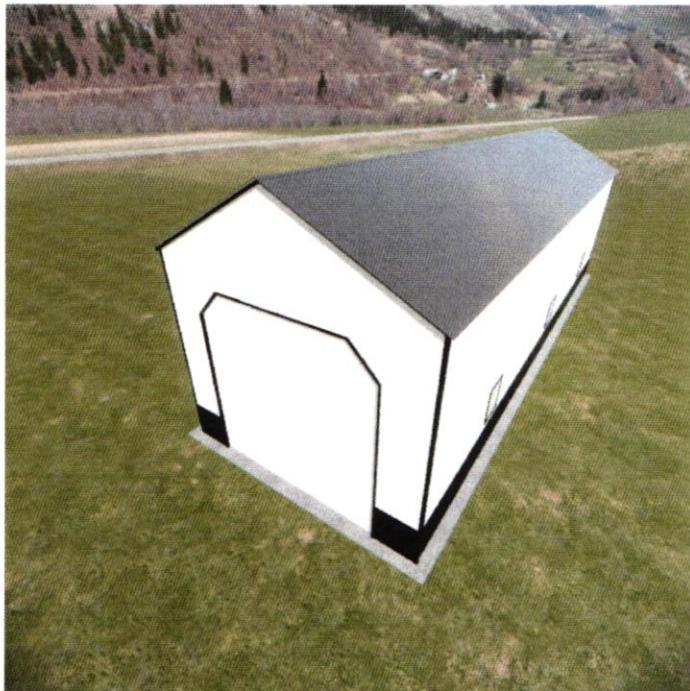
Thank you



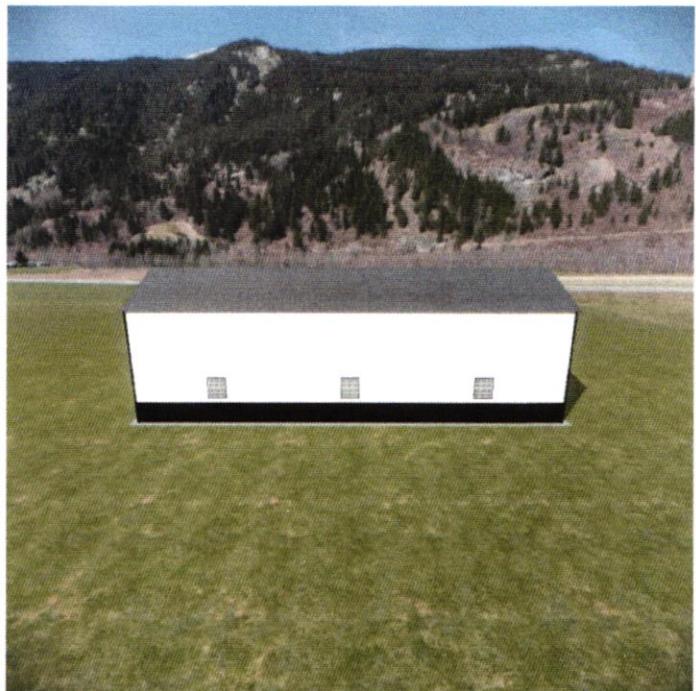
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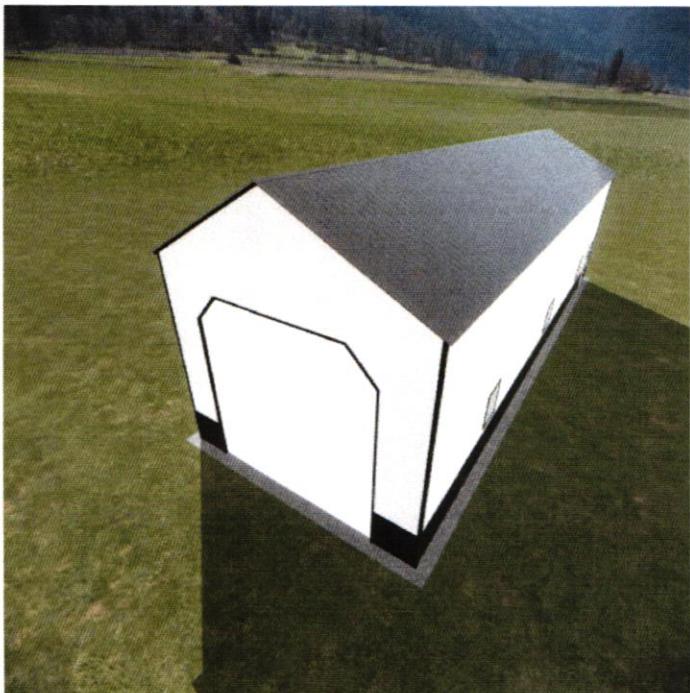
Delivery Zip Code: 24137



Front



Right



Back

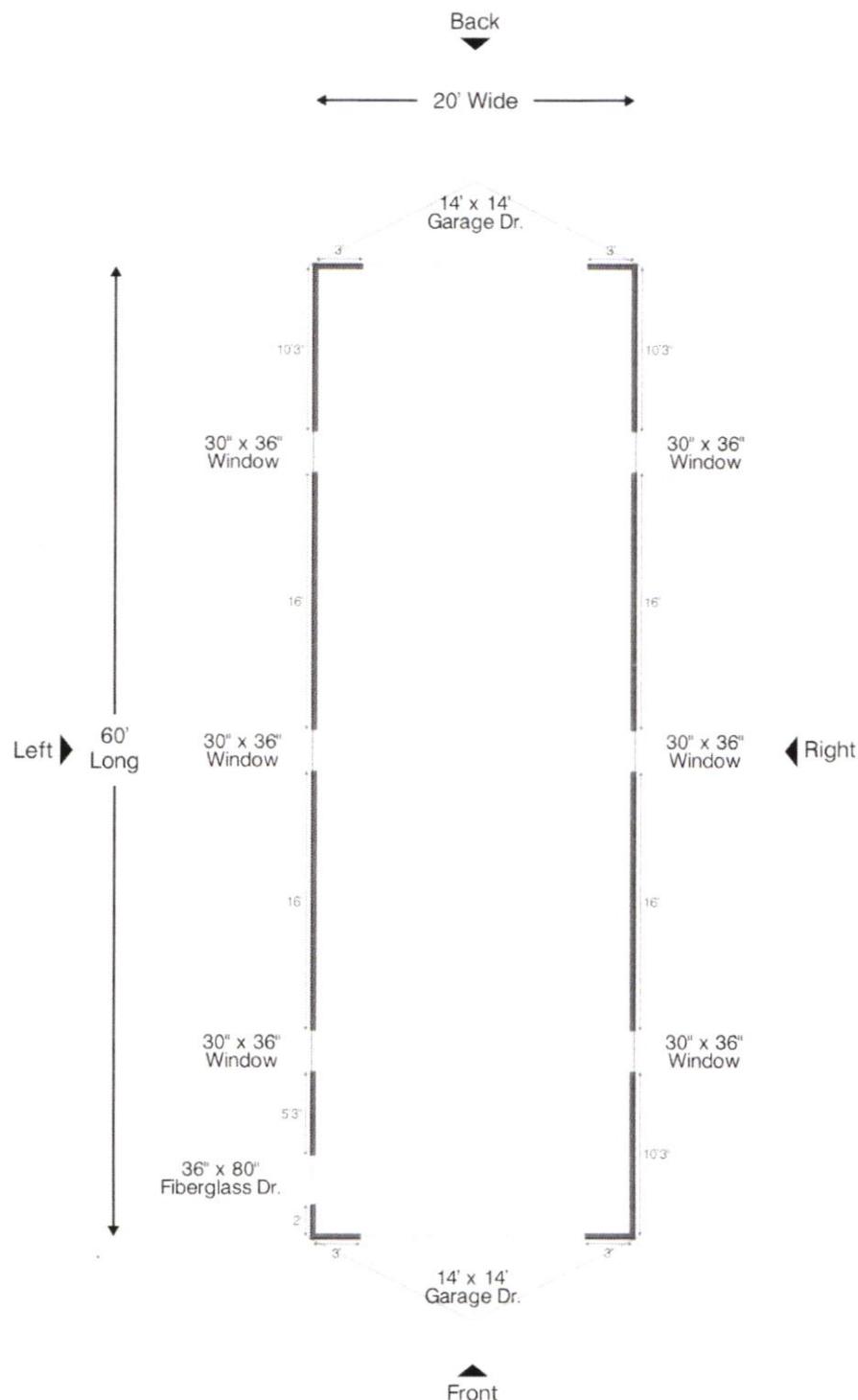


Left



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Floor Plan



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**Edit or Buy Your Design: [alansfactoryoutlet.com/design/JacORv1I/](http://alansfactoryoutlet.com/design/JacORv1I/)**

Delivery Zip Code: 24137

20 x 60 Vertical Roof Metal Garage	\$39,289.80	1	\$39,289.80
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**Roof Pitch:** 6/12 on a 60' Long

**Roof Color:** Quaker Gray

**Trim Color:** Black

**Side & End Color:** White

**Garage Door Color:** White

**Window Color:** White

**Vertical Two Tone Color:** Black

**Galvanized or Colored Screws:** Colored Screws

**Certified or Uncertified:** Certified 150 mph & 35 psf

**14 GA or 12 GA Tubing:** 12 GA Tubing on 60' Long

**29 GA or 26 GA Sheeting:** 26 GA

**Leg Height:** 16' Leg Height on 60' Long, Double Base Rail & Leg

**Left Side:** Left Side Closed with 16' Legs - 60' Long

**Right Side:** Right Side Closed with 16' Legs - 60' Long

**Horizontal or Vertical Sides:** Lap Siding on Both Sides 16' Tall on 60' Long

**Vertical Deluxe Two Tone on Side:** Vertical Deluxe Two Tone on 60' Long on Both Sides

**Ends:** 20' Wide - Close Both 16' Ends

**Horizontal or Vertical Ends:** Both Lap Siding Ends on 20' Wide

**Vertical Deluxe Two Tone on End:** Vertical Deluxe Two Tone on 20' Wide on Both Ends

**Insulation Type:** Double Bubble Insulation on 16' Leg Height - 20x60

**Insulation Options:** Fully Insulate Roof and Sides

**Garage Doors 14'x14':** Two 14' Wide x 14' Tall Garage Doors w/ Chain Hoist

**Walk in Door:** One Single Walk in Door 36" Wide x 80" Tall

**Windows:** Six 30" x 36" Windows

**Installation Surface:** Concrete

**Power Outlet Available Within 100ft:** Yes, Power Outlet Within 100ft

**Garage Doors 14'x14' Locations End:** 2 Garage Doors 14'x14' on End

**Windows Location:** Window on the Right Side

**Garage Doors with 45 Degree Corners:** Two Garage Doors with 45 Degree Corners

**Header Seal for Garage Doors 14'x14':** Header Seal for One 14' Wide x 14' Tall Garage Door

Subtotal:	\$39,289.80
Limited Time 20% Discount:	-\$7,857.96
Delivery & Installation:	<b>FREE for Zip Code 24137</b>
Tax:	Calculated in Checkout
<b>Total:</b>	<b>\$31,431.84</b>
<b>Deposit to Order:</b>	<b>\$5,343.41</b>

*Prices subject to change without notice*

Consideration \$552,500.00  
Assessed Value \$378,800.00  
Tax Map/Parcel #67.3-1.5B  
Grantee Address:  
840 Jefferson Dock Road  
Penhook, VA 24137

Document Prepared By:  
C. Holland Perdue III  
Raine & Perdue, PLC  
245 S. Main Street  
Rocky Mount, VA 24151  
Return To:  
Raine & Perdue, PLC

THIS DEED, made and entered into this the 14th day of January, 2025, by and between AUBREY W. OWEN and JILL A. OWEN (F/K/A Jill Marquart-Truitt), parties of the first part, Grantors and MARC P. WALLIOR and SEANA K. MONTANA, husband and wife, as tenants by the entirety with the full right of survivorship as at common law, parties of the second part, Grantees.

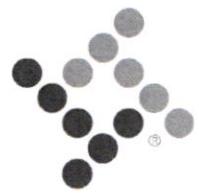
W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged the said Grantors, AUBREY W. OWEN and JILL A. OWEN, parties of the first part, does hereby bargain, sell, deed, grant and convey with Covenants of General Warranty of Title and Modern English Covenants of Title unto the Grantees, MARC P. WALLIOR and SEANA K. MONTANA, husband and wife, as tenants by the entirety with the full right of survivorship as at common law, parties of the second part, all of that certain

RECEIPT (TRC-120050-11-06-2025)  
FOR FRANKLIN COUNTY

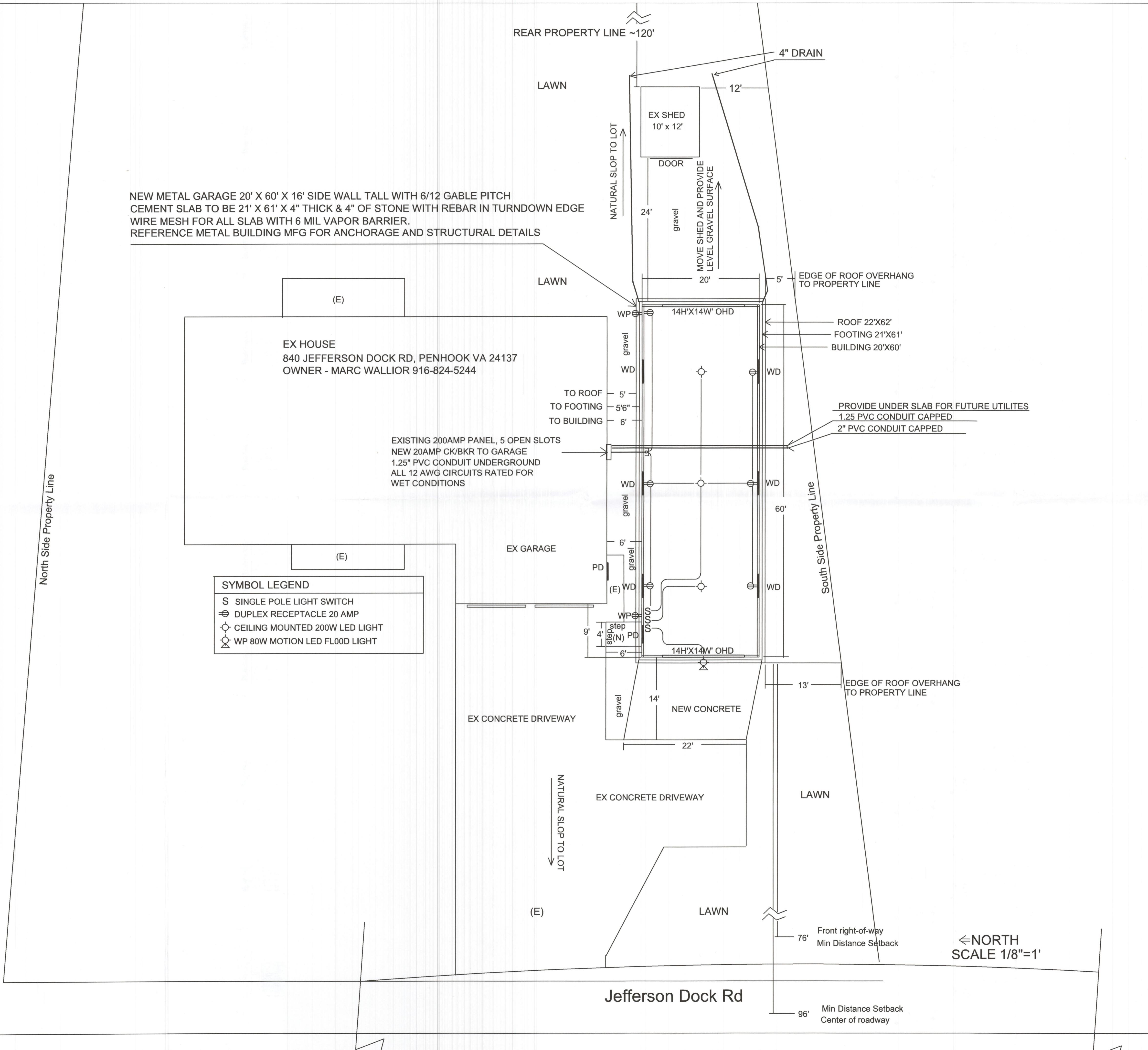
**BILLING CONTACT**

AUBREY W AND JILL A OWEN  
840 Jefferson Dock Rd  
Penhook, Va 24137



Payment Date: 06/11/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
VAR-06-2025-18328	Variance	Fee Payment	Check #8093	\$200.00
840 Jefferson Dock Rd Penhook, VA 24137			SUB TOTAL	\$200.00
				<b>TOTAL</b> <b>\$200.00</b>



## General Notes

Project

Sheet

Project

Sheet

TAX#0670300105B

Date

06/07/2025

Scale

As Noted

1

### Firm Name and Address

MARC WALLIOR – OWNER  
916-824-5244

### Project Name and Address

METAL GARAGE PROJECT  
840 JEFFERSON DOCK RD  
PENHOOK VA 24137