

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: 

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 slopped 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 slopped 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

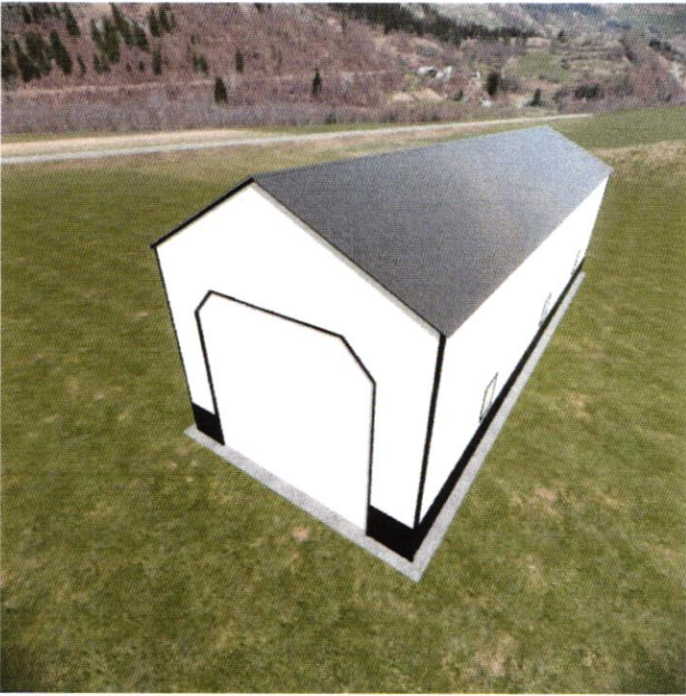


Your Custom Metal Building Design

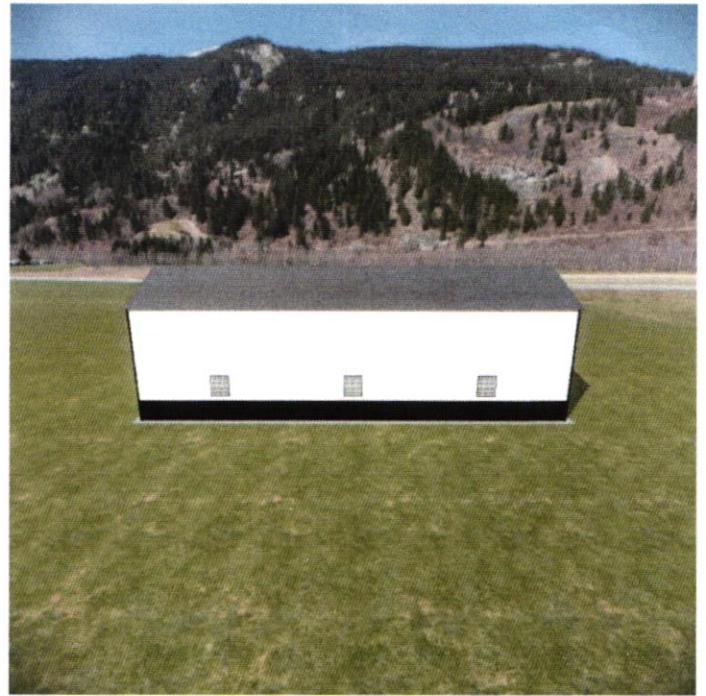
alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/JacORv1/

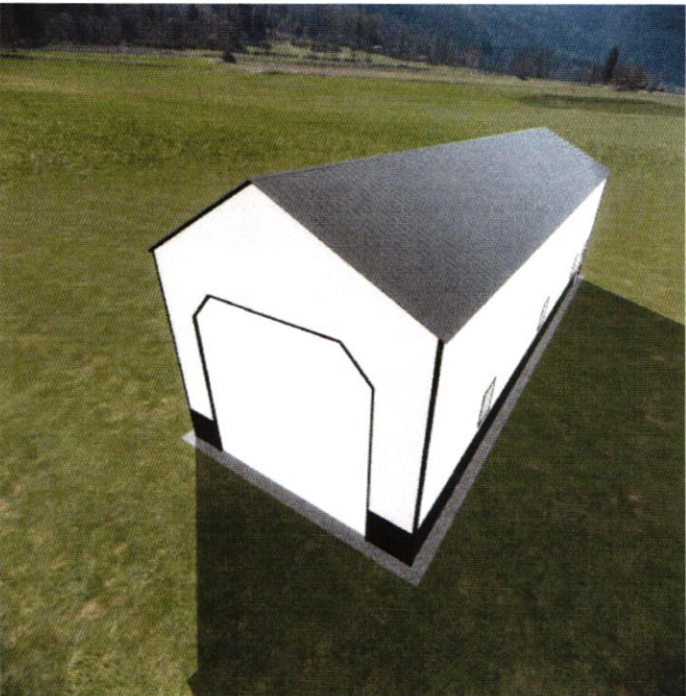
Delivery Zip Code: 24137



Front



Right



Back



Left

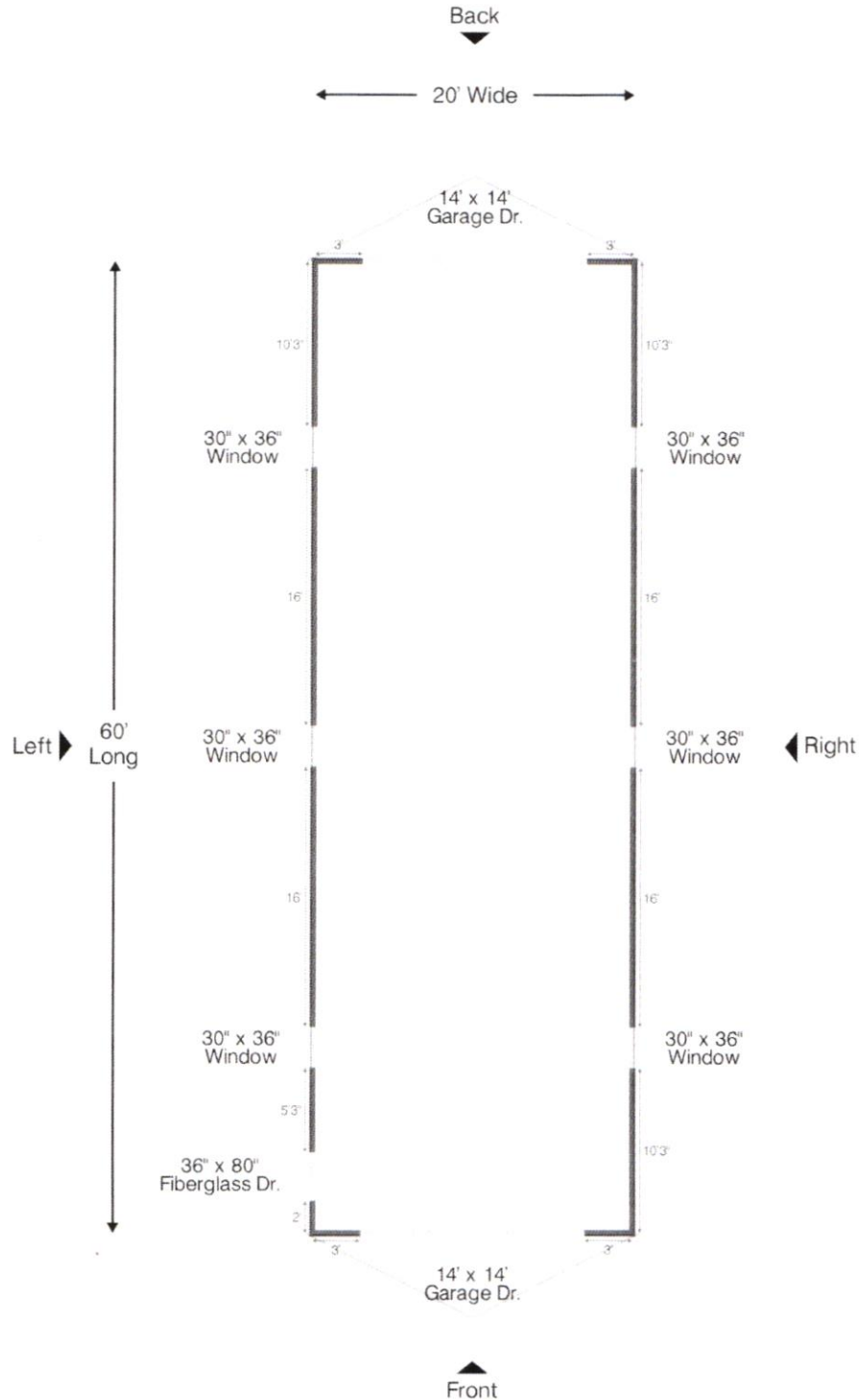


Alan's
FACTORY OUTLET

Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/JacORv1/



Floor Plan



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/JacORv1l/

Delivery Zip Code: 24137

20 x 60 Vertical Roof Metal Garage	\$39,289.80	1	\$39,289.80
------------------------------------	-------------	---	-------------

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:	FREE for Zip Code 24137
Tax:	Calculated in Checkout
<hr/>	
Total:	\$31,431.84
Deposit to Order:	\$5,343.41

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

RAINE & PERDUE, PLC
C. HOLLAND PERDUE III
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

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

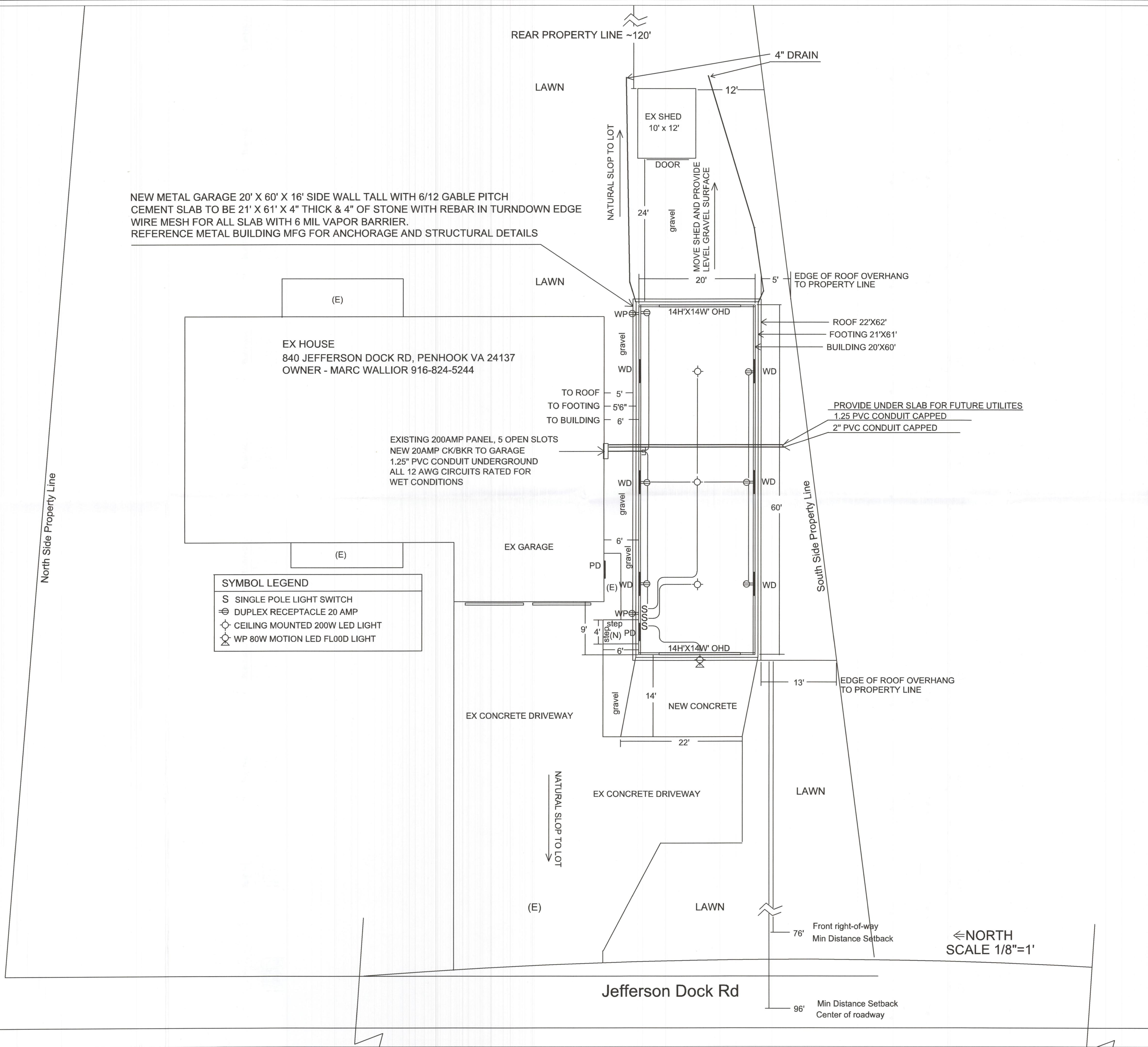
BILLING CONTACT

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
				TOTAL
				\$200.00



General Notes

No.	Revision/Issue	Date

Firm Name and Address
MARC WALLIOR — OWNER
916-824-5244

Project Name and Address
METAL GARAGE PROJECT
840 JEFFERSON DOCK RD
PENHOOK VA 24137

Project TAX#0670300105B	Sheet 1
Date 06/07/2025	
Scale As Noted	