

FRANKLIN COUNTY
APPEAL REQUEST APPLICATION

I, Chris Clinevell, as Owner of the property described below, hereby apply to the Franklin County Board of Zoning Appeals to appeal the zoning administrator's decision on the property described below:

Petitioner's name: **Christopher (Chris) Clinevell**

Petitioner's address: **4758 Green Acres Dr., Salem, VA 24153**

Petitioner's phone number: **540-354-9594**

Petitioner's email address: **chris.clinevell@yahoo.com**

Property Owner is the petitioner.

Property Information

A. Proposed Property Address: **175 Arden Lane, Moneta, VA 24121**

B. Tax Map and Parcel Number: **Lot 79 Lakewood Forest, Tax Map #0310102100**

C. Election District: **Franklin County, Precinct 0103 Scruggs, Local District 01**

D. Size of Property: **.219 acres**

E. Existing Zoning: **RC-1 Residential Combined**

F. Existing Land Use: **Single family: previous house demolished and new house planned;
shoreline stabilization completed and dock nearing completion.**

G. Is the property located within any of the following overlay zoning districts:

___ Corridor District ___ Westlake Overlay District ___ Smith Mtn Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake? ___ Yes **X** No

I. If yes, please explain _____

Checklist for Completed Items:

✓ Application Form **✓** Letter of Appeal

___ Concept Plan (as needed) **✓** Application Fee

Dear Zoning Board Members and Neighbors,

I have kept a camper on my property at 175 Arden Lane since July of 2023 without complaint. It has provided shelter and rest room facilities as I have constructed my dock. I live an hour away from this property, so I have spent the night there a couple of times, but the camper is not a home, and it is rare that I even host family at the property. I primarily use this camper like a construction trailer. I am a class A contractor and I plan to build a new house on my property. I dismantled the previous home two years ago and focused on shoreline stabilization and dock building. I have almost completed a large dock with a boat slip. According to a realtor I met who was representing the sellers of the property next door, the property has already gained significant value, even without a house.

Recently I hosted my family at the property for the Fourth of July weekend. We brought two more campers to accommodate family. There was a complaint about the campers and I was told to remove them. I now understand that this violated zoning restrictions. One violation was having a campground, which was never my intent. I removed the two extra campers as soon as I could, and do not plan to bring them down again. However, I ask that I be able to keep the original camper in place while I build my new home.

I understand that the intent of the zoning restrictions is to prevent people from putting campers on their lots and using them as living quarters. Reportedly campers can't even be stored on a property unless a house is there as well. But what if the camper is acting as a construction trailer? What if the property owner is a licensed contractor who is building his or her own home and needs shelter? It seems that the zoning laws should recognize exceptions for people who are building their own homes and docks. Probably most people hire construction companies for this, and the workers are local. I don't think I should be penalized for having the skills to do it myself; nor do I think I should have to buy a construction trailer solely because my vehicle is classified as recreational.

If I cannot keep the camper in place while constructing my home and finishing my dock, I will have to rent a portable bathroom, bring down an enclosed trailer, and build a shed. While these things, I assume, will be consistent with zoning (with a construction permit), I doubt they will comfort the person(s) who lodged the complaint, since they will be less attractive than the camper. The neighbors with whom I have spoken have no problem with the camper, and appreciate all the progress I have made with the property. While I cannot promise an exact completion date for the house, since I have nearly finished the dock in two years despite long wait times for permits and installation of rip rap and dock supports, I am confident that I will be able to build the house within another two years, despite my heavy work schedule. Therefore, my request is for an exception to the zoning restrictions that allows me to keep the camper on the property for up to two years.

Sincerely, Chris Clinevell

I certify that this application for an appeal 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): **Chris Clinevell**

Petitioner's Signature: Chris Clinevell

Date: August 4 2025

Mailing Address: **4758 Green Acres Dr. Salem, VA 24153**

Phone Number: **540-354-9594**

Email Address: **chris.clinevell@yahoo.com**

Owner's consent, if petitioner is not property owner: **N/A**

Date Received by Planning Staff: _____

Department of Planning & Community Development



July 7th, 2025

Certified Mail# 9589071052702910202472

Christopher D Clinevell
4758 Green Acers Dr
Salem, VA 24153

NOTICE OF VIOLATION: Tax Map # 0310102100, 175 Arden Ln Moneta, VA 24121

Dear Mr. Clinevell,

This office received a citizen complaint regarding recreational camper located on the above-referenced parcel. An inspection was conducted on July 2nd, 2025, and again on July 7th, 2025, after receiving another complaint that a third camper has been moved onto the property in which our GIS system shows you as the owner. During these inspections, which were conducted from the right of way, I observed that there are now three (3) campers located on the property, and it appears that these campers could possibly be occupied. This property is zoned RC-1 (Residential Combined) in which a campground is not a permitted use.

Sec. 25-86 – Parking and storage of certain vehicles.

No major recreational equipment shall be used for living, sleeping, or other occupancy when parked or stored on a residential lot or in any other location not approved for such use.

Sec. 25-16. Use, occupancy and construction.

(a) Major recreational equipment as defined for the purposes of these regulations, includes travel trailers, pick-campers, motorized dwellings, tent trailers, boats and boat trailers, house boats and the like, and cases or boxes used for transporting such recreational equipment, whether occupied by such equipment or not.

(b) No building or structure or part thereof shall hereafter be constructed and no existing structure shall be moved, altered, added to or enlarged, nor shall any land or structure be used, or arranged to be used for any purpose, except in conformity with all the regulations herein specified for the district in which it is located, except as provided in sections 25-161 through 25-166, nor shall any land or structure be used in any manner contrary to any other requirements specified in this chapter.

Due to the fact that these campers have been connected to the property's electric supply, water and septic systems, all these campers will need to be removed from their current location on the property.

It is my determination that you are in violation of Sections 25-86 and 25-16 of the Franklin County Code, Sec. 25-86 – Parking and storage of certain vehicles & Sec. 25-16. Use, occupancy and construction.

If you feel that I have erred in this decision that you are in violation of the above Franklin County code, you may appeal my decision. You can file an application for an appeal to the Board of Zoning Appeals, specifying the grounds for your appeal, and paying the \$200.00 application fee no later than 30 days from the date of the notice of violation. Additional information regarding how to file an appeal can be found at the link listed below and the Franklin County Government Center, Development Service Department, 1255 Franklin Street, Suite 103, Rocky Mount, VA. If you fail to file a notice of appeal within 30 days of this notice, the determination of your violation contained herein shall be considered final and not appealable.

<https://www.franklincountyva.gov/DocumentCenter/View5204/Appeal/-Application-PDF>

Please feel free to contact Scott Morris with any questions you may have at 540-483-3027 ext. 2310, cell 540-352-9912, or email scott.morris@franklincountyva.gov to arrange a meeting on site to discuss these violations within the next fifteen (15) business days.

Sincerely,



Lisa Cooper, CZA, CTM
Zoning Administrator



(1 of 1)

[Clear](#)

[Zoom to](#)

Parcels: 0310102100

Primary Details

Parcel ID	0310102100
Map Number	031.01
Parcel Number	021.00
Owner	CLINEVELL CHRISTOPHER D
Owner Address	4758 GREEN ACRES DR
City	SALEM
State	VA
Zip Code	24153
Physical Address	175 ARDEN LN 24121
Legal Description 1	LAKEWOOD FOREST LOT 79
Legal Description 2	N/A
Zoning	RC1
District	GILLS CREEK
Acreage	0.00
Land Value	\$215,000.00
Building Value	\$20,000.00
Assessed Total	\$235,000.00
Land Use Value	\$0.00
Grantor	CLINEVELL CHRISTOPHER D
Consideration	\$0.00
Consideration Date	1/23/2019, 7:00 PM
Instrument Yr	2019
Instrument No	1117
Subdivision	LAKEWOOD FOREST
Deed Book	1117
Deed Page	2229
Plat Book	2
Plat Page	203
Property Card	View Card