

FRANKLIN COUNTY
VARIANCE REQUEST APPLICATION

I/We THOMAS SHEEHAMER 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: THOMAS SHEEHAMER

Petitioner's Address: PO Box 124 Union Hall, VA 24176

Petitioner's Phone Number: 540-522-4563

Petitioner's Email Address: TCSHEEHAMER@YAHOO.COM

Property Owner's Name: Same As Above

Property Owner's Address: _____

Property Owner's Phone Number: _____

Property Owner's Email Address: _____

Property Information:

A. Proposed Property Address: 409 GREENHOUSE RD

GLADE HILL

B. Tax Map and Parcel Number: 0460500500

C. Election District: Union Hall

D. Size of Property: 1.171 Acres

E. Existing Zoning: A-1

F. Existing Land Use: Residential

G. Is the property located within any of the following overlay zoning districts: NO

☐ 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.

THE HOUSE CONSTRUCTION IS WELL UNDERWAY
AND MOVING THE HOUSE WOULD BE RELATIVELY IMPOSSIBLE

- K. Proposed Land Use: Residential for single-family dwelling - requesting
a S.D. variance
5.4 OK TCS 10-24-25
- L. Size of Proposed Use: 1.17 ac
- M. Section of the Zoning Ordinance for which a variance is being requested:
Sec 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): THOMAS STEELHAMER

Petitioner's Signature: Thomas Steelhamer

Date: 9-30-25

Mailing Address: P.O. Box 124
UNION HALL, VA 24176-0124

Phone Number: 540-522-4503

Email Address: TCSHEELHAMER@YAHOO.COM

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

September 30, 2025

Board of Zoning Appeals,

I am Tom Shelhamer and earlier this year I purchased a piece of land on Greenhouse Road in Glade Hill VA. More specifically, described as Lot 5, Riverfield Subdivision. Tax map number 0460500500.

I purchased this property specifically to build my new home and establish permanent residence here in Franklin County. After purchasing the property, markers were clearly visible on all four corners of the lot and coincided with the maintained grass cut lines of the neighboring property owners. So there did not seem to be a need to have a new survey done.

With the help of my contractor we staked out the placement of my new home and started construction. There were no concerns voiced by my neighbors as to the houses location. To my surprise my future neighbor Mr. and Mrs. Gress had a survey completed for a purchase of land behind us and he included his current property. This survey divulged that the property line between us was not where we thought it was and wound up much closer to my home that was now, well under construction.

The reason I come to you now is the required side yard set back of 12 feet can no longer be met. The measurement as depicted on the survey provided is actually 6.8 feet. Therefore I am requesting a variance of ~~5.2~~ feet. While this will still make entering my garage difficult I will make do.

5.4 TES
10-24-25

My hopes are that sometime in the future Mr. and Mrs. Gress will change their mind and consider my offer to purchase some land from them more seriously.

I hope you consider my request favorably as any other alternative will cause significant hardship on me.

Thank you


Tom Shelhamer



Side Info Pane

(1 of 1)

Zoom to

Parcels: 0460500

Primary Details

Parcel ID	
Map Number	
PID	
Parcel Number	
Owner	
Owner Address	
City	
State	
Zip Code	
Physical Address	
Unit (if Any)	
Legal Descriptio	
Legal Descriptio	
Zoning	
District	
Legal Acreage	
Land Value	
Building Value	
Assessed Total	
Land Use Value	
Grantor	
Consideration	
Consideration D	
Instrument Yr	
Instrument No	
Subdivision	
Deed Book	
Deed Page	
Plat Book	
Plat Page	
Property Card	

How-To Video: Pr

250000630

BK 1224 PG 237

After recording return to:
Anchor Title SML, LLC
130 Scruggs Road, 202
Moneta, VA 24121

This instrument prepared by:
Daniel F. Layman, Jr.
VSB #14650
P. O. Box 256
Roanoke, VA 24002

935 BRAEBURN
HARTINBURG, WV
25403

Tax Map No.: 0460500500

Title Insurance Underwriter: Old Republic National Title Insurance Company

Consideration: \$37,000.00

Tax Assessed Value: \$30,600.00

THIS DEED, made and entered into this 30 day of January, 2025, by
and between **OG CAPITAL, LLC**, a Virginia limited liability company, as Grantor, and
Thomas C. **SHELHAMER**, as Grantee;

WITNESSETH THAT:

In consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable
consideration, receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby
BARGAIN, SELL, GRANT and CONVEY, with General Warranty and modern English
Covenants of Title, unto the Grantee, Thomas C. Shelhamer, all of that certain lot or parcel of
land located in the County of Franklin, Virginia, and more particularly described as follows:

Lot 5, Riverfield Subdivision, as shown on that plat or survey prepared by Philip W.
Nester, L.S., dated October 7, 2002, which is recorded in the Clerk's Office of the Circuit
Court of the County of Franklin, Virginia, in Deed Book 758, page 1748, reference being
made to said plat for a more complete and particular description of the property being
conveyed; and

Being part of the property conveyed to the Grantor by Deed from Laura Kefauver et al.
dated January 23, 2025, recorded in the aforesaid Clerk's Office in Deed Book 1223,
page 2593 (Instrument No. 250000495).

This conveyance is made subject to all restrictions, reservations, easements and conditions of record now affecting the property hereby conveyed.

WITNESS the following signature and seal:

OG CAPITAL, LLC (SEAL)

By [Signature]
Its Manager

COMMONWEALTH OF VIRGINIA)

CITY/COUNTY OF Roanoke) To-wit:

The foregoing instrument was acknowledged before me, the undersigned notary public, in my jurisdiction aforesaid, on this 30 day of January, 2025, by Steven Clay Oakes, who is the Manager of OG Capital, LLC, on behalf of the company.

(NOTARY SEAL)

My commission expires: 9/30/26

Notary Registration No.: 225690

[Signature]
Notary Public

KATHI Z. ANDERSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #225690
My Commission Expires 9/30/24

Grantee's address: 935 Braeborn, Martinsburg, WV
25403

INSTRUMENT 250000630
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY CIRCUIT ON
JANUARY 31, 2025 AT 11:46 AM
\$37.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$18.50 LOCAL: \$18.50
TERESA J. BROWN, CLERK
RECORDED BY: TRL

BUILDING PERMIT

Permit **RES-04-2025-68538** Issue Date **06/06/2025**

IVR Pin No. **153901** Exp Date **06/08/2026**

Subdivision **RIVERFIELD**

Legal Desc **RIVERFIELD**

Desc. of Work **3-BEDROOM SINGLE FAMILY DWELLING WITH GARAGE**

Owner **THOMAS C SHELHAMER**

Primary Contractor **PARKER ROSE CUSTOM HOMES LLC**

Mechanics Lien Agent **NONE DESIGNATED**

NO INSPECTIONS WILL BE PERFORMED IF PERMIT IS NOT VISIBLE

COUNTY OF FRANKLIN, VIRGINIA

NOW OR FORMERLY
KRISTEN VENNING, TRUSTEE
D.B. 1229 PG. 1407
D.B. 758 PG. 1748 (PLAT)
TAX MAP 46, PARCEL 53

LOT 6
NOW OR FORMERLY
DAVID W. CASSIDY, JR.
KATHLEEN M. CASSIDY
D.B. 1229 PG. 2537
D.B. 758 PG. 1748 (PLAT)
TAX MAP 46.5, PARCEL 6

LOT 3A
NOW OR FORMERLY
GENE GORDON GRESS
D.B. 1186 PG. 973
D.B. 1058 PG. 2952 (PLAT)
TAX MAP 46.5, PARCEL 3

VICINITY MAP
NO SCALE

- NOTES:
1. THIS PARTIAL SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
 2. THE SUBJECT PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE PANEL 51067C0220D, DATED JAN. 6, 2010. (DESIGNATED ZONE 'UNSHADED X')
 3. THIS PLAT AS SHOWN WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
 4. ZONING: A1
 5. OWNER & SOURCE OF TITLE: THOMAS C. SHELHAMER
D.B. 1224 PG. 237
D.B. 758 PG. 1748 (PLAT)
TAX MAP 46.5, PARCEL 5

PARTIAL SURVEY
SHOWING
HOUSE LOCATION
LOT 5, RIVERFIELD
PREPARED FOR

THOMAS C. SHELHAMER

LOCATED IN
UNION HALL

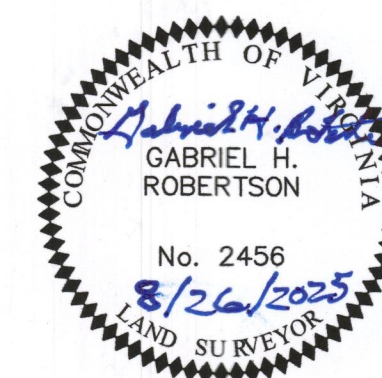
MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

JOB NO: 10825A

DATE: AUGUST 26, 2025

— SURVEYED PROPERTY LINE
--- DEED LINE
--- DEED PROPERTY LINE
○ EXISTING IRON FOUND

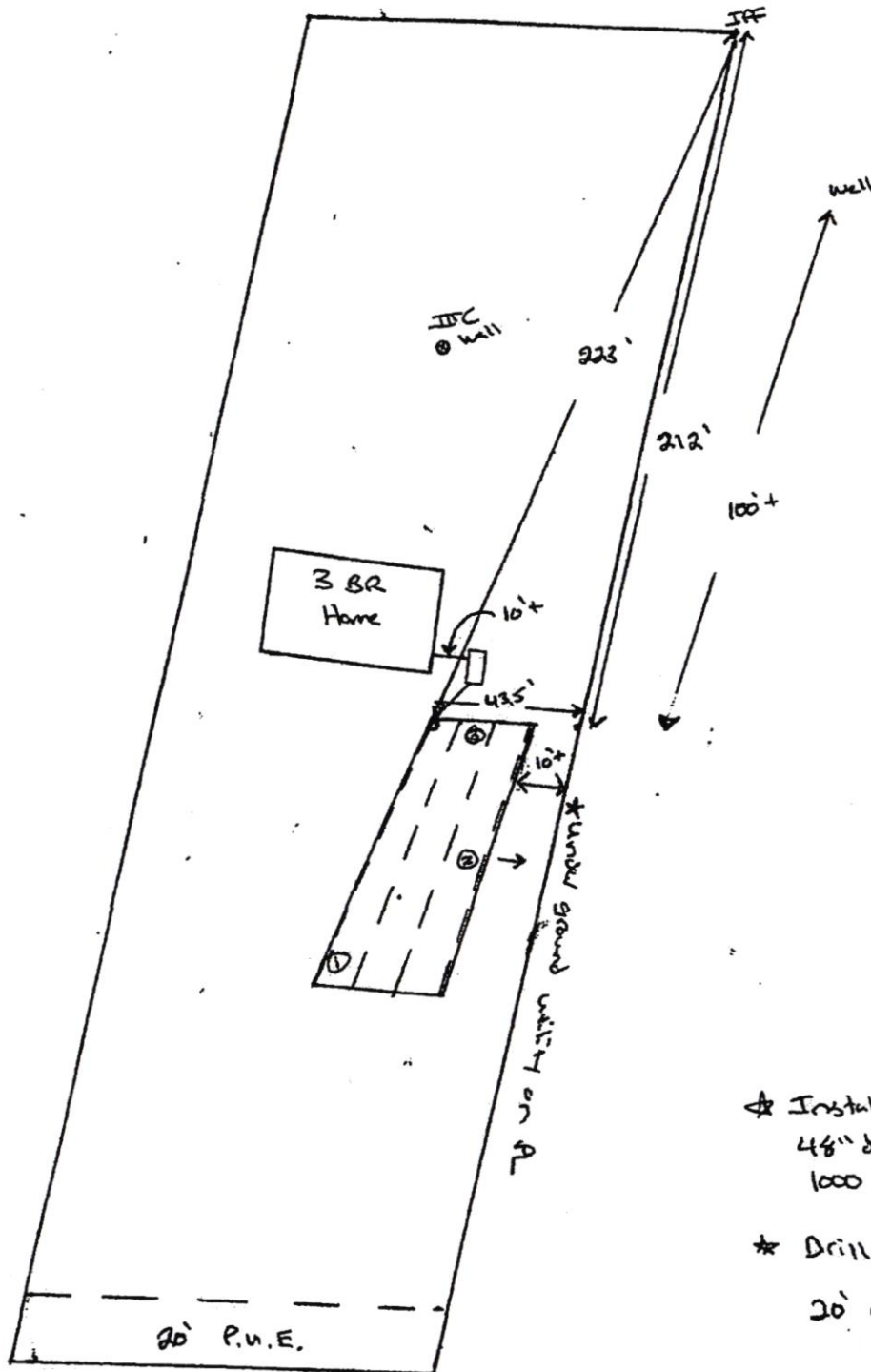
GRAPHIC SCALE
25 0 12.5 25
(IN FEET)
1 inch = 25 FEET



GABRIEL H. ROBERTSON, P.C.
628 WRAYS CHAPEL RD.
ROCKY MOUNT, VA. 24151
(540) 489-4111

Scale 1"=50'

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- * Install 4 86' Lines
48" deep 9' on center
1000 gal. tank
- * Drill ITC well
20' casing + gravel min.

For inspection, call (540)
583-0819. All requests must be
made at least 48 hours in
advance.

