

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

I/We THOMAS SHECHAMER 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 SHECHAMER

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

Petitioner's Phone Number: 540-522-4563

Petitioner's Email Address: TC.SHECHAMER@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

5.41 or 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 SHECHAMER

Petitioner's Signature: Thomas Shechamer

Date: 9-30-25

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

Phone Number: 540-522-4503

Email Address: TCSHECHAMER@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*  
Tom Shelhamer

:D

X

Q

Y9 GR...

(1 of 1)

Zoom to

Parcels: 0460500

Primary Details

Parcel ID

Map Number

Parcel ID

Owner

Owner Address

City

State

Zip Code

Physical Address

Unit (if Any)

Legal Description

Legal Description

Zoning

District

Legal Acreage

Land Value

Building Value

Assessed Total

Land Use Value

Grantor

Consideration

Consideration D

Instrument Yr

Instrument No

Subdivision

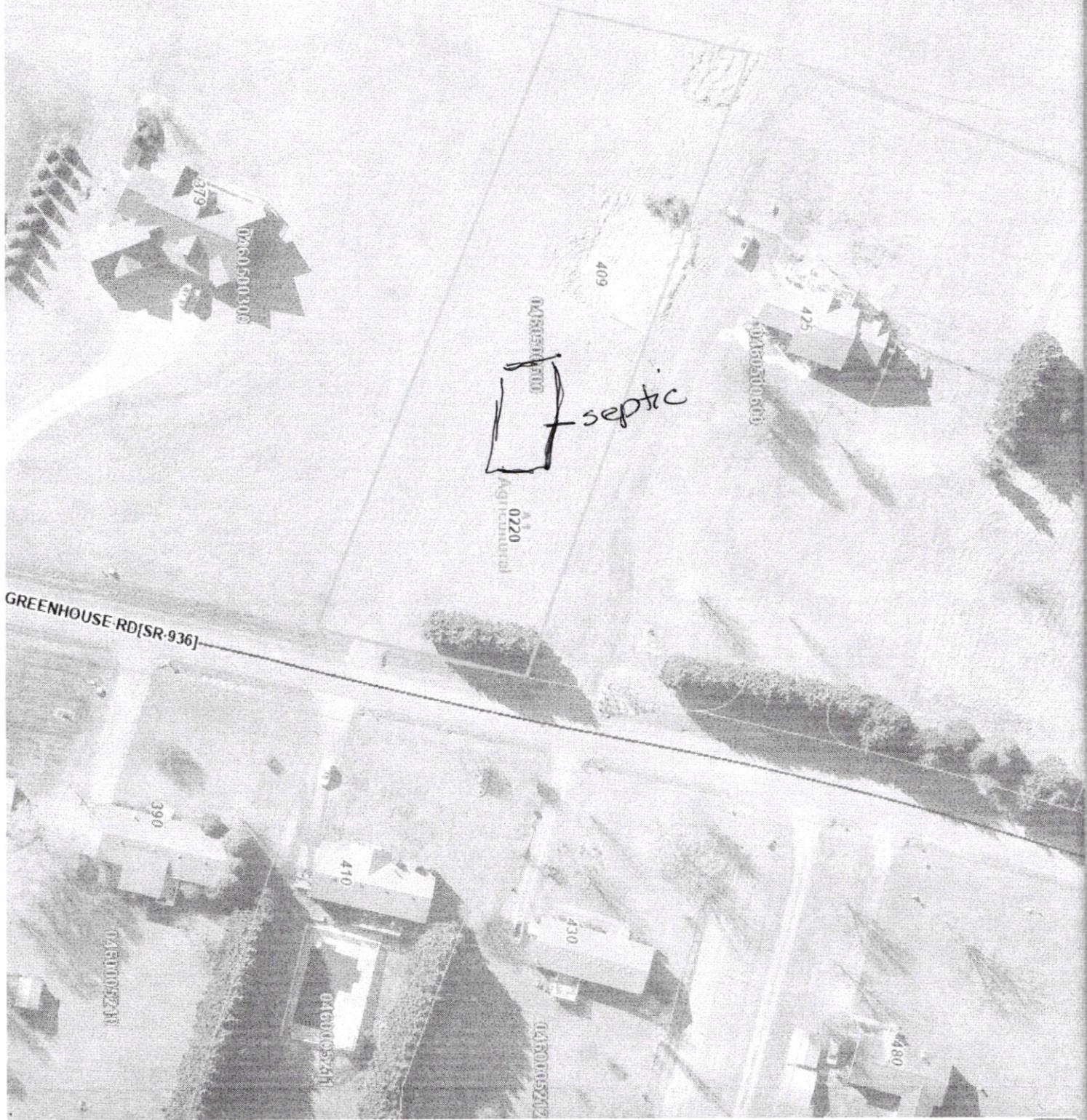
Deed Book

Deed Page

Plat Book

Plat Page

Property Card



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

This instrument prepared by:  
Daniel F. Layman, Jr.  
VSB #14630  
P. O. Box 256  
Roanoke, VA 24002

935 BRAEBURN DR  
MARTINSBURG, 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).

AS

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 Steve Clay Dales  
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 Dales, who is the Manager of OG Capital, LLC, on behalf of the company.

(NOTARY SEAL)

My commission expires: 9/30/26

Kathie Z. Anderson  
Notary Public

Notary Registration No.: 225690

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

Grantee's address: 935 Braebornes, 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

**RES-04-2025-68538**

Permit

Issue Date 06/06/2025

Exp Date 06/08/2026

IVR Pin No. 153901

Subdivision

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**

1255 Franklin Street Suite 103 Rocky Mount, VA 24151

Phone: (540)483-3047

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

1/2" REBAR FND

N19°52'48"E 122

1/2"

Figure 1. A schematic diagram of the experimental setup. The laser beam (1) is focused by a lens (2) onto a sample (3). The scattered light is collected by a lens (4) and focused onto a photomultiplier tube (5). The sample is held in a vacuum chamber (6).

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

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

( IN FEET )

1 inch = 25 FEET

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The diagram illustrates a protein structure with a binding site indicated by a black rectangle. Several residues are labeled with their positions: 936, 839, 826, 628, 671, and 1. The labels 839, 628, and 1 are positioned near the bottom left, while 936, 826, and 671 are positioned towards the top right.

VICINITY MAP  
NO SCALE

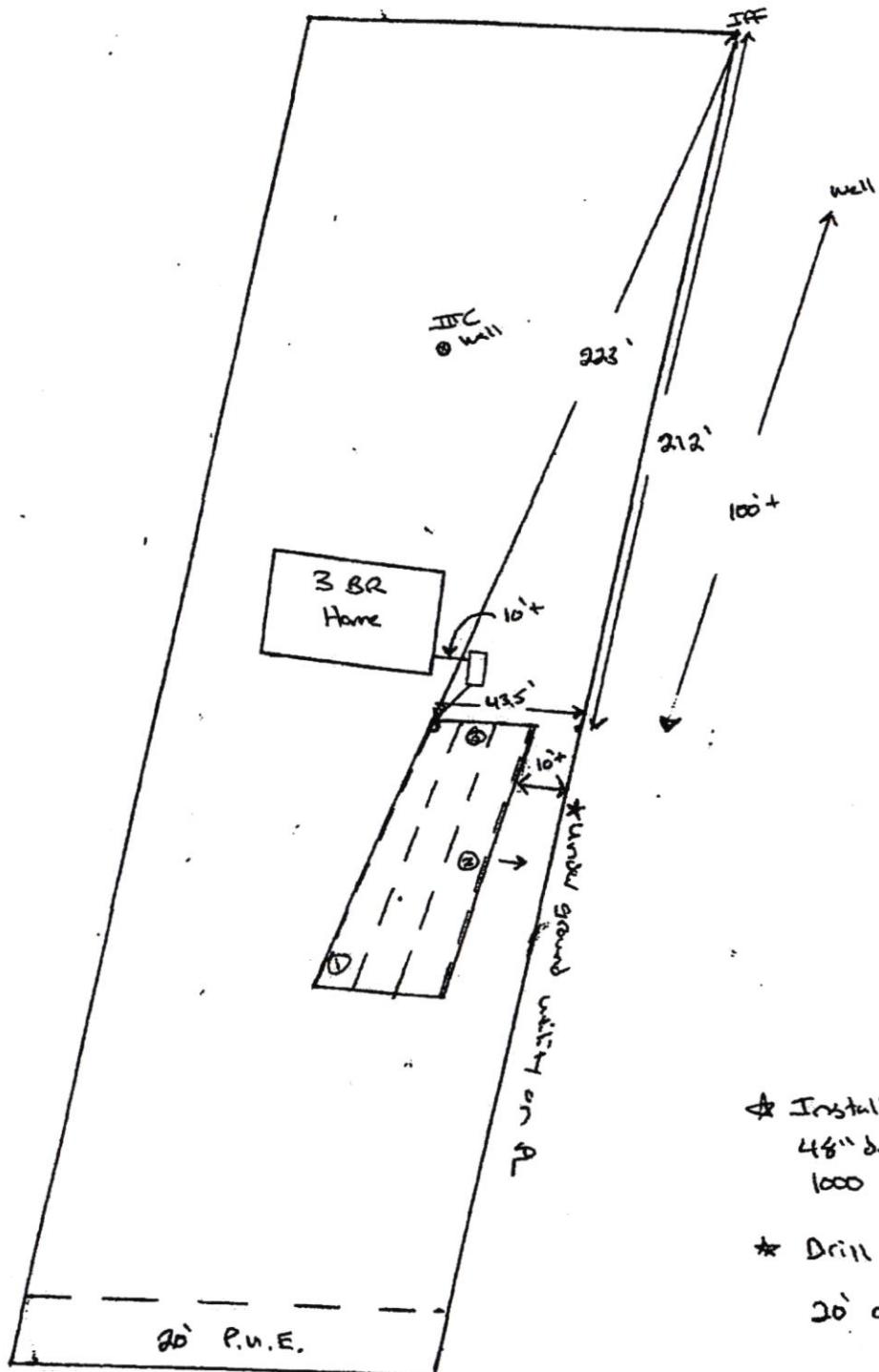
#### *NOTES:*

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

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 + grout min.

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

