

FRANKLIN COUNTY
APPLICATION
FOR VARIANCE
(Type or Print)

I/We, Daniel & Belinda Morris, 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 from requirements of the Zoning Ordinance as hereinafter described:

1. Applicant's Name: Daniel & Belinda Morris
2. Property Owner's Name: Daniel & Belinda Morris
3. Address of Property: 24 Overlook Road, Hardy 24101
4. Phone Number: 434 386 7786
5. Exact Directions to Property from Rocky Mount: 122 towards Hardy, Left on Hardy Road, Right on Middle Valley Road to end, Right on Northridge, Right on Island Road, Right on Overlook, #24 is the street address on the left
6. Tax Map and Parcel Number: Lot 13, Section 2, Pagan Isle Subdivision, Tax Map Parsel 15.1-45
7. Magisterial District: Gills Creek
8. Property Information:
 - A. Size of Property: 0.651 Acres
 - B. Existing Land Use: Residential
 - C. Existing Zoning: R1
 - D. Is property located within any of the following overlay zoning districts:
Corridor District Westlake Overlay District Smith Mountain Lake Surface District
 - E. Is any land submerged under water or part of a lake? Yes No
If yes, explain: _____
 - F. Describe how the strict application of the 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: The house as purchased in 2003 has a deck that is 7.7 feet from the 795 foot contour. Per the planning dept this is nonconforming to the 20 foot setback requirement. This prevents us from adding on to the existing structure. Our proposed lateral addition is fully compliant to all the required setbacks and all other code requirements. The house and deck was built in 1970 and we bought it in 2003. The house was planned to have an addition from the date we purchased it to be our retirement home.

9. Proposed Development Information:

A. Proposed Land Use: Residential

B. Proposed Zoning: R1

C. Size of Proposed Use: 0.641 Acres

- Section of the Zoning Ordinance for which a variance is being requested: 25-226 (c)
(Zoning Code section must be correct and all applicable code sections included in request.)

Sec 25-226(c) minimum dimensions - rear
Sec 25-164(a) Expansion-Enlargement of
Nonconforming structure

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this application for a variance and the information submitted herein is correct and accurate.

Applicant's Name (Print): Daniel & Belinda Morris

Signature of Applicant: *Daniel Morris Belinda Morris*

Date: 7Nov2016

Mailing Address: 24 Overlook Road, Hardy Va 24101

Telephone: 434 386 7786

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

Owner's Name (Print): Daniel & Belinda Morris

Signature of Owner: *Daniel Morris Belinda Morris*

Date: 7Nov2016

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK#: _____

RECEIPT #: _____

AMOUNT: _____

Date 7Nov2016

To: Franklin County Virginia
Zoning Variance

Subject: Letter of Application, Zoning Variance, 24 Overlook Road Hardy VA 24101

This is a letter of application supporting the request for a zoning variance. Below are the reasons the variance should be granted.

- (a) The proposed use of the property is to be a home that we will live in. My wife and I as we approach our retirement years want to make this our home. The existing structure has only 1 bathroom and is only 960 square feet of living space. We visit this small home on weekends and miss having more space inside the building as we have had in other homes we have owned.

We purchased this home in 2003 and planned to add on to make it our home during retirement. The home with a single bathroom is too small to live in full time. The addition will meet all the setback and building code requirements and is shown on the attached plat and drawings.

The living space will be all at one level at the 809 foot elevation. The old and new addition will have the same elevation with no stairs or ramps between them. The lower level will have flood vents and will be used to store items of low value and will not be a living space.

- (b) The effect of the change of the surrounding area is minimal. The deck already exists and has been there for many years. The addition is located on a sloping land and will reduce the effort required to cut the grass on the difficult to walk slope. The addition roof will have gutters and rain water will be piped to the lake so erosion will be reduced.

- (c) The reason for the variance is to allow the addition while keeping the existing deck as is. The existing deck is 7.7 feet from the 795 foot contour and offers a beautiful view of the lake. The required setback is 20 feet and this causes the nonconformance. The house 'as is' is too small to live in and not granting this variance would ruin our plans to retire at this house. The addition will be conforming to all requirements and is what we planned to add on when we approached our retirement years. Now is that time and ever since we purchased this property in 2003 we wanted to retire here. We have had the septic system redesigned and have a permit to relocate the well and the septic system as a pump back to allow the addition location as proposed. Not granting this variance will change our retirement plans significantly and most likely force us to have to sell this property and move to another location with a larger living space.

Property Owners
24 Overlook Road
Hardy, Virginia 24101



Daniel Morris & Belinda Morris

PLAT SHOWING RE-SURVEY OF

LOT 13 SEC. 2

PAGAN ISLE

OWNED BY:

DANIEL J. & BELINDA L. MORRIS

SOURCE: D.B. 803 PG. 1299

COMM. NO. 14354

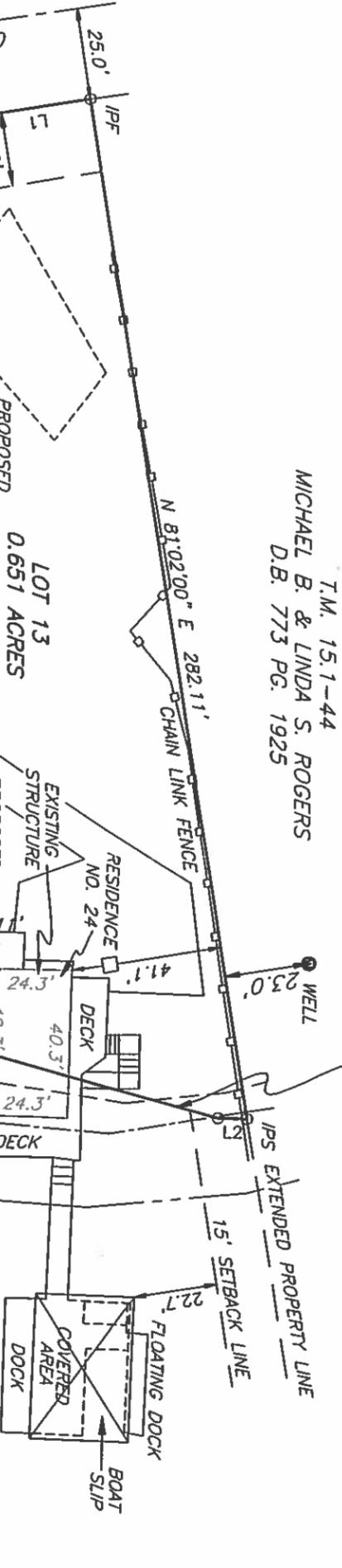
OWNER/ CONTRACTOR TO
VERIFY BUILDING
SETBACKS WITH FRANKLIN
COUNTY ZONING AND AEP

PROPERTY LINE AS
PER SUBDIVISION PLAT
RECORDED IN
PLAT BOOK 3
PAGE 189

RECORD MERIDIAN

PLAT BOOK 3, PAGE 189

LOT 12
T.M. 15.1-44
MICHAEL B. & LINDA S. ROGERS
D.B. 773 PG. 1925



LOT 14
T.M. 15.1-46
JOHNNY M. & PATRICIA C. BROWN
D.B. 967 PG. 1764

10' P.U.E. AS SHOWN
ON PLAT BY
TODD S. EVERETT
DATED NOV. 28, 2012

LINE	BEARING	DISTANCE
L1	N 09°01'00" W	29.66'
L2	S 00°55'00" W	7.90'
L3	S 15°37'00" W	136.27'



NOTES:

- This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the title.
- Exact location of underground utilities and improvements unknown.
- That portion of this property as platted which lies below the 802' contour falls within the Federal Insurance Rate Map One Hundred Year Flood Plain.
- This plat does not address the existence, detection or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.

This is to certify that on JULY 22, 2016
I made an accurate survey of the premises
shown hereon and that there are no
easements or encroachments visible on the
ground other than as shown hereon.



GILLS CREEK DISTRICT
FRANKLIN COUNTY
VIRGINIA

THE OFFICE OF
SLUSHER SURVEYING INC.
LAND SURVEYING AND PLANNING
P.O. BOX 646
BEDFORD VIRGINIA 24523
PH 540-586-9157
slushersurvey@verizon.net

DATE: JULY 22, 2016
REVISED:
SCALE: 1" = 40'
TAX MAP: 15.1 - 45
ZONED: R1
PRECISION: 1:20,000+
DRAWN BY: CNW
CHECKED BY: R.F.P.

COMM. NO. 14354

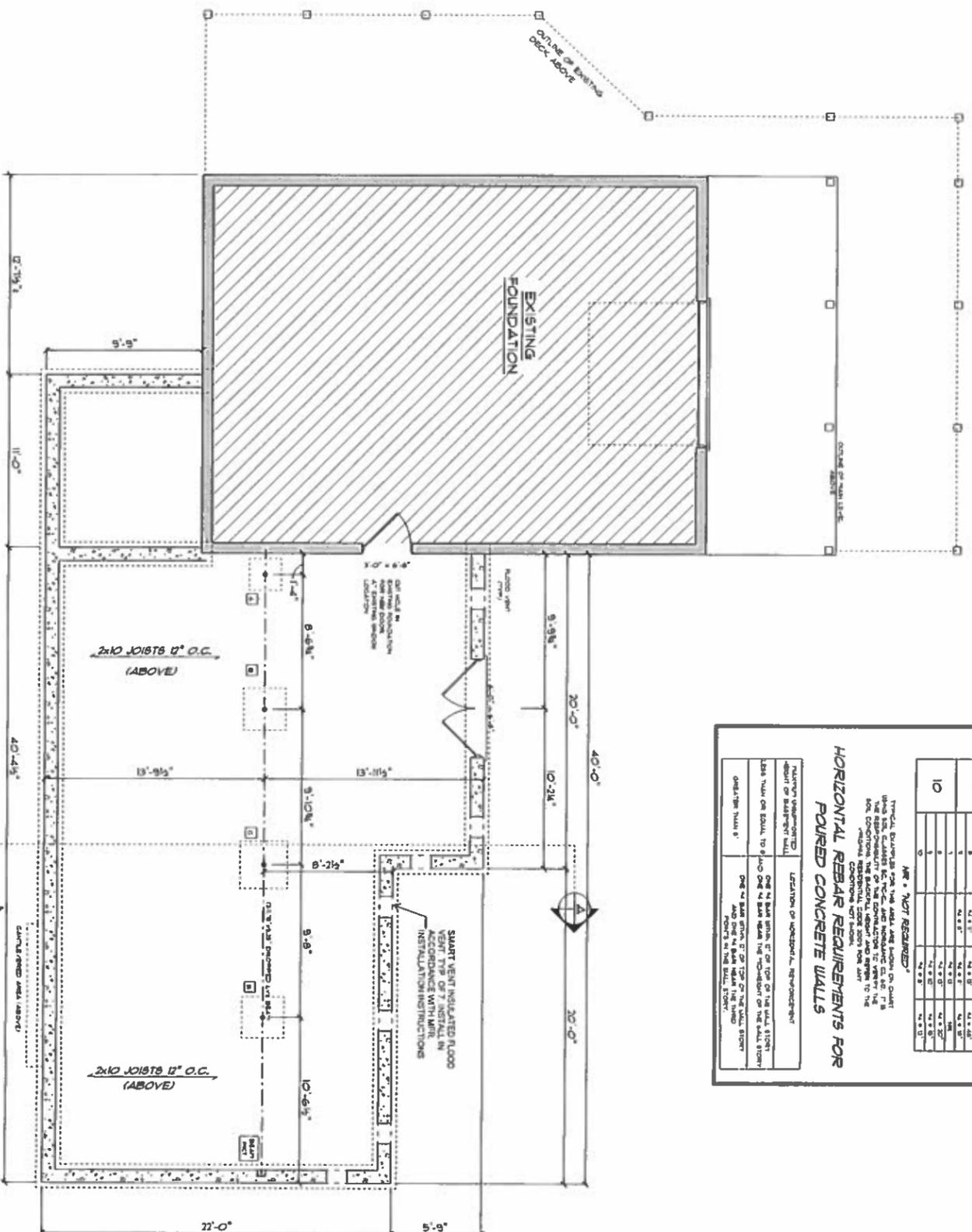


**VERTICAL REBAR REQUIREMENTS FOR
POURED CONCRETE WALLS**

WALL HEIGHT (ft)	MINIMUM REBAR	MINIMUM WALL THICKNESS (in)
8	4 #4	12
9	4 #4	12
10	4 #4	12

**HORIZONTAL REBAR REQUIREMENTS FOR
POURED CONCRETE WALLS**

WALL THICKNESS (in)	MINIMUM REBAR
12	2 #4
14	2 #4
16	2 #4
18	2 #4
20	2 #4
22	2 #4
24	2 #4
26	2 #4
28	2 #4
30	2 #4

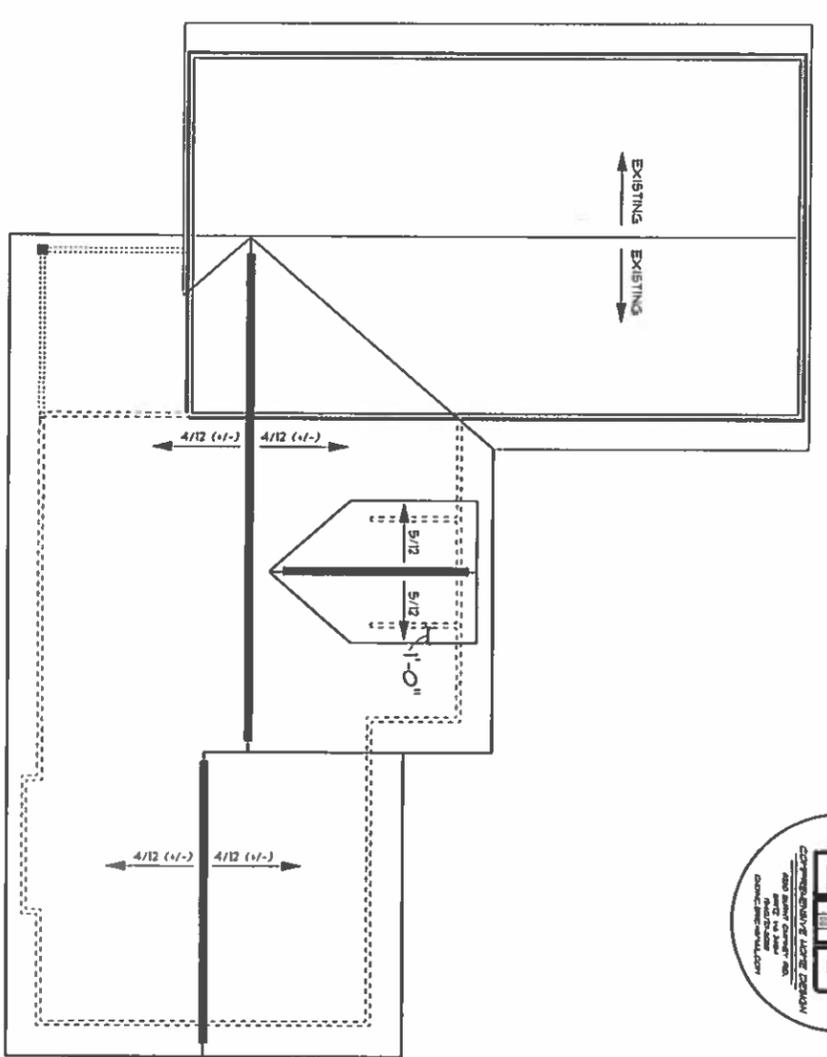


PIER FOOTING SCHEDULE

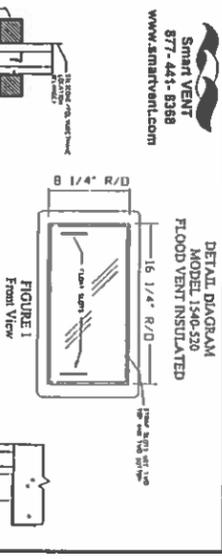
PIER	FOOTING DIMENSIONS
A	2'-0" X 2'-0" X 1'-0" DEEP
B	2'-8" X 2'-8" X 1'-0" DEEP
C	3'-0" X 3'-0" X 1'-0" DEEP

NOTE: FOOTINGS
SHALL BE CONCRETE TO MATCH EXISTING FOUNDATION. ALL FOOTINGS SHALL BE REINFORCED WITH #4 BARS.

**SET TOP OF FOUNDATION WALLS SUCH THAT
TOP OF SUBFLOOR IS FLUSH WITH TOP OF
EXISTING SUBFLOOR**



FLOORING NOTES:
1. INSTALL BOTTOM OF SMART VENT FLOOD VENTS AT BASEMENT SLAB FINISH AND REINFORCEMENT AS SHOWN IN THE DIAGRAM.
2. SPECIFIED FLOOR VENTS SHALL BE 2012 VIRGINIA RESIDENTIAL CODE AND SPECIFIED HEREON SATISFY THE 2012 VIRGINIA RESIDENTIAL CODE.
3. SPACING AND MINIMUM PER EXPOSED SIDE (ICC-ESR-2871).
4. SPECIFIED FLOOD VENTS WILL ACCOMMODATE A MAXIMUM WATER LEVEL RISE ON FALL OF 5" TROUGH.



SQUARE FOOTAGE TABLE

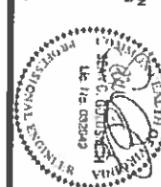
ITEM	DESCRIPTION	AREA (SQ FT)
1	FOUNDATION PIER & ROOF PIER	0.00
2	FULL FLOOR FINISH & EXTERIOR RESURFACE	0.00
3	SECTION A-A, PORTER DETAIL	0.00
4	ELEVATION	0.00
5	REBAR REQUIREMENTS	0.00

LIST OF DRAWINGS

SHEET #	SHEET DESCRIPTION
1	FOUNDATION PIER & ROOF PIER
2	FULL FLOOR FINISH & EXTERIOR RESURFACE
3	SECTION A-A, PORTER DETAIL
4	ELEVATION
5	REBAR REQUIREMENTS

Due to the nature of renovation work the dimensions shown on these plans are subject to field verification by the owner/contractor.

THE ENGINEERING CERTIFICATION INDICATED ON THIS SHEET IS LIMITED TO THE FLOORING DESIGN INFORMATION WAS NOT CONSIDERED OR REVIEWED FOR COMPLIANCE WITH THE 2012 VIRGINIA RESIDENTIAL CODE.

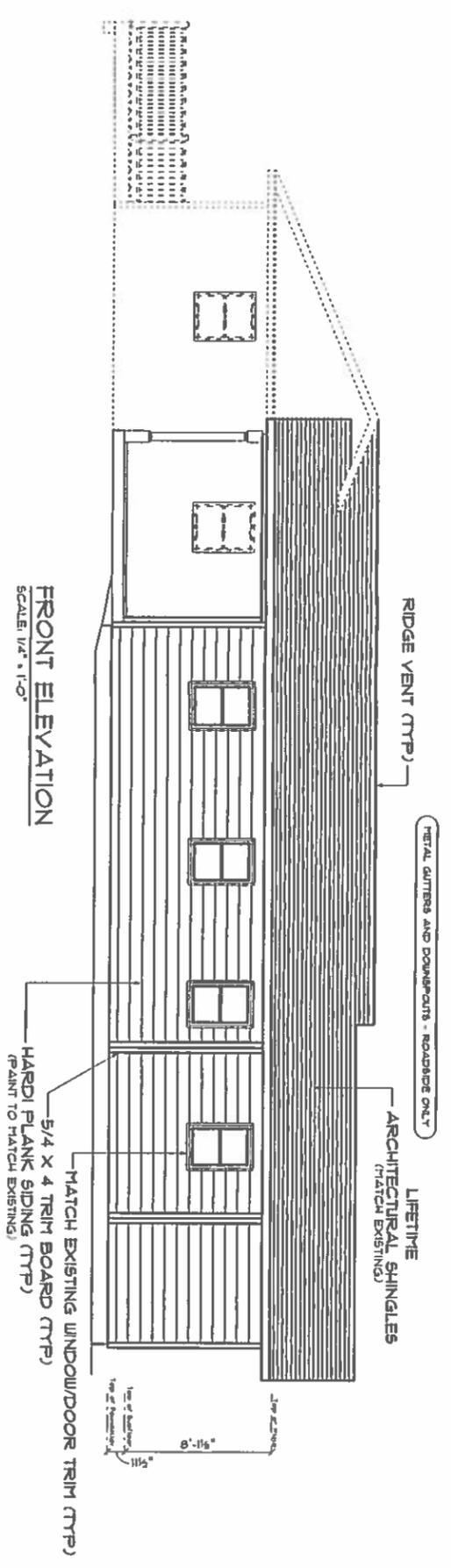


**RENOVATION FOR
DAN & BELINDA MORRIS
ADDITION & RENOVATION**

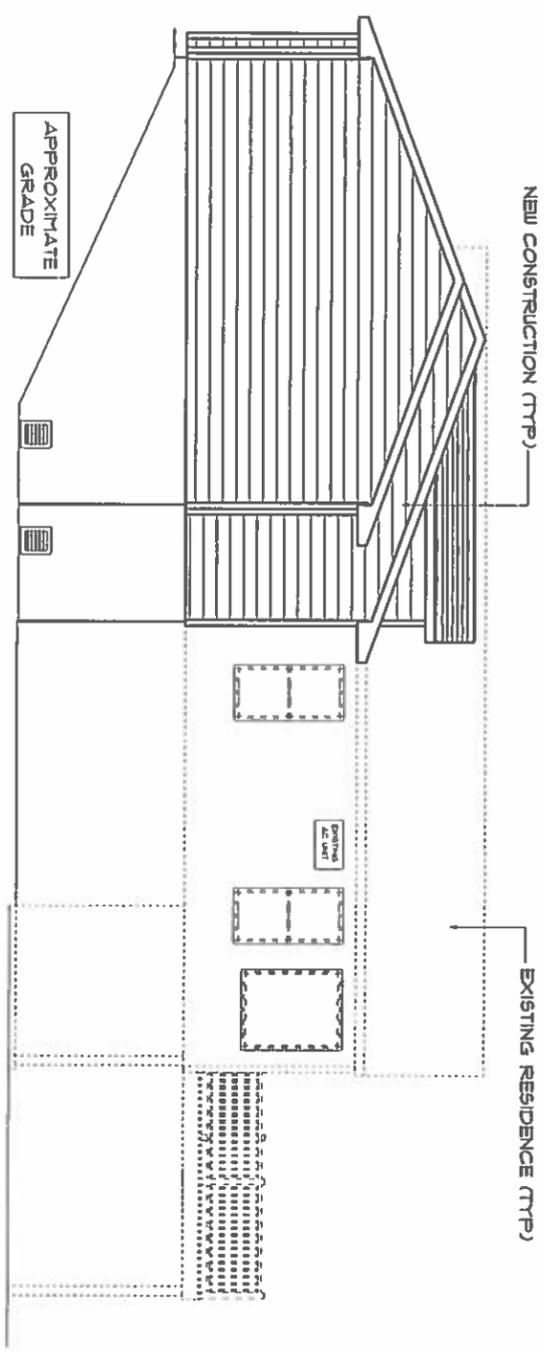
COMPREHENSIVE HOME DESIGN, INC.
100 WEST GARDEN AVENUE SUITE 200 FORT WORTH, TEXAS 76102-3400
CONTACT: 817-335-1100

DRAWN BY: BLS
DATE: 08/25/2016

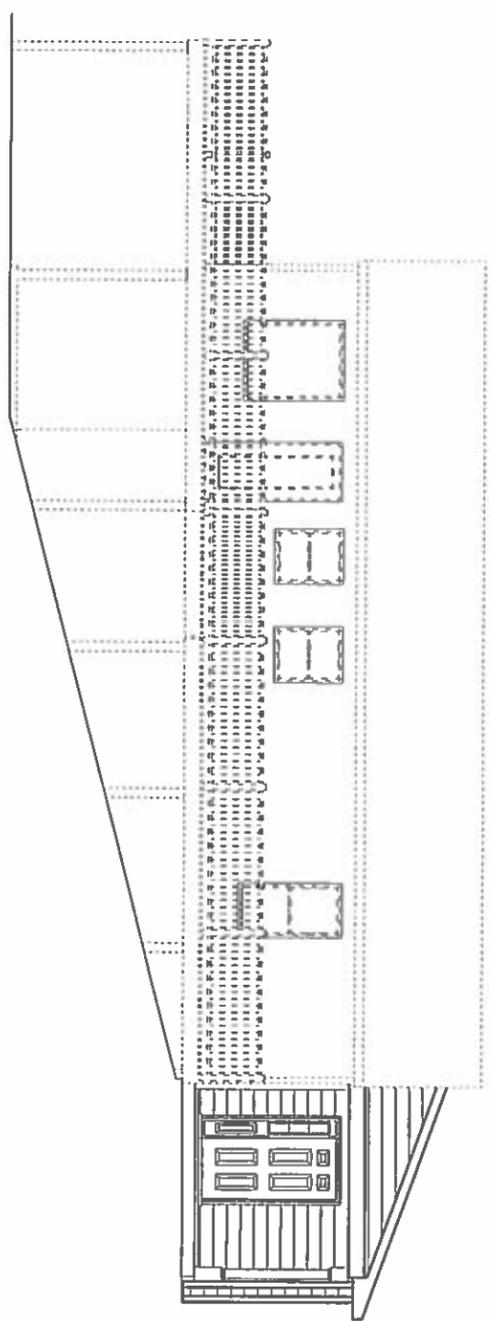
REVISION DATE: 10/18/2016



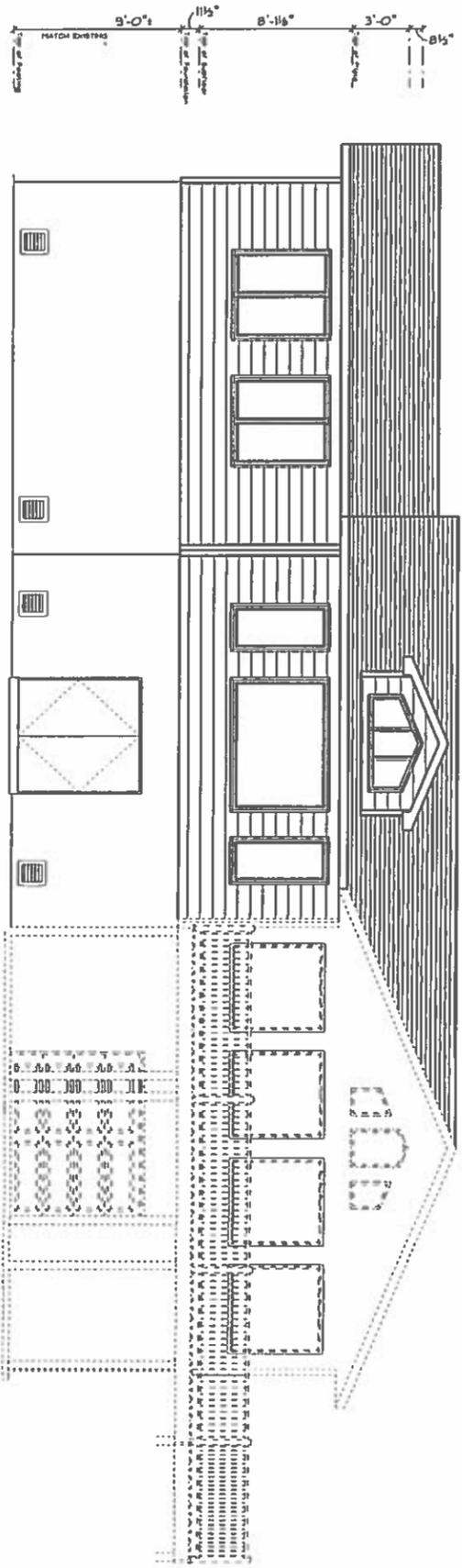
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



LAKESIDE ELEVATION
SCALE: 1/4" = 1'-0"

Due to the nature of renovation work the dimensions shown on these plans are subject to field verification by the owner/contractor.

LIST OF DRAWINGS

SHEET #	SHEET DESCRIPTION
SHEET 1	FOUNDATION PLAN / ROOF PLAN
SHEET 2	FLOOR PLAN / FINISH SCHEDULES
SHEET 3	SECTION A-A / DECKING DETAIL
SHEET 4	ELEVATIONS
SHEET 5	MECHANICAL SCHEDULES

RENOVATION FOR:
DAN & BELINDA MORRIS
ADDITION & RENOVATION

SHEET 4

Prepared by:
COMPREHENSIVE HOME DESIGN, INC.
PROJECT NO. 16078-1000

DRAWN BY: ELS
DATE: 08/25/2016
REVISION DATE: 10/18/2016

LIMITATION OF LIABILITY:
OWNER: PROJECT AND SPECIFICATIONS ARE SUBJECT TO LOCAL, STATE, FEDERAL, AND FEDERAL, AND ANY OTHER APPLICABLE CODES AND REGULATIONS. THE OWNER'S RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES IS THE OWNER'S RESPONSIBILITY. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE PROFESSIONAL SERVICES IN ACCORDANCE WITH THE PROFESSIONAL STANDARD OF CARE AND ETHICS OF THE ARCHITECTURAL PROFESSION.

