Letter of Application Feb 5, 2018

Owner: Phillip & Wanda Green 94 Windless Pointe Dr.
Fairway Bay Townhouses - Unit #94 Building D

The existing property is zoned Residential Multi family (RMF). Our unit is a two-story townhouse over a walkout basement with a total living area of 1904 sf. It consists of a kitchen/dining/living room, foyer, 2 bedrooms, 2 bath and a lower rec room. Also includes a single car garage and a 12'x20' lakeside deck. This variance is a request to enclose the lakeside deck into a 12'x20' expansion of the main level into a four seasons room. Addition to the living/dining area

The Fairway Bay project consists of 24 similar townhomes of which 14 units have similar room additions constructed. The additions were all approved by the Home Owners Association (HOA) and had to meet basic HOA standards. We are requesting the same basic room addition and have HOA approval to proceed with construction. Considering what's already built our project should not have any affect on the surrounding area.

We purchased this home with the intent to retire here as full-time residents. We also purchased with the good faith assumption that we could expand the living area by adding the sunroom as others had. The HOA president assured us that as long as we followed the HOA guidelines there would be no problem. We had constructed the first addition several years before and had a Building Permit issued with no zoning problems. Our hardship is that to enjoy the one level living this room adds we would have to sell and buy another unit with the addition, and move a second time after already starting other projects on this home.

FRANKLIN COUNTY
APPLICATION
FOR VARIANCE
(Type or Print)

I/We, Frank Zwolinski, 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: Frank Zwolinski
2. Property Owner's Name: Phillip & Wanda Green
3. Address of Property: 94 Windless Pointe Dr.
4. Phone Number: (513) 602-1156
5. Exact Directions to Property from Rocky Mount: Rt 122 N, T/R 6116, T/L into Windless Rd, T/L Windless Pointe Drive Unit 14 Bldg D on right
6. Tax Map and Parcel Number: 0310703300
7. Magisterial District: Gills Creek
8. Property Information:

   A. Size of Property: 00
   B. Existing Land Use: Single family urban
   C. Existing Zoning: RMF
   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 owners purchased this property with the understanding that building of the sunroom was permitted as so noted that 14 units of the total 24 units already had constructed similar sunrooms

9. Proposed Development Information:

A. Proposed Land Use: SAME AS CURRENT

B. Proposed Zoning: RMF

C. Size of Proposed Use: SAME AS EXISTING deck (13' X 20')

- Section of the Zoning Ordinance for which a variance is being requested: 25-284 (Zoning Code section must be correct and all applicable code sections included in request.)

1.

Checklist for completed items:

_____ Application Form

_____ Letter of Application

_____ 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): Frank Zwolinski

Signature of Applicant: Frank Zwolinski

Date: Feb 5, 2018

Mailing Address: 323 Foxfire Rd

Wirtz, VA 24184

Telephone: (540) 721-2736

Email Address (optional): frank@oakenshieldcv.com

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

Owner's Name (Print): Phillip & Wanda Green

Signature of Owner: Phillip Green Wanda L. Green

Date: 2/5/18

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK#: _____

RECEIPT #: _____

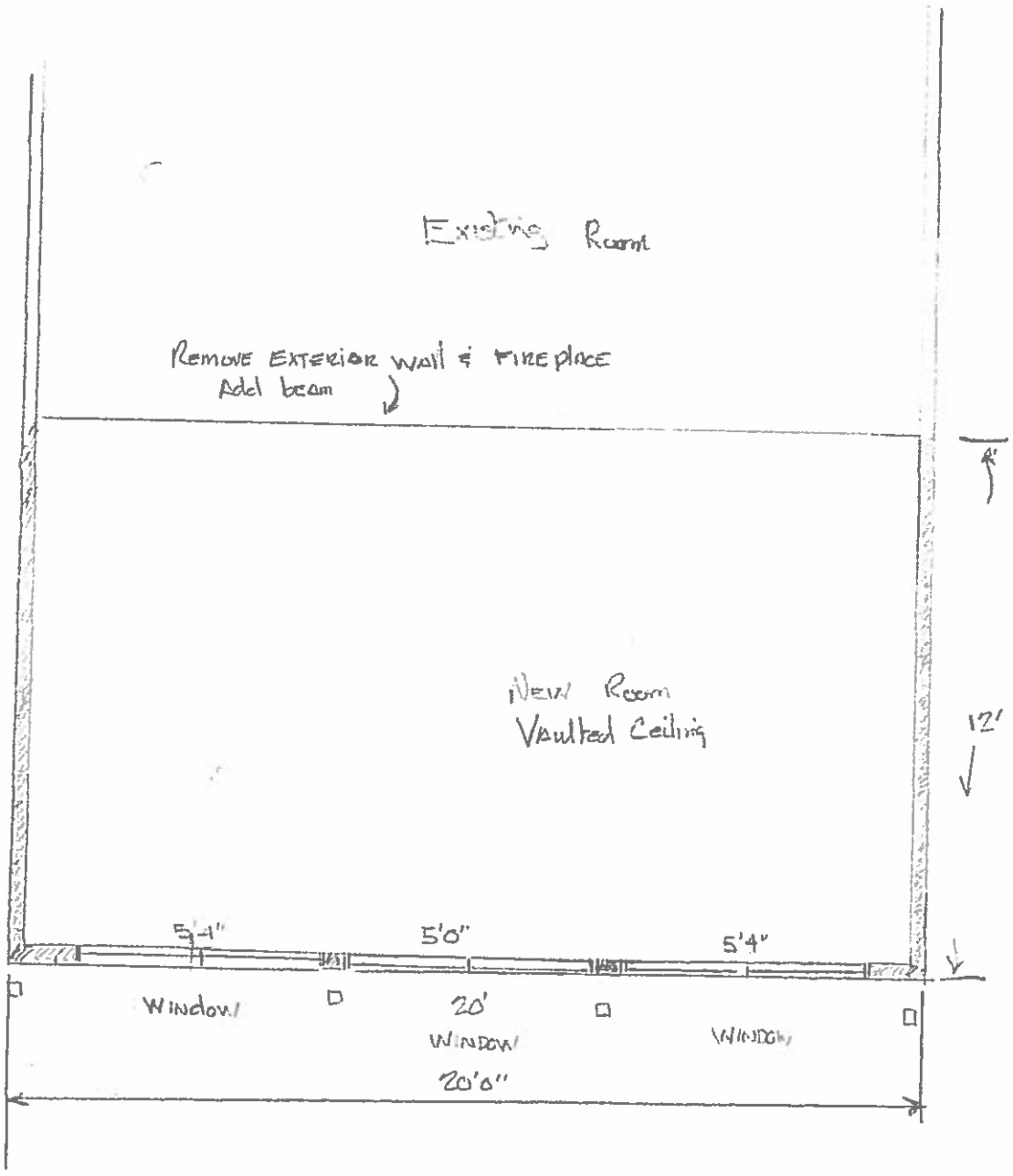
AMOUNT: _____

Adjacent Property Owners

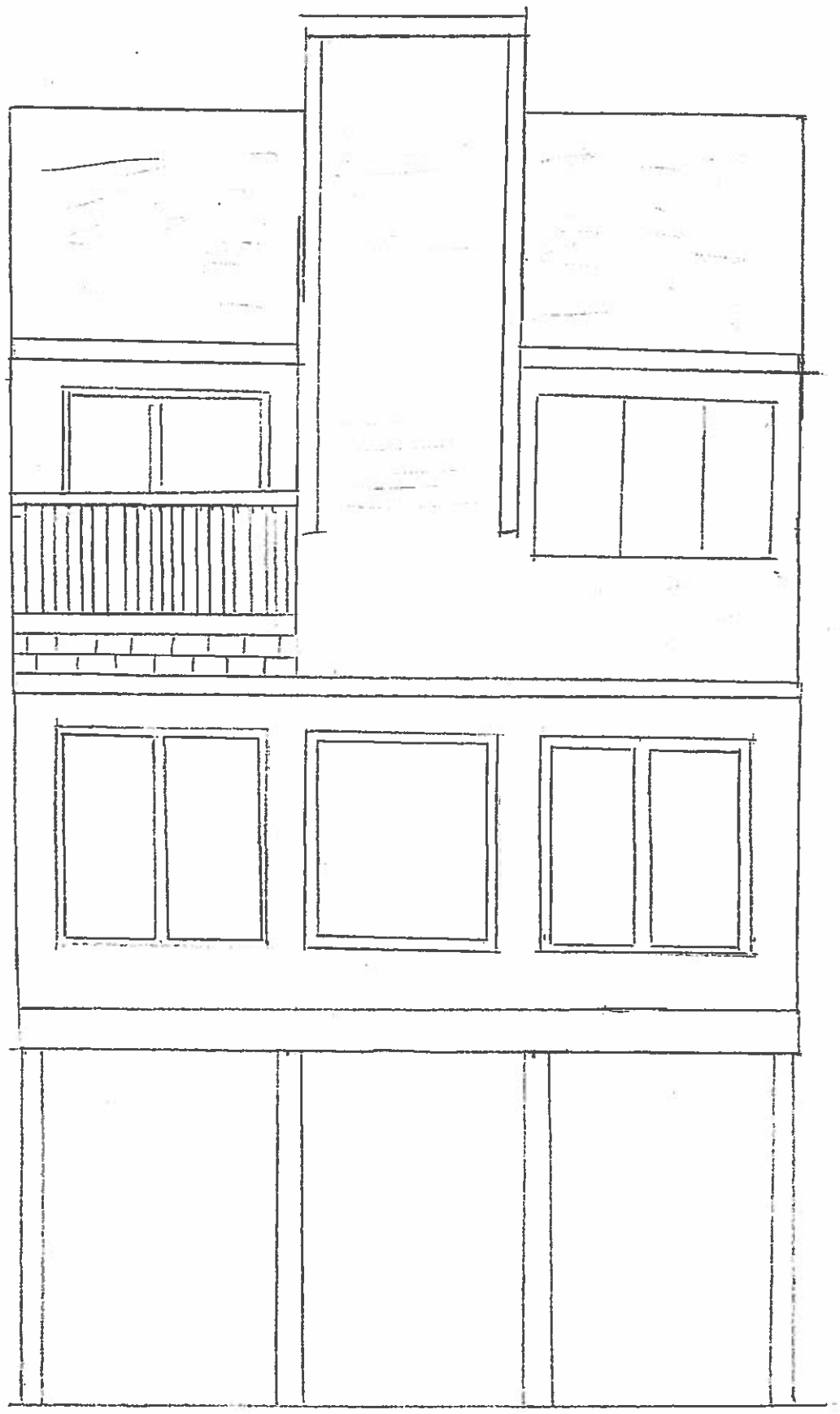
1. Front & Rear Parcel # 0310704000
   Fairway Bay HOA Condo Unit Owners Association
   c/o Denise Prillaman
   200 Teel Brooke Rd
   Rocky Mount, VA 24151

2. Right-hand Parcel # 0310703200
   Patricia Love
   2305 Cranbrone Rd
   Midlothian, VA 23113

3. Left-hand Parcel # 0510703400
   Larry & Laraia Flores
   4975 Dan Robin Rd.
   Salem, VA 24153



Condo Room Addition



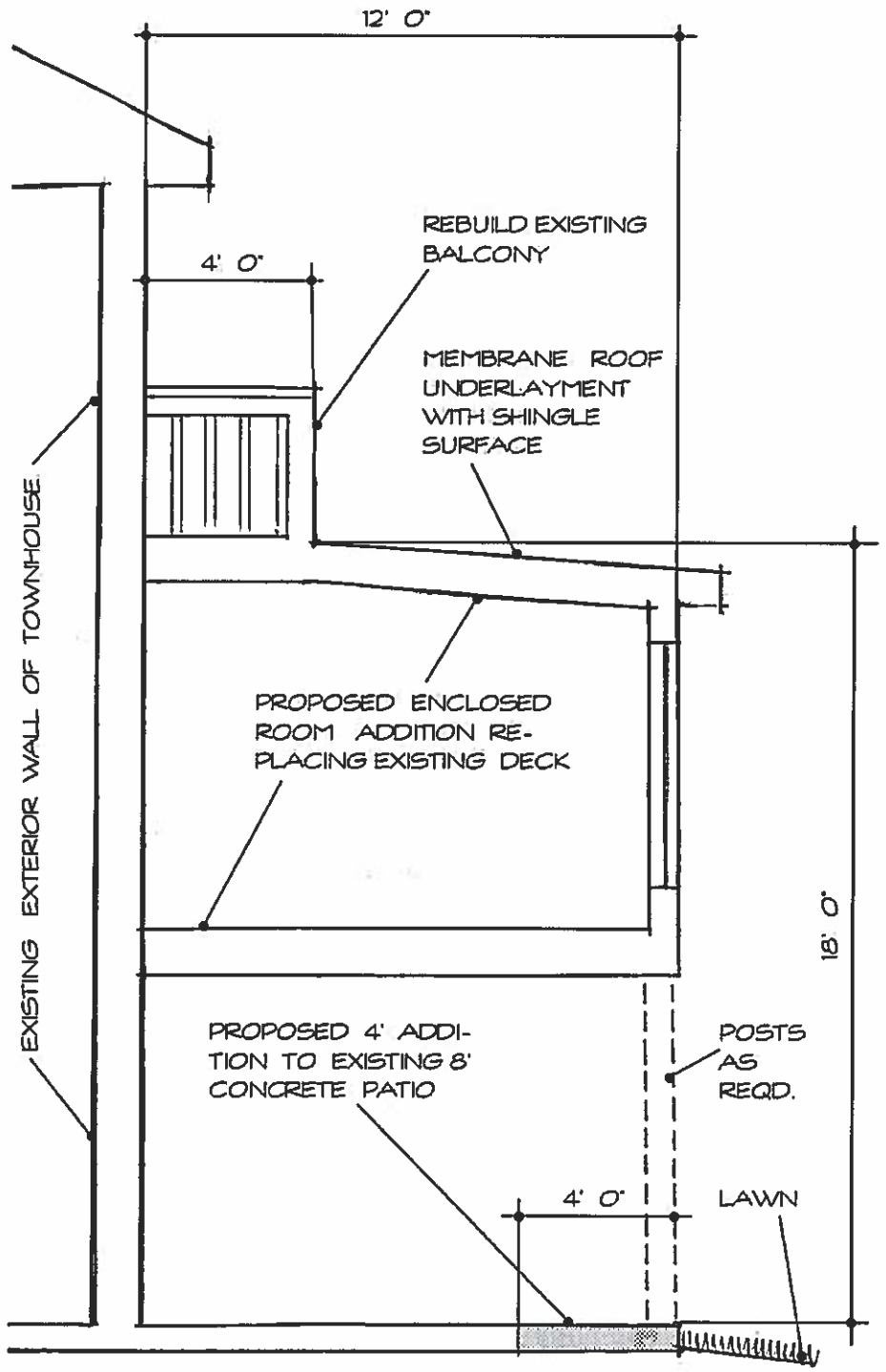
NEW LAKESIDE ELEVATION

A

F

ADJOINING PROPERTY OWNERS CONTACT INFORMATION

UNIT 13, PARCEL ID NO. 3200, 90 WINDLASS POINTE DRIVE, MONETA, VA 24121
PATRICIA LOVE, 2305 CRANBRONE ROAD, MIDLOTHIAN, VA 23113
UNIT 15 PARCEL ID NO. 3400, 100 WINDLASS POINTE DRIVE, MONETA, VA 24121
LARRY AND LARAIA FLORES, 4976 DAN ROBIN ROAD, SALEM, VA 24153
FRONT AND REAR, PARCEL ID NO. 0310704000
FAIRWAY BAY CONDO UNIT OWNERS ASSOCIATION

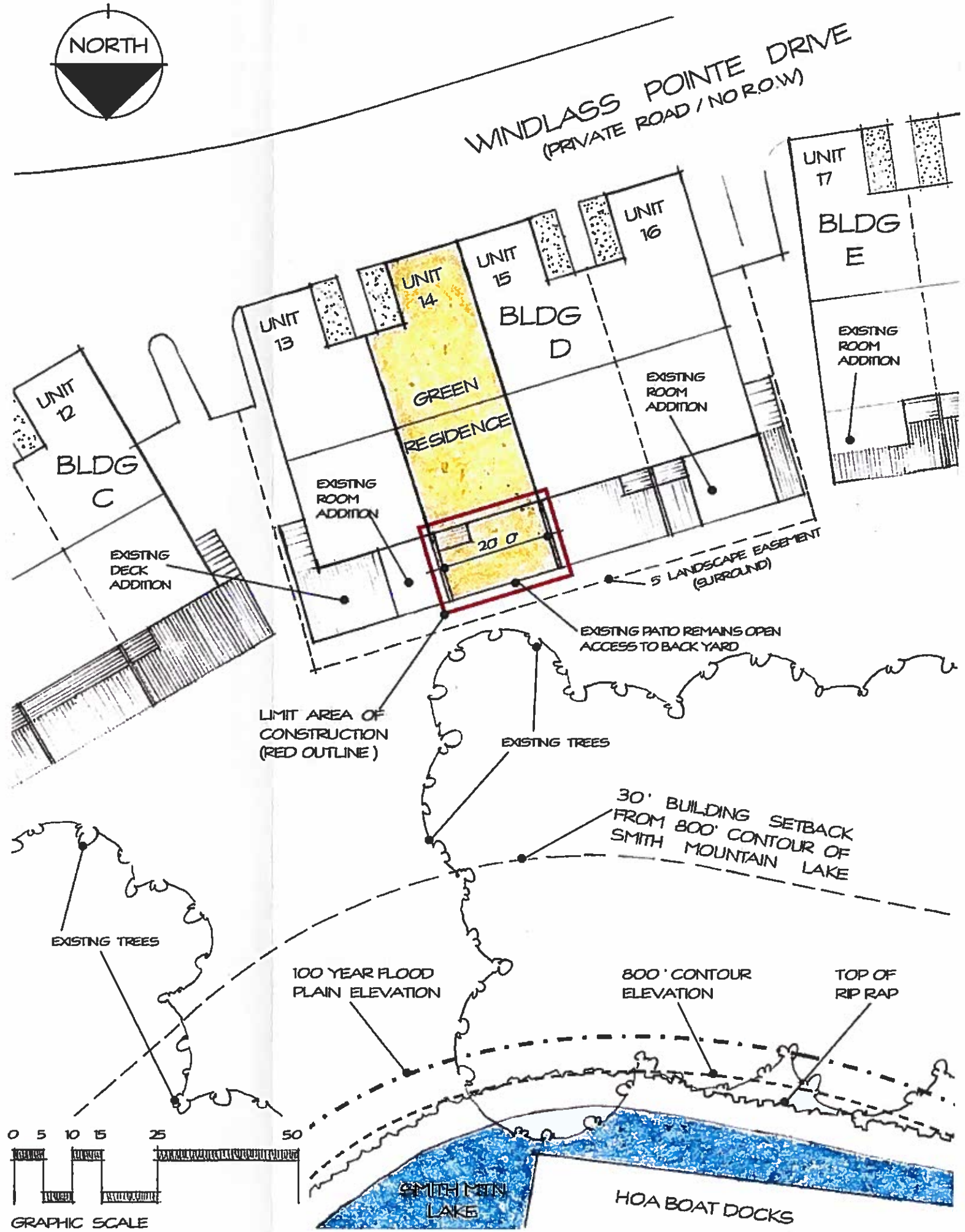


SECTION OF ROOM ADDITION

SCALE 1" = 4' 0"

0 1 2 3 5 10

GRAPHIC SCALE



0 5 10 15 25 50

GRAPHIC SCALE

MEADOR DESIGN STUDIO

POST OFFICE BOX 372.
HARDY, VIRGINIA
540 890 4533

PHILLIP & WANDA GREEN CONCEPT PLAN

UNIT 14 BUILDING D
94 WINDLASS POINTE DRIVE
MONETA, VIRGINIA

REVISION DATE

ISSUE DATE

5 FEBRUARY 2018

SCALE

AS NOTED

SHEET NUMBER

CP – 1