

License # 2705 102673A
3603 Joppa Mill Road
BEDFORD, VA 24523
434-942-3513

July 1, 2019

To: Franklin County Planning Office

From: G Scott Pittman
On behalf of Arthur and Donna Copsey

Re: Variance Application
612 Long Island Drive Moneta, VA

I have been contracted by Arthur and Donna Copsey to complete several home addition projects on their lake home located at 612 Long Island Drive Moneta. Two of these projects will require a variance in the setback requirements.

The Copsey's currently reside in Italy due to Mr. Copsey's current employment, however they plan on retiring to this home at the end of this year. Currently the property is improved with a 2014 Modular home containing one bedroom, living room, main level laundry and two baths. The property currently has a two bedroom septic system. The Copsey's desire is to construct a family room addition on the lake side of the home, a new deck along the rear of the property and an addition on the left side of the home along with a new front porch. The addition on the left side of the home and the front porch are the focus of this request.

Long Island Drive is a deadend street serving residential homes located on Smith Mountain Lake, there is a mixture of full time residences, rentals and seasonal vacation homes. Currently Long Island Drive has a 50' deeded right of way with a pavement width of 18' to 20'.

Our recent survey shows the existing location of the home along with the proposed additions, the home currently rest 8.58' from the front boundary line, the proposed side addition would rest from 8.58' to 9.32' from the existing right of way of Long Island Drive. (28' to 30' from the edge of pavement) The topography of this site makes it very difficult for any development, this is the reason that a variance was requested and approved in 2014 for the placement of the home. The site contains approximately 0.42 acre of land yet with an average depth of 145' feet from the road to the water. Long Island Drive rest on a knoll and has water on both sides of the street, this property has approximately 45' of semi flat land before it drops off to Smith Mountain Lake with an elevation drop of approximately 50' to Smith Mountain Lake.

The main purpose of this request is to facilitate the addition of future Bedroom on the left hand side of this residence, placing this addition on the rear of the home would not prove cost effective due to the current topography and soil conditions at the rear of the home, additionally the Copsey's assumed that when they placed the home in 2014 and received the variance then that they would be able to add on to the structure in the future as he neared retirement and funds were available. Without this variance the property will remain as is, a one bedroom home. Granting the variance will not place the primary structure any closer to Long Island Drive, thus not changing this property visually and making no change to this neighborhood, yet it will allow the Copsey's to realize their retirement dream and fully enjoy this property.

The second portion of this request is for a front porch addition, while the addition of a covered front porch will be closer to the right of way of Long Island Drive it will only serve to improve the aesthetics of this property and thus enhancing the neighborhood along Long Island Drive. The placement of the porch will be approximately 22' from the edge of pavement of Long Island Drive.

FRANKLIN COUNTY
APPLICATION
FOR VARIANCE
(Type or Print)

I/We, G. SCOTT PITTMAN, 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: G. SCOTT PITTMAN
2. Property Owner's Name: ARTHUR B. & DONNA A. CORSEY
3. Address of Property: 612 LONG ISLAND DRIVE MONETA
4. Phone Number: 439-942-3513
5. Exact Directions to Property from Rocky Mount: 122 NORTH, PAST WESTLAKE LEFT ON REDBUD LANE, RIGHT ON LONG ISLAND DRIVE, PROPERTY ON RIGHT
6. Tax Map and Parcel Number: 0130206700
7. Magisterial District: GILLS CREEK
8. Property Information:
 - A. Size of Property: 0.42 ACRE +/-
 - B. Existing Land Use: SINGLE FAMILY
 - 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: ADJOINS SMITH MT. LAKE
 - 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: DUE TO LOCATION OF EXISTING HOME AND SITE TOPOGRAPHY IT IS IMPOSSIBLE TO ADD SECOND BEDROOM AND FURN THIS HOUSE INTO FULL TIME RESIDENCE.

9. Proposed Development Information:

A. Proposed Land Use: SINGLE FAMILY (SAME)

B. Proposed Zoning: R1 (NO CHANGE)

C. Size of Proposed Use: _____

- Section of the Zoning Ordinance for which a variance is being requested: _____
(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): G. SCOTT PITTMAN

Signature of Applicant: [Signature]

Date: 7/1/19

Mailing Address: 3603 JOPPA MILLED
BEDFORD VA 24523

Telephone: 434-942-3513

Email Address (optional): HANDYMAN0316@GMAIL.COM

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

Owner's Name (Print): ARTHUR & DONNA COPSEY

Signature of Owner: [Signature] Donna Copsey

Date: 1 July 2019

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK#: _____

RECEIPT #: _____

AMOUNT: _____

30 15 0 30 60 90

SCALE IN FEET

LOT 28
BLOCK 2
LONG ISLAND ESTATES
P.B. 3, P. 122
PROPERTY OF
DAVID EDWARD & TERRI ROXANNE JONES
JONES LIVING TRUST
D.B. 1117, P. 1987
PARCEL ID. NO. 1302066

LOT 29
BLOCK 2
LONG ISLAND ESTATES
P.B. 3, P. 122
PROPERTY OF
ARTHUR B. & DONNA A COPSEY
D.B. 972, P. 347
PARCEL ID. NO. 1302067

LOT 30
BLOCK 2
LONG ISLAND ESTATES
D.B. 686, P. 1703 (PLAT)
PROPERTY OF
ROBERT J. & CAROLINE B. FUNGAROLI
D.B. 1113, P. 1299
PARCEL ID. NO. 1302068

SMITH MOUNTAIN LAKE

LONG ISLAND DRIVE
ROUTE 123A

DEED BOOK 686, PAGE 1703

PROPOSED ADDITION
28' M.H.

PROPOSED ADDITION
22' x 22'

EXISTING DWELLING
612

PROPOSED ADDITION
12' x 6'

WELL

SKETCH OF PROPOSED ADDITIONS
LOT 29
BLOCK 2
LONG ISLAND ESTATES
GILLS CREEK DIST., FRANKLIN CO., VA.
SCALE: 1"=30' DATE: JUNE 21, 2019
PARCEL ID. NO. 0130206700
13-2-66.DWG

LAST REVISION



PEACE OF MIND PROPERTY SERVICES, INC

ENGINEERING, INSPECTIONS, PLANNING & SURVEYING

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BEDFORD, VA. 24523

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