

FRANKLIN COUNTY
APPLICATION FOR VARIANCE
(Type or Print)

We, Ed + Debbie Crawford, 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: Ed + Debbie Crawford

2. Property Owner's Name: Ed + Debbie Crawford

Phone Number: 540-526-2937

Address: 328 Brooks Pt. Ln.
Union Hall Zip: 24176

3. Exact Directions to Property from Rocky Mount: 40 East to Whistle Stop
Left on Burgerloop Left on Crawford, Right on winding
Right on Brooks Pt. Ln.

4. Tax Map and Parcel Number: 0520100900 Tax map

5. Magisterial District: Union Hall

6. Property Information:

A. Size of Property: .8

B. Existing Land Use: Resident

C. Existing Zoning: RC1

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.

To river bed

F. Describe any unusual or extraordinary conditions of the property that affect development: The location of the septic
power line, & water prohibit building
in those areas.

7. Proposed Development Information:

A. Proposed Land Use: Private Garage

B. Proposed Zoning: RC1

C. Size of Proposed Use: 36' x 24'

1. Section of the Zoning Ordinance for which a variance is being requested: Sec 25-272(A)

(Zoning Code section must be correct and all applicable code sections included in request.)

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): Edward Crawford

Signature of Applicant: *Edward Crawford*

Date: 9/28/16

Mailing Address: 328 Brooks Pt. Ln.
Union Hill, VA 24176

Telephone: 576-2937

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

Owner's Name (Print): _____

Signature of Owner: N/A

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

September 21, 2016

To whom it may concern:

I would like to build a 2 car garage and work shop with the a bonus room (Home office space) on the second level. The second level would be at grade with the road (Books Pt. Lane) The garage level would be at grade with the existing driveway. This would be considered below the road grade .

This structure would have no change to the surrounding area. Numerous houses on the street have detached garages.

I am requesting a Variance because the building would be less than the required distance from the state road. While I have considered other locations on the property for the garage, there are several reasons this could not be done.

1. The electric and water utilities are buried in one of the spots considered.
2. The septic system is in the other spot considered.
3. The driveway is close to one of the adjoining properties and would block the neighbors view.

While the construction would require the removal of 2 trees, these 2 trees are very close to the power lines. The grading required would be minimal due to the fact that the area where the garage would be built is already dug out and is used for parking.

Thank you for considering my request for a variance.

Sincerely,

Ed & Debbie Crawford