



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Board of Zoning Appeals
FROM: Sandra K. Bunch, Zoning Administrator *Sandy*
DATE: November 29, 2018
SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, December 6, 2018, at 1:30 P.M.**, in the Board Meeting Room, Augusta County Government Center, 18 Government Center Lane, Verona, Virginia.

Please meet in the Board of Supervisors Conference Room at the Augusta County Government Center in Verona at **8:00 A.M., Thursday**, for the Staff Briefing prior to going out to view the items on the agenda. Lunch will follow at **Country Cookin at noon**.

Enclosed are the minutes of last month's meeting, the agenda for **Thursday's** meeting, staff reports and site plans on each of the requests.

If you cannot attend this meeting, please notify this office as soon as possible.

SKB/bcw

Enclosures

**ADVANCED
AGENDA**

Regular Meeting of the Augusta County Board of Zoning Appeals

Thursday, December 6, 2018, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of November 1, 2018

4. PUBLIC HEARINGS

- A. A request by Patricia A. Long, for a Special Use Permit to have a kennel for personal dogs on property she owns, located at 1031 Hundley Distillery Road, Churchville in the North River District.
- B. A request by M.C. Shirley, for a Special Use Permit to have a motor vehicle repair business on property owned by Eddie D. and Sandra F. Shirley, located at 28 Tractor Lane, Lyndhurst in the South River District.
- C. A request by Kevin L. or Tara Stroop, for a Special Use Permit to construct a building exceeding the 1,200 square foot total aggregate allowed on property they own, located at 54 Buttermilk Road, Mt. Sidney, in the North River District.
- D. A request by Taylor M. Cole, for a Special Use Permit to construct solar panels on property he owns, located on the east side of Marble Valley Road, adjacent to 1352 Marble Valley Road, Deerfield in the Pastures District.
- E. A request by Zachary Swanson, for a Variance from the Floodplain Ordinance on property he owns, located at 149 River Lane, Fort Defiance in the Middle River District.
- F. A request by Zachary Swanson, for a Special Use Permit to remodel and reconstruct a portion of a non-conforming dwelling on property he owns, located at 149 River Lane, Fort Defiance in the Middle River District.

5. OLD BUSINESS

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Jonathan L. or Janet L. Burkholder, for a Special Use Permit to construct a building to operate a landscaping business and make landscaping stones and stone signs on property they own, located at 6409 Spring Hill Road, Bridgewater in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST**

8. STAFF REPORT

18-8 Five Stars, LLC

18-9 Promised Land of Augusta, LLC

9. ADJOURNMENT

Date 12/10/18

PROPERTY OWNER:
Patricia A. Long

APPLICANT:
Same

LOCATION OF PROPERTY:
1031 Hundley Distillery Road, Churchville in the North River District

SIZE OF PROPERTY:
6.580 acres

VICINITY ZONING:
General Agriculture to the north, south, and west; Rural Residential and General Agriculture to the west

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private Well and Septic

APPLICANT'S JUSTIFICATION:
To have a kennel for personal dogs

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:
Health Department has no issues with a personal dog kennel.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance is adequate for the requested use. The entrance currently serves two residential dwellings. The request is not anticipated to generate additional vehicular traffic. Should the entrance generate more than 50 vehicles per day (enter + exit), the entrance shall be constructed to meet VDOT's commercial entrance requirements. In addition, no advertising on the right-of-way or within the line of sight for the entrance is permissible.

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer available in the area of the subject property, therefore, the Service Authority has no comments regarding this application.

ENGINEERING'S COMMENTS:

Less than 10,000 square feet. OK.

ANIMAL CONTROL'S COMMENTS:

Dogs had proper shelter but there was a strong urine odor in the camper. As long as the dogs are taken out of the camper several times a day this should not be a problem. They have plans to build a fenced in area for all of the dogs to run around in. Four (4) dogs were up to date on the rabies vaccination. Seven (7) dogs need their rabies vaccination. There are several others in the house that need vaccinations as well. There are dogs that need to have a County license.

All of the dogs on this property need to be up to date on rabies vaccinations and a County license. The camper needs to be decluttered and cleaned to help with the urine smell. The other concern would be proper exercise for all of the dogs in the camper.

Animal Control would recommend this Special Use Permit, if the above comments would be addressed and taken care of. The Zoning application was for ten (10) dogs but there were sixteen (16) on the property. This needs to be addressed as well.

SECTION 25-74C - ANIMAL CARE FACILITIES

There is an adequate plan to keep the facility neat and clean, free of dirt, fecal accumulation, odors, and parasite infestation.

The dogs are kept inside the two (2) dwellings on the property and inside the RV. There is an existing fenced area around the house used for bathroom breaks and exercise.

Adequate facilities will be constructed to ensure good ventilation and the maintenance of proper temperatures within healthful and comfortable limits for the animals.

Both dwellings and the RV are heated and air conditioned.

Fencing will be sturdy and well maintained and will be of sufficient strength and height to safely secure the animals.

There is a fenced area around the dwelling and the applicant is proposing another fenced area around the RV when it is moved to the field.

Exercise areas will provide adequate shelter from wind, rain, snow, and direct sunlight.

The dogs have access to the RV or the two (2) dwellings on the property and are only outside for short periods of time.

There is an adequate plan to address safety from fire and other hazards, including alarm systems and suppression equipment when appropriate.

There are smoke alarms and fire extinguishers onsite.

Both the inside and outside facilities will be of proper size to accommodate the anticipated breeds and numbers of animals.

Five (5) dogs are kept inside the dwelling and the other eleven (11) are kept inside the RV. Animal Control was concerned that the existing fenced area is not adequate to accommodate all dogs for proper exercise.

The site contains a minimum of five (5) acres. The minimum acreage required for the permit must be retained in the same ownership for the permit to remain valid. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require a larger site when necessary to protect the neighboring properties and to accommodate the anticipated breeds and numbers of animals.

The property contains 6.580 acres.

The animals shall be confined within an enclosed building from 10 p.m. to 6 a.m. unless the board of zoning appeals is satisfied that keeping the anticipated animals outside during such hours will not be a nuisance to neighboring properties.

The dogs will be confined inside the dwellings or the RV from 10:00 p.m. to 6:00 a.m.

No structure occupied by animals, other than the principal dwelling of the owner/operator shall be closer than two hundred feet (200') from any lot line. No outside run or other outdoor area occupied by animals more than two (2) hours in any 24 hour period shall be nearer than five hundred feet (500') to any lot line. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require larger setbacks when necessary to accommodate the anticipated breeds and numbers of animals or to better protect neighboring properties.

The RV does not meet the current two hundred (200') feet from all lot lines and will need to be moved behind the house in the field if the Special Use Permit is approved.

STAFF RECOMMENDATIONS

The applicant is requesting to have sixteen (16) small breed dogs on site. The dogs are all personal pets that belong to the applicant, her roommate, and her daughter. Five (5) of the dogs stay inside the two (2) dwellings on the property and eleven (11) dogs are kept inside the RV on the property. The RV does not currently meet the two hundred (200') foot setback requirement for structures occupied by animals and will need to be moved to the field behind the house. There is an existing chain link fence around the house for exercise and bathroom breaks, and the applicant states a fence will be installed around the RV to provide exercise for the dogs housed in the RV once it has been relocated. All dogs are spade and neutered and no breeding is requested. Staff has received no complaints from the neighbors regarding the dogs. Animal Control visited the site and found the dogs had proper shelter but noted concerns regarding the RV's cleanliness, and advised the applicant that the dogs needed to be let out more frequently

to insure they are getting the proper amount of exercise. It was also noted **that not all dogs on the property were up to date on rabies vaccinations and some of them did not have a County license.** Based on Animal Control's comments, staff is concerned that the applicant may not be able to provide adequate care and cleanliness for the sixteen (16) dogs requested. However, if the Board feels the requested number of dogs is compatible and desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

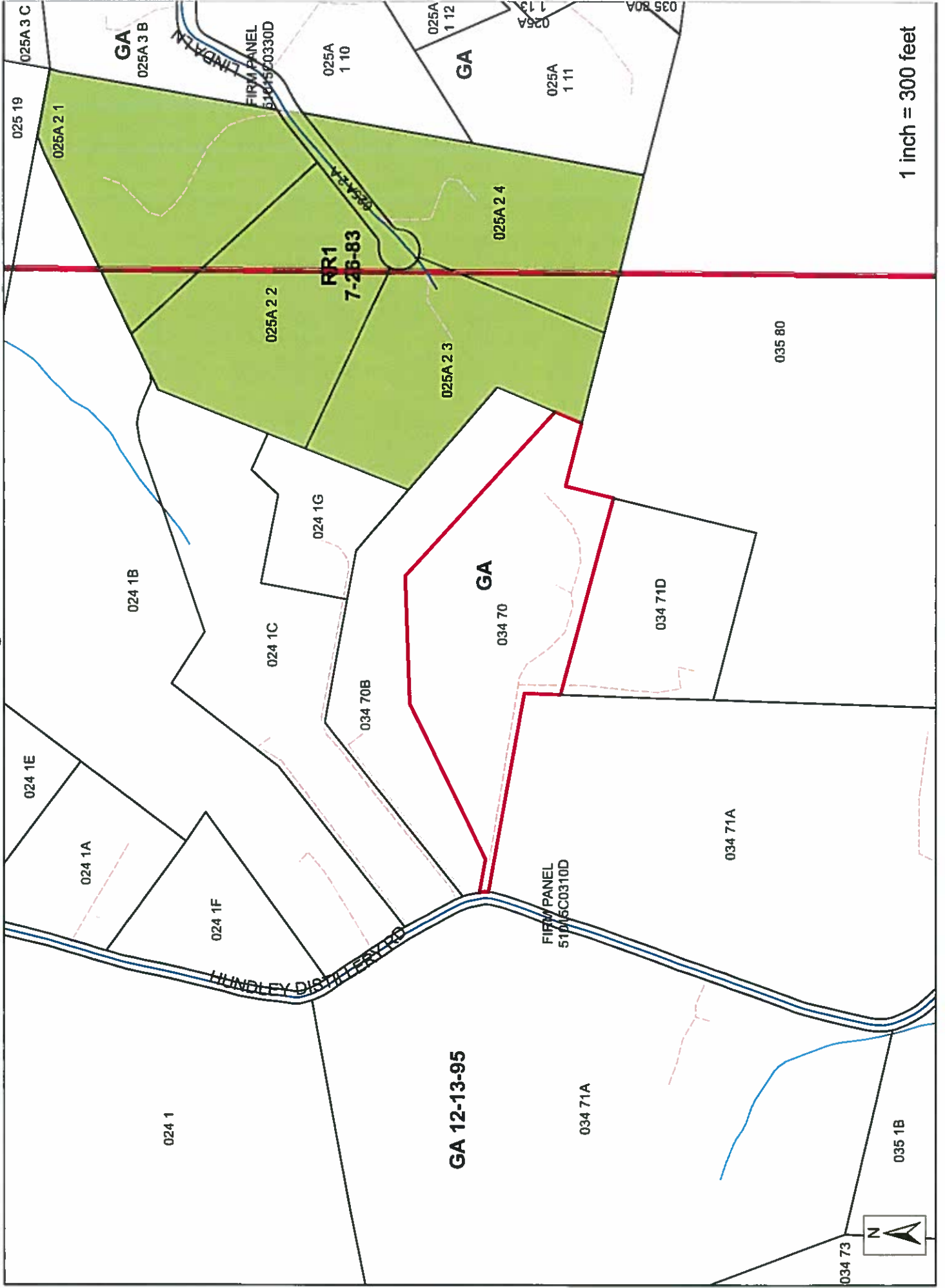
1. The applicant submit rabies certificates and a copy of all County licenses to Community Development within **thirty (30) days.**
2. The RV occupied by dogs needs to be moved to meet the two hundred (200') foot from all property lines as shown on the BZA sketch within **ninety (90) days.**
3. The fenced exercise area around the RV needs to be installed within **ninety (90) days.**

Operating Conditions:

1. Applicant be permitted to keep sixteen (16) existing dogs, however, as they expire they not be replaced.
2. All dogs be confined within the designated areas on the site plan or inside the RV or dwellings.
3. Dogs be kept inside from 10:00 p.m. until 6:00 a.m.
4. Animal control to inspect the site **every year.**



Long

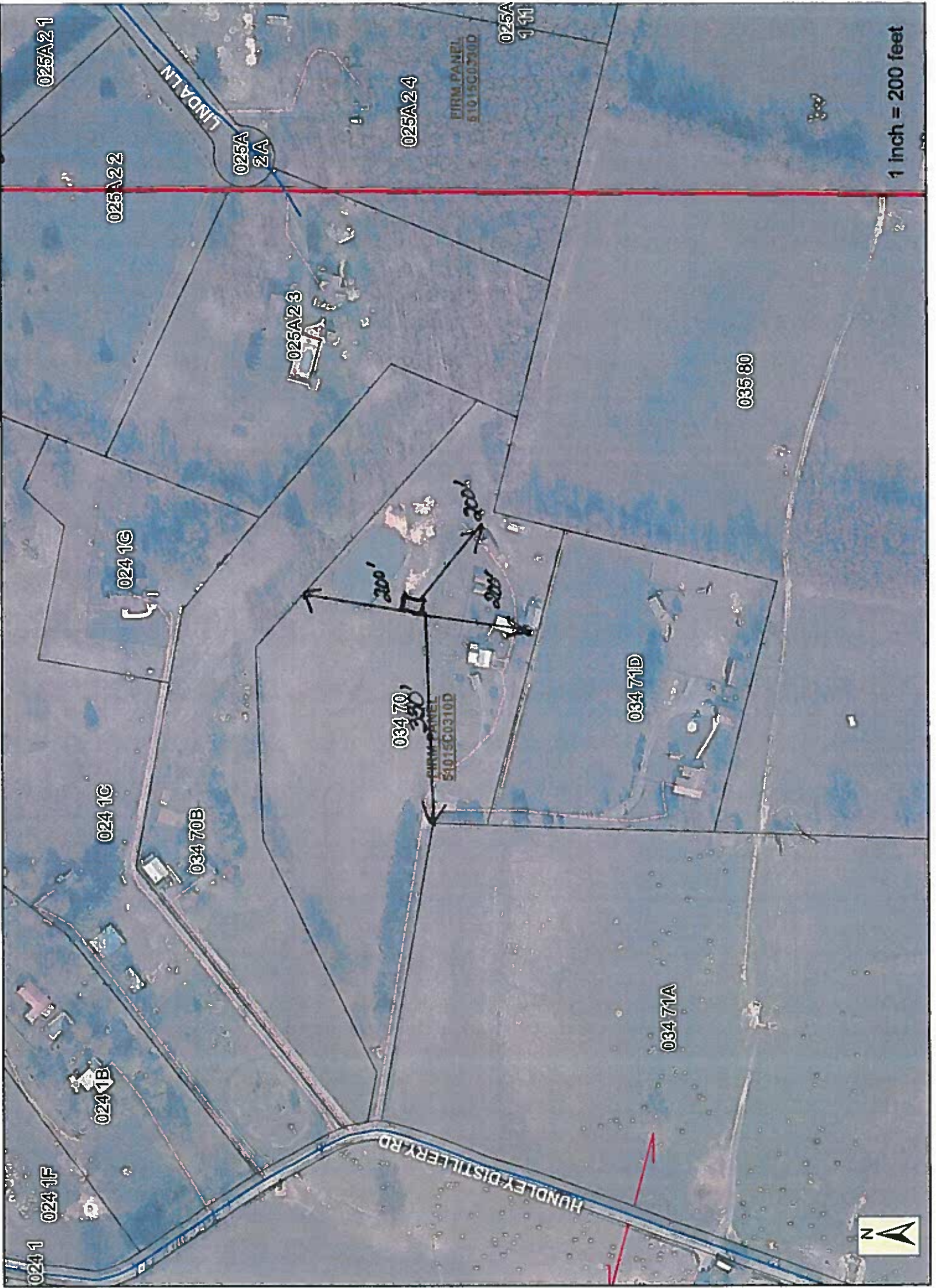


1 inch = 300 feet



034 73

Long



AGENDA ITEM # 4B

Date 12/10/18

PROPERTY OWNER:

Eddie D. and Sandra F. Shirley

APPLICANT:

M.C. Shirley

LOCATION OF PROPERTY:

28 Tractor Lane, Lyndhurst in the South River District

SIZE OF PROPERTY:

1.081 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have a motor vehicle repair business

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Provide approved handicapped parking, parking signage and building access.
2. Provide 1 minimum 3 foot wide by 6 foot 8 inch high side swing door with lever door hardware. Door shall have a level landing of a minimum 5 foot by 5 foot which is level with the floor inside. There can be no step on either side of the door.

HEALTH DEPARTMENT'S COMMENTS:

If the owner of the business is also the occupant of the home and there are no outside employees and no public restrooms are provided the Health Department has no issue with the business. If the person operating the business does not live in the home, the owner will need to seek the services of a professional engineer to determine how to account for the sewage flows associated with the business. The applicant is advised to contact the Health Department for any further clarification.

HIGHWAY DEPARTMENT'S COMMENTS:

Tractor Ln. is a private lane served off of Rt. 664 (Mt. Torrey Rd.) serving more than 3 residential dwellings. It is VDOT's understanding that the applicant plans to rebuild motors only - no body work or high traffic generating repairs onsite. As long as the total traffic using Tractor Ln. is less than 50 vehicles per day (enter + exit), which it appears to be based on the request, the entrance at Rt. 664 is adequate as a low volume commercial entrance. If volume is increased beyond 50 vpd, the entrance would require upgrades to a moderate volume commercial entrance standard.

SERVICE AUTHORITY'S COMMENTS:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.

2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

4. 28 Tractor Lane (Tax Map # 92A-(1)-40) is currently a Service Authority water only customer. If additional water fixtures have been or will be added to accommodate the business use, a meter sizing form must be completed and submitted the Service Authority Engineering Department to ensure that the existing water meter/size is adequate for the proposed use.

5. There is no public sewer available in the area of the subject property.

ENGINEERING'S COMMENTS:

Less than 10,000 square feet. OK.

SECTION 25-74J - VEHICLE REPAIR SHOP

The operator will be a resident on the premises unless the board of zoning appeals determines that such residency is not appropriate in the specific case, taking into account the nature of the business and the character of the neighboring properties.

The applicant does not reside on the premises. The property belongs to his parents.

The business and anticipated enlargements thereof will be appropriate for agricultural areas.

Businesses are more appropriate in Business zoned districts. A small motor vehicle repair operation should be compatible with the agricultural area.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads. The business shall have direct access on to a state maintained road.

The parcel has access to a State maintained road.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.

The 1.081 acre parcel should adequately and safely accommodate all traffic to and from the public highways.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction a)will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties; and b)will not be of such size, character or required financial investment that it would best be located in an available business or industrial zoned area.

The applicant will be operating within the existing 24' x 32' garage.

Reasonable limitations are imposed on the enlargement or expansion of the business. Business structures larger than four thousand (4,000) square feet or accumulated expansions by more than fifty percent (50%) shall not be permitted unless the board of zoning appeals finds that a larger structure or expansion is not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

No expansions are requested.

Employees will be limited to residents on premises unless the board finds that a limited number of additional employees will be compatible with neighboring properties and will not be inconsistent with available infrastructure, including, but not necessarily limited to, sanitation facilities, water supply, and roads serving the site.

One (1) employee is requested.

Outside display or outside storage of new or used automobile parts is prohibited.

No outside storage is requested. All parts will be kept inside the garage.

When allowed, no more than five (5) vehicles shall be located outside of the vehicle impoundment yard at any time. Such vehicles remaining for more than thirty (30) days must be located in the vehicle impoundment yard.

All vehicles will be kept inside the garage or within the fenced area.

Where outside storage is permitted, all outside storage areas and all inoperable motor vehicles shall be located within a vehicle impoundment yard. The vehicle impoundment yard shall meet the following requirements: a. No inoperable motor vehicle shall be located on any part of the site so as to be visible from any public road or adjoining property. b. Storage of inoperable motor vehicles shall be limited to areas shown on an approved site plan. c. No body or mechanical work, painting, maintenance work, salvaging or crushing shall be permitted within the impoundment yard. Such work, when permitted as part of the motor vehicle or boat repair shall be confined to such areas designated for such purposes on the approved site plan. d. Fencing or screening shall be entirely opaque and of good quality and shall be maintained in a good state of repair. Gates shall remain closed except when vehicles or boats are being moved to and from the yard.

The applicant has installed a privacy fence around the front of the parcel and along Tractor Lane for screening. The remainder of the property is heavily wooded.

STAFF RECOMMENDATIONS

The applicant is requesting to have motor vehicle repair inside the existing 24' x 32' garage located on his parents' property. The applicant does not reside onsite, and he is requesting one (1) employee. The applicant states he will do mechanical work and some painting onsite. The property is screened with a privacy fence along three (3) sides and is heavily wooded behind the house. All work will be done inside the garage and there will be no outside storage of vehicle parts. Staff feels that a small motor vehicle repair business could be a benefit to the area and recommends approval with the following conditions:

Pre-Conditions:

1. Obtain Health Department approval and provide a copy to Community Development within **sixty (60) days**.
2. Obtain letter of approval from Building Inspection within **sixty (60) days**.

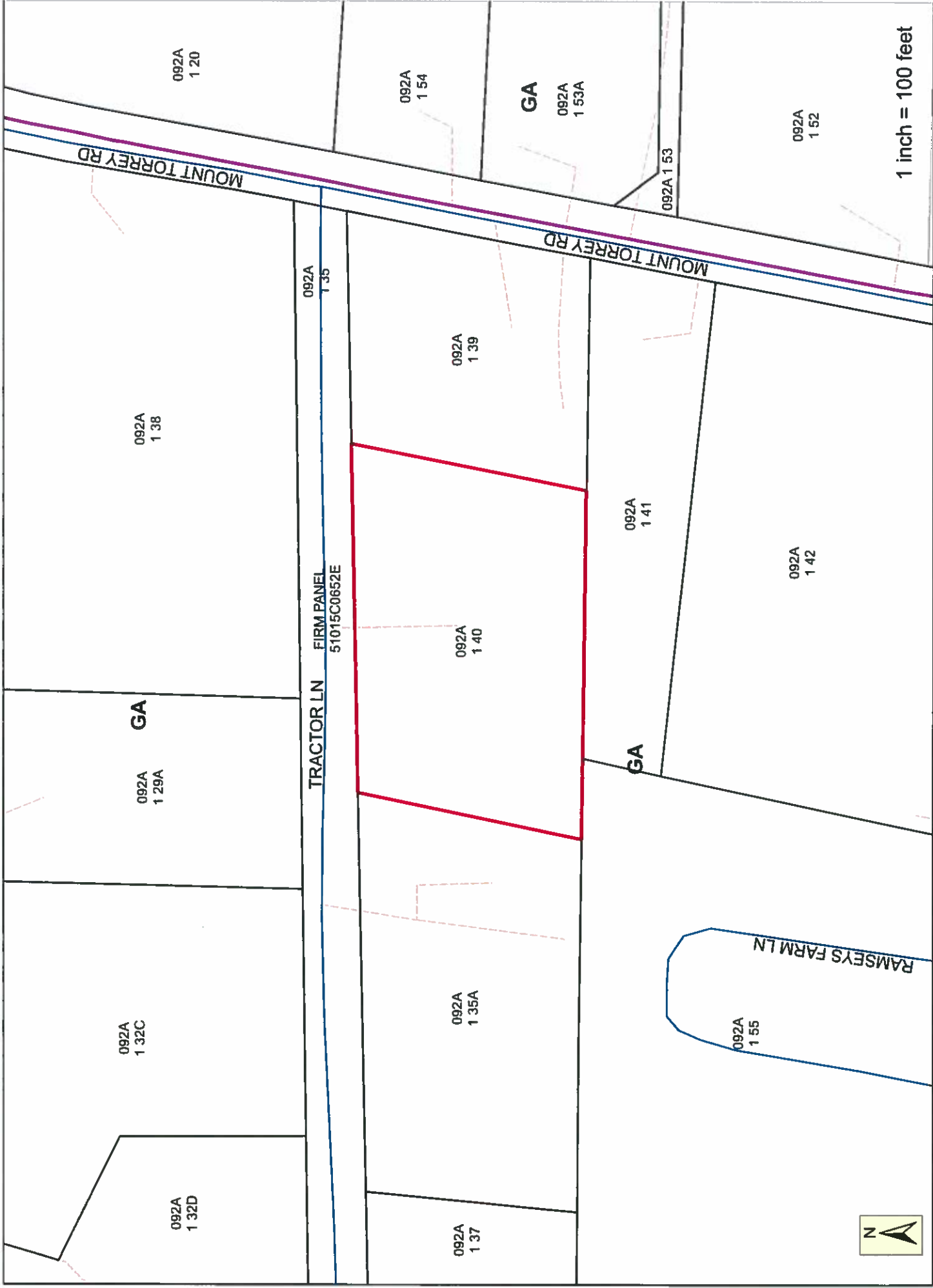
Operating Conditions:

1. Be allowed to use the existing 24' x 32' garage for motor vehicle repair.
2. All vehicles waiting repair and vehicle parts be kept inside the building or the screened area.
3. All natural screening remain.

4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
5. Hours of operation be 8:00 a.m. to 6:00 p.m., Monday – Saturday.
6. No Sunday work.
7. Be limited to one (1) employee.
8. Site be kept neat and orderly.



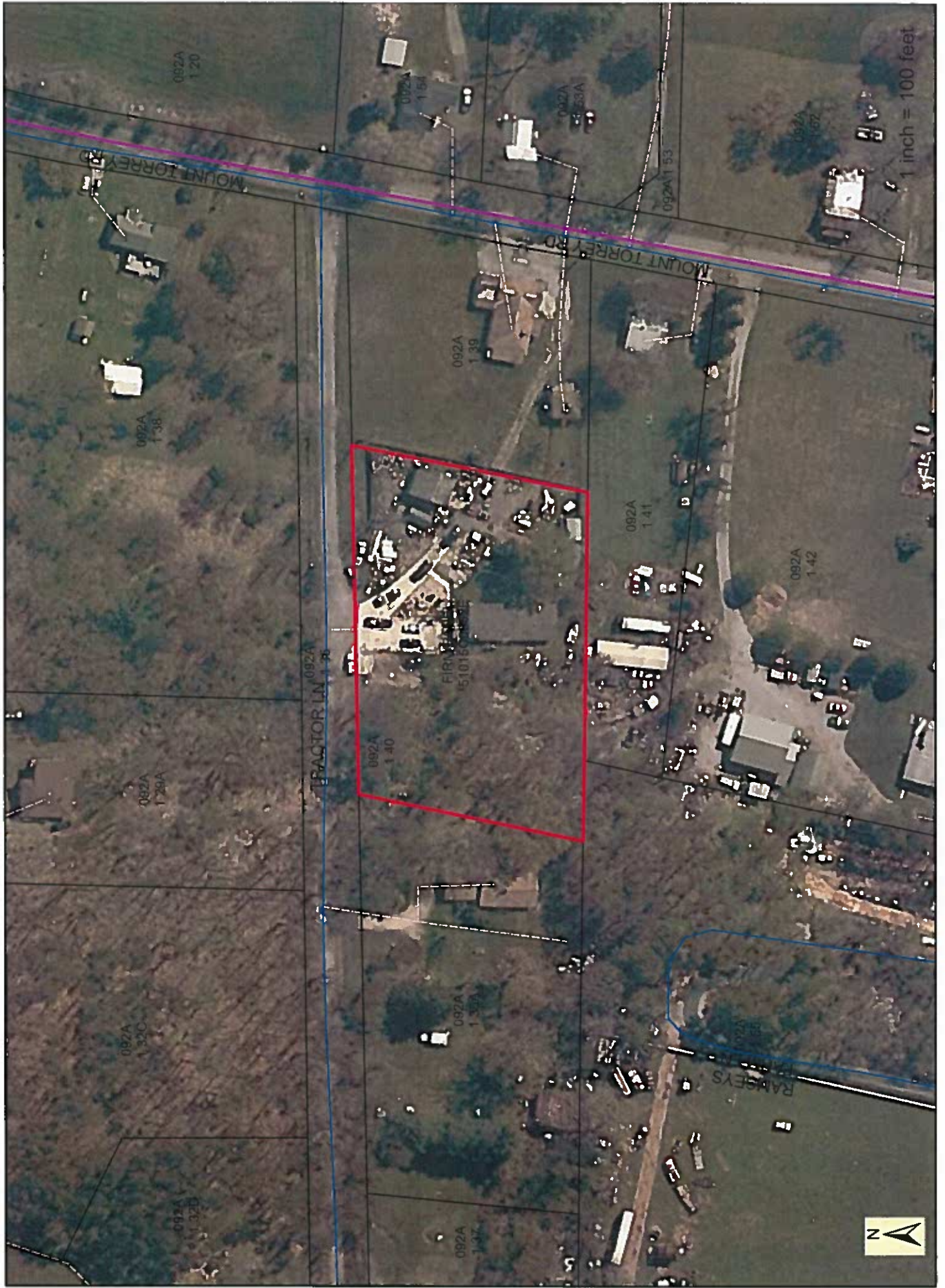
Shirley



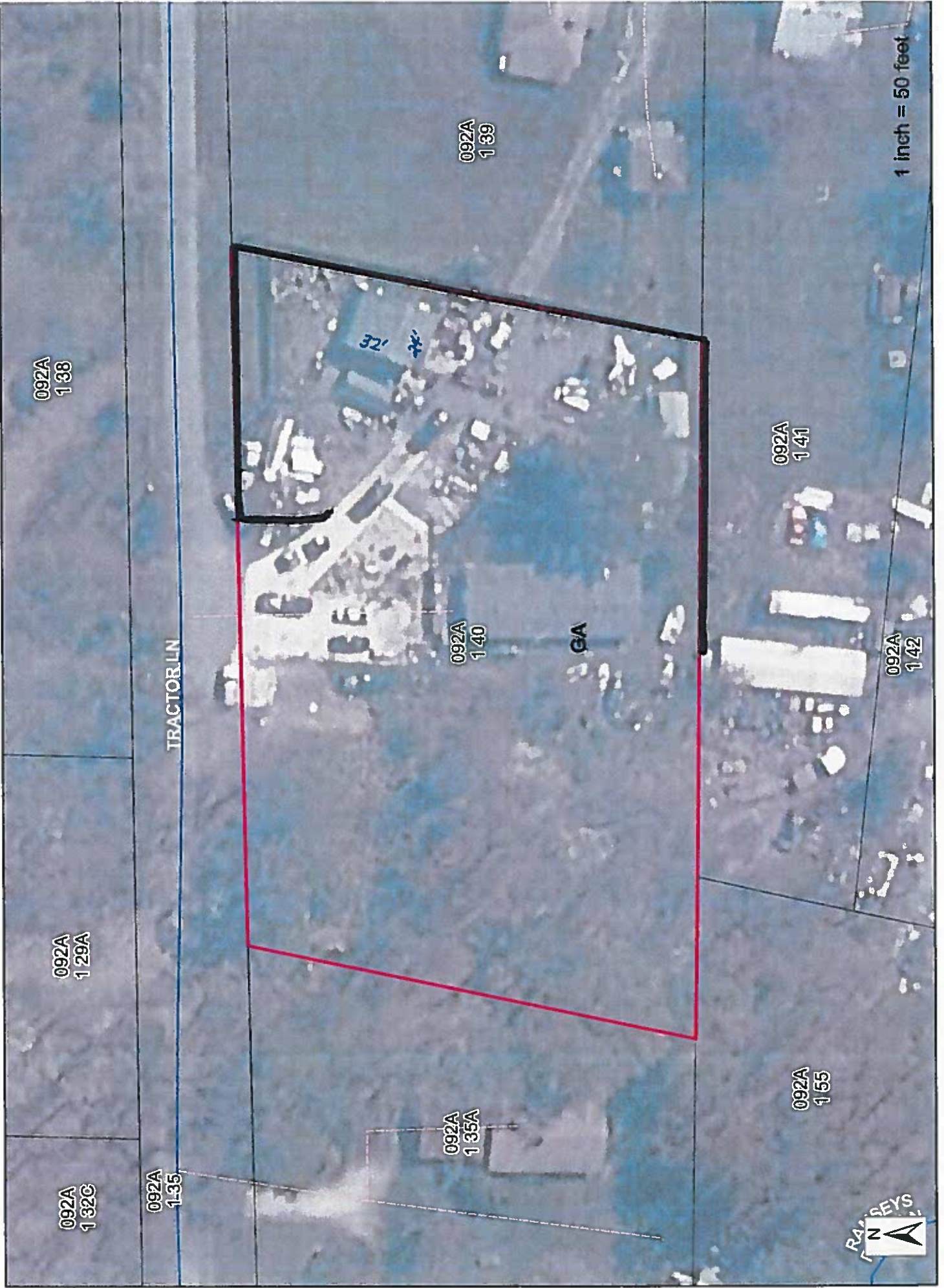
1 inch = 100 feet



Shirley



Shirley



AGENDA ITEM # 4C

Date 12/6/18

PROPERTY OWNER:
Kevin L. or Tara Stroop

APPLICANT:
Same

LOCATION OF PROPERTY:
54 Buttermilk Road, Mt. Sidney, in the North River District

SIZE OF PROPERTY:
3.332 acres

VICINITY ZONING:
General Agriculture to the north and east; Single Family Residential to the south; Planned Commerce and General Business to the west

PREVIOUS ZONING OR S.U.P.:
10/47 Zoned Single Family Residential

LAND USE MAPS:
Urban Service Area – Medium Density Residential

UTILITIES:
Private well and private septic

APPLICANT'S JUSTIFICATION:
To construct a building exceeding the 1,200 square foot total aggregate allowed

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
Owner is advised to keep the new building a minimum of 10' from the existing septic tank and/or drainfield. No water will be run to the building, per the owner.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance is adequate for the request. No additional impacts are anticipated on the adjacent roadways. The existing entrance is permitted as a private entrance.

SERVICE AUTHORITY'S COMMENTS:

There is an existing 8" sewer line running through the rear portion of the subject property. The applicant is advised to ensure that the proposed structure is at least 10 feet off the existing pipe. To have the line located and marked, call Miss Utility of Virginia at 811.

ENGINEERING'S COMMENTS:

Single Family Dwelling - Less than 10,000 square feet. OK.

25-132.1C – ACCESSORY BUILDINGS NOT MEETING 25-132.1A & B

The accessory building or structure would not be out of character with the neighborhood or disproportionately large in relation to the size, location and character of other buildings and uses on the lot on which it is to be located and on adjoining and surrounding properties. For purposes of this section, "disproportionately large" shall mean so large as to: (i) be larger than a principal building to which it is accessory; or (ii) appear out of character with surrounding properties.

There are large accessory buildings within close proximity and the dwelling is approximately 1,610 square feet.

Accessory buildings and structures shall meet the applicable side and rear yard requirements of § 25-138.

The site sketch shows them meeting all setback requirements.

STAFF RECOMMENDATIONS

The applicants are requesting to construct a 24' x 36' (864 square feet) accessory building to store their RV. The property contains 3.332 acres which limits the total aggregate size of accessory buildings to be no more than twelve hundred (1,200) square feet. If the property contains five (5) acres or more, there are no limits to the size of accessory buildings.

The applicants have other accessory structures that they would like to keep for storage. The construction of the new building will exceed the total aggregate allowed on a parcel less than five (5) acres.

In 2014, the Board of Supervisors amended the ordinance to establish an option to apply for a Special Use Permit to have larger accessory buildings exceeding the required limit if it was determined the larger building would not be out of character with the neighborhood and not disproportionately larger than other structures in the area.

Staff visited the property and found there are large buildings within close proximity. If the Board feels the request would be compatible and not be disproportionately larger than other structures in the area and desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

None

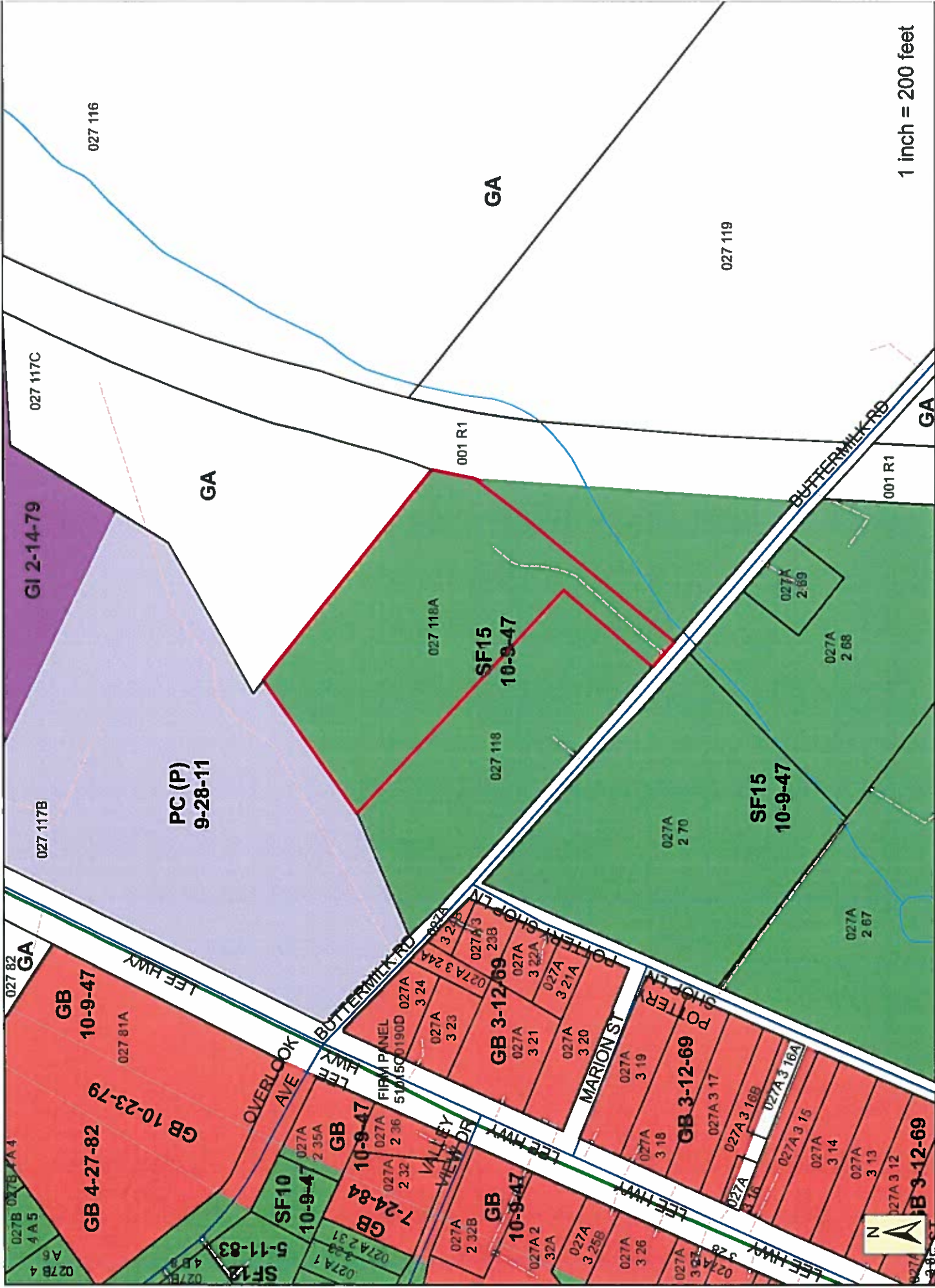
Operating Conditions:

1. Applicant be permitted to construct a 24' x 36' (864 square foot) accessory building.
2. Applicant obtain building permit and provide a copy to Community Development.
3. No junk or inoperable vehicles to be kept outside.
4. Site be kept neat and orderly.
5. No further expansion.



C-trap

Stroop



1 inch = 200 feet



Stroop



1 inch = 200 feet



24 x 36 accessory building

Stroop



AGENDA ITEM # 4D

Date 12/6/18

PROPERTY OWNER:

Taylor M. Cole

APPLICANT:

Same

LOCATION OF PROPERTY:

On the east side of Marble Valley Road, adjacent to 1352 Marble Valley Road, Deerfield in the Pastures District

SIZE OF PROPERTY:

82.806 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To construct solar panels.

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:

Health Department has no issues.

HIGHWAY DEPARTMENT'S COMMENTS:

It is VDOT's understanding that the panels will serve a private use only. The existing entrance, serving TM#50-13C is adequate for the requested use.

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer available in the area of the subject property, therefore, the Service Authority has no comments regarding this application.

ENGINEERING'S COMMENTS:

Less than 10,000 square feet. OK.

SECTION 25-70.3 B - SMALL SOLAR ENERGY SYSTEMS

Setbacks. All equipment and accessory structures associated with the small solar energy system shall be setback twenty five (25') feet from side and rear property lines and fifty (50') feet from the right of way of any public or private street, unless the Board of Zoning Appeals determines that a greater setback would more adequately protect adjoining land uses.

The panels are located well over twenty-five (25') feet from all property lines and over four hundred (400') feet from the road according to the site sketch.

Setback areas shall be kept free of all structures and parking lots.

The solar panels are located in the adjacent field with no other buildings.

Setbacks shall not be required along property lines adjacent to other parcels which are part of the solar energy system; however, should properties be removed from the system, setbacks must be installed along all property lines of those properties remaining within the project and which are adjacent to a parcel which has been removed.

All setbacks are met.

Ground-mounted systems shall not exceed fifteen (15) feet in height when oriented at maximum tilt.

By the diagram the panels are less than fifteen (15') feet.

Site control. The applicant shall submit documentation of the legal right to install and use the proposed system at the time of application.

The applicant is the property owner. The panels are for his personal use.

Solar energy systems shall meet or exceed all applicable federal and state standards and regulations.

The applicant will meet all applicable federal and state standards and regulations.

Signs. No signs or advertising of any type may be placed on the small solar energy system unless required by any state or federal agency.

No signage will be installed.

The applicant shall submit documentation that the design of any buildings and structures associated with or part of the solar energy system complies with applicable sections of the Virginia Uniform Statewide Building Code (USBC) (13VAC5-63). This requirement includes all electrical components of the solar energy system.

The applicant supplied a structural analysis.

Any glare generated by the system must be mitigated or directed away from an adjoining property or from any road when it creates a nuisance or safety hazard. The panels are designed to absorb and not reflect light.

The parcel shall have frontage on a state maintained road or the expected traffic on a legal right of way can be accommodated by the intersection with the state maintained road per approval by the Virginia Department of Transportation. The property has frontage on Marble Valley Road.

STAFF RECOMMENDATIONS

The applicants are requesting to construct twenty-two (22) ground mount solar arrays on an adjacent parcel to provide service to the dwelling. This will be for their personal use only. The arrays will be located in the field behind the dwelling and will meet all setback requirements from property lines and roads. Staff feels that the construction of solar panels to serve an existing dwelling would not be out of character and recommends approval with the following conditions:

Pre-Conditions:

None

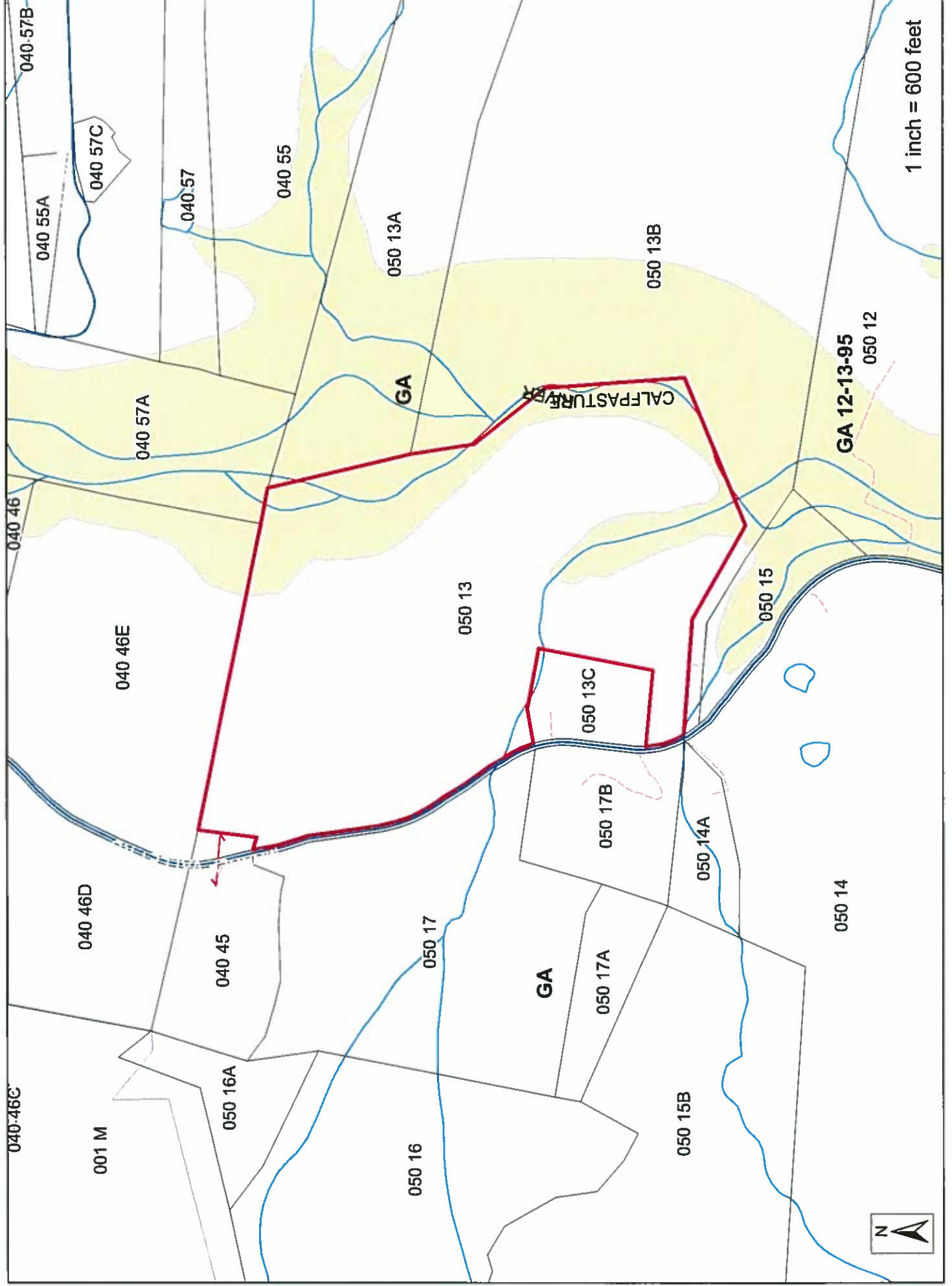
Operating Conditions:

1. Be allowed to construct twenty-two (22) ground mount solar array panels to provide service to the adjacent property.
2. Obtain all necessary permits and inspections.



2018

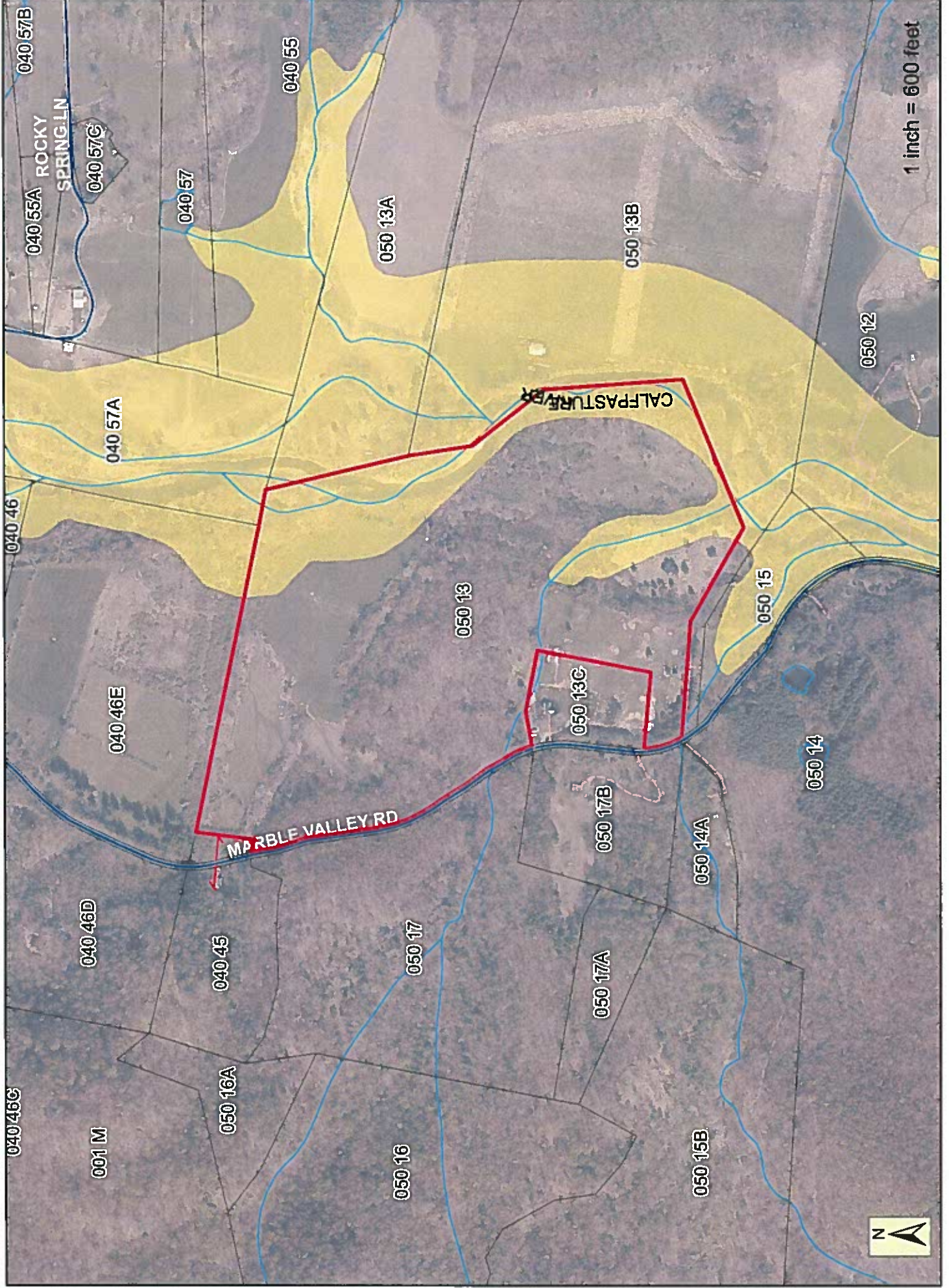
Cole



1 inch = 600 feet



Cole



Cole

Project Information:

Date: 1/10/18
Project Name: Taylor Cole 7.48 kW
Client: Taylor Cole
Address: 1352 Marble Valley Rd.
Deerfield, VA 24432
Client Contact: Taylor Cole
Client Phone: 540.464.1899
Client Email: TCole@conservationpartnership.com

Project Details:

AHJ: Augusta County
Electrical Code: 2011 National Electrical Code
Building Code: 2012 International Building Code
Design Loads: 120 mph Exp. C wind per ASCE 7-10
43 psf ground snow
Design Temps: Extreme Min: -17° C
2% Avg High Temp: 34° C
0.4% Avg High Temp: 37° C
For more information on ASHRAE design temps for PV systems
PV Modules: (22) Hansol 340W PV Panels
Module Tilt: (22) @ 30°
Module Azimuth: (22) @ 180°
Inverter Type: (1) SMA SB6.0-US
Racking Type: GFT Ground Mount

Contents:

- C - Cover
- A1 - Site Plan
- A2 - Array Dimensions & Stringing Layout
- A3 - Inverter Location
- A4 - Racking Layout
- E1 - Electrical Diagram
- E2 - Electrical Labeling

System Summary:

Afenergy will be installing a 7.48 kW solar photovoltaic system using 22 Hansol 340 W PV modules on a ground mount on the Cole property. Modules are wired as 2 separate strings to the inverter located at the location. The electrical output from the inverter will be run to a dedicated utility disconnect near the electric service and then into a main electrical service panel to make a load side connection via a back-fed breaker.



Afenergy Incorporated
311 N Lewis St.
Staunton VA 24401
540-885-0493



DRAWN BY: BN

ISSUE
11/08/18

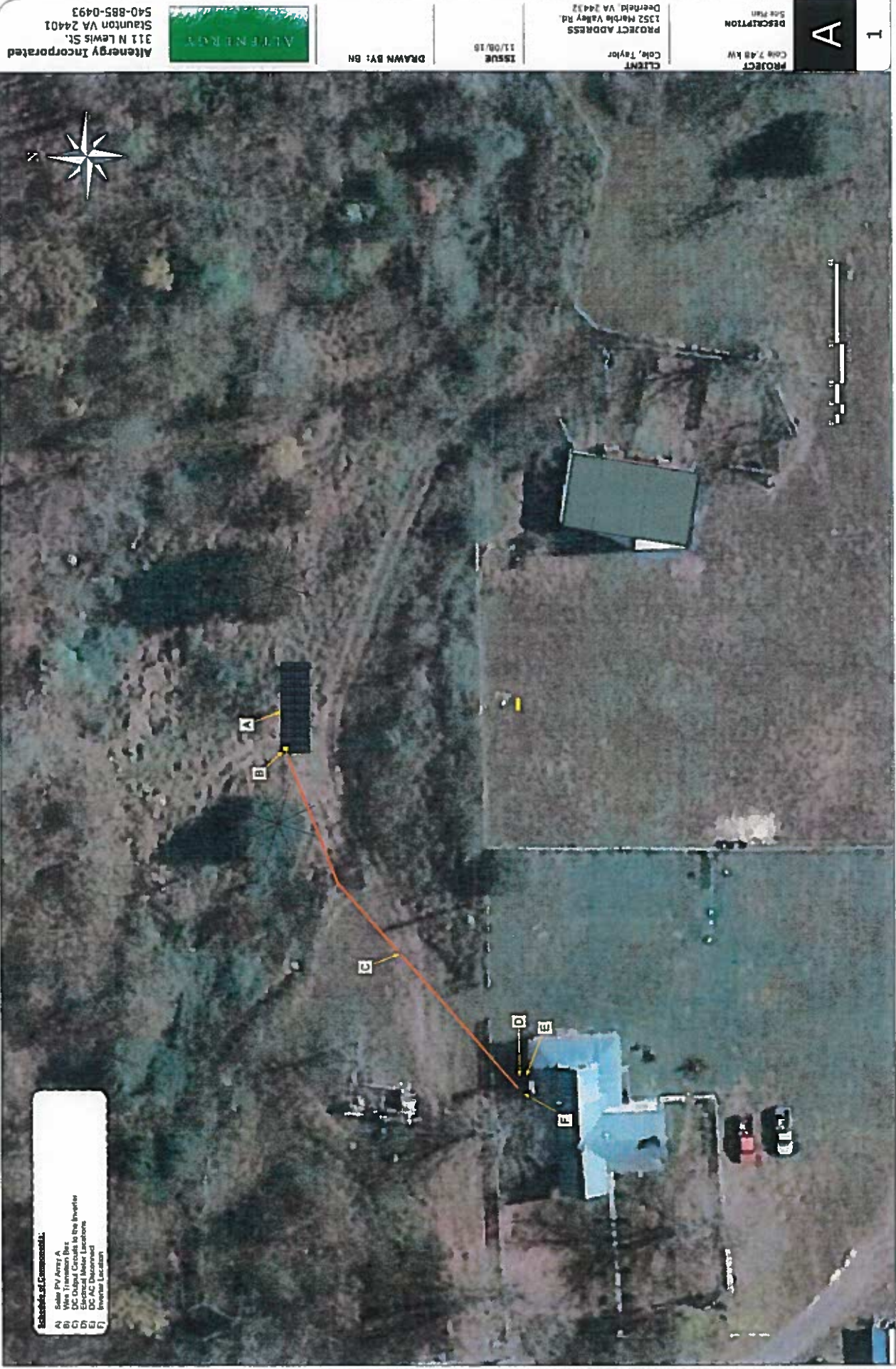
CLIENT
Coh, Taylor

PROJECT
DESCRIPTION
Cole 7.48 kW
7.48 kW PV Array



PROJECT ADDRESS
1352 Marble Valley Rd.
Deerfield, VA 24432

Cole



- Basics of Components:**
- A) Solar PV Array
 - B) Wire Transmission Box
 - C) DC Output Cables to the Inverter
 - D) AC Output Cables to the Inverter
 - E) Inverter Location

Altenergy Incorporated
 311 N Lewis St.
 Staunton VA 24401
 540-885-0493



DRAWN BY: BN

ISSUE
 11/09/18

CLIENT
 Cole, Taylor

PROJECT
 COLE 7.48 kW

DESCRIPTION
 SOLAR PANEL

PROJECT ADDRESS
 1352 Maple Valley Rd.
 Deerfield, VA 24432

1
 A

AGENDA ITEM # 4E

Date 12/6/18

PROPERTY OWNER:

Zachary Swanson

APPLICANT:

Same

LOCATION OF PROPERTY:

149 River Lane, Fort Defiance in the Middle River District

SIZE OF PROPERTY:

6.00 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

Private well and private septic

APPLICANT'S JUSTIFICATION:

Variance from the Floodplain Ordinance

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

2. Comply to all flood regulations in accordance with the building code.

HEALTH DEPARTMENT'S COMMENTS:

The drainfield is designed for three (3) bedrooms. The owner is not increasing the number of bedrooms and is building back in the same footprint. The Health Department has no issues with the Special Use Permit request or the Variance request.

HIGHWAY DEPARTMENT'S COMMENTS:

The demo and reconstruction will not generate additional traffic onto existing roadways. Therefore, VDOT, has no site specific comments.

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer available in the area of the subject property, therefore, the Service Authority has no comments regarding this application.

ENGINEERING'S COMMENTS:

Fill needs to come from within the Floodplain adjacent to.

STAFF RECOMMENDATIONS:

The applicant is requesting a Variance from the Floodplain Ordinance in order to remodel and repair the existing home. The dwelling was constructed in 1940 prior to the adoption of any floodplain regulations. The reason for the Variance is that the value of the proposed repairs and renovations is more than seventy-five (75%) percent of the value of the existing home and the Floodplain Ordinance requires the entire site be brought up to FEMA Floodplain standards, which would require the dwelling to be moved outside of the floodplain if there is sufficient area. There is not sufficient area outside of the floodplain. The applicant is requesting a Variance of this requirement.

The applicant has provided an Elevation Certificate from an engineer showing a portion of the crawlspace to be two (2') feet below the base flood elevation. The applicant plans to place fill in order to bring the lowest adjacent grades and crawlspace one (1') foot above the base flood elevation.

§ 25-478. Limitations on variances in Floodplain Overlay Districts.

A. In considering applications for variances affecting property within Floodplain Overlay Districts, the Board of Zoning Appeals shall consider the following:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments. No variance shall be granted for any proposed use, development, or activity within the Floodway District that will cause any increase in the one hundred (100) year flood elevation.
2. The danger that materials may be swept on to other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
5. The importance of the services provided by the proposed facility to the community.
6. The requirements of the facility for a waterfront location.

7. The availability of alternative locations not subject to flooding for the proposed use.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for the area.
10. The safety of access by ordinary and emergency vehicles to the property in time of flood.
11. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.
12. The repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

If the Board is satisfied the applicant meets the above standards and desires to approve the Variance, then staff would recommend the following conditions:

Pre-Condition:

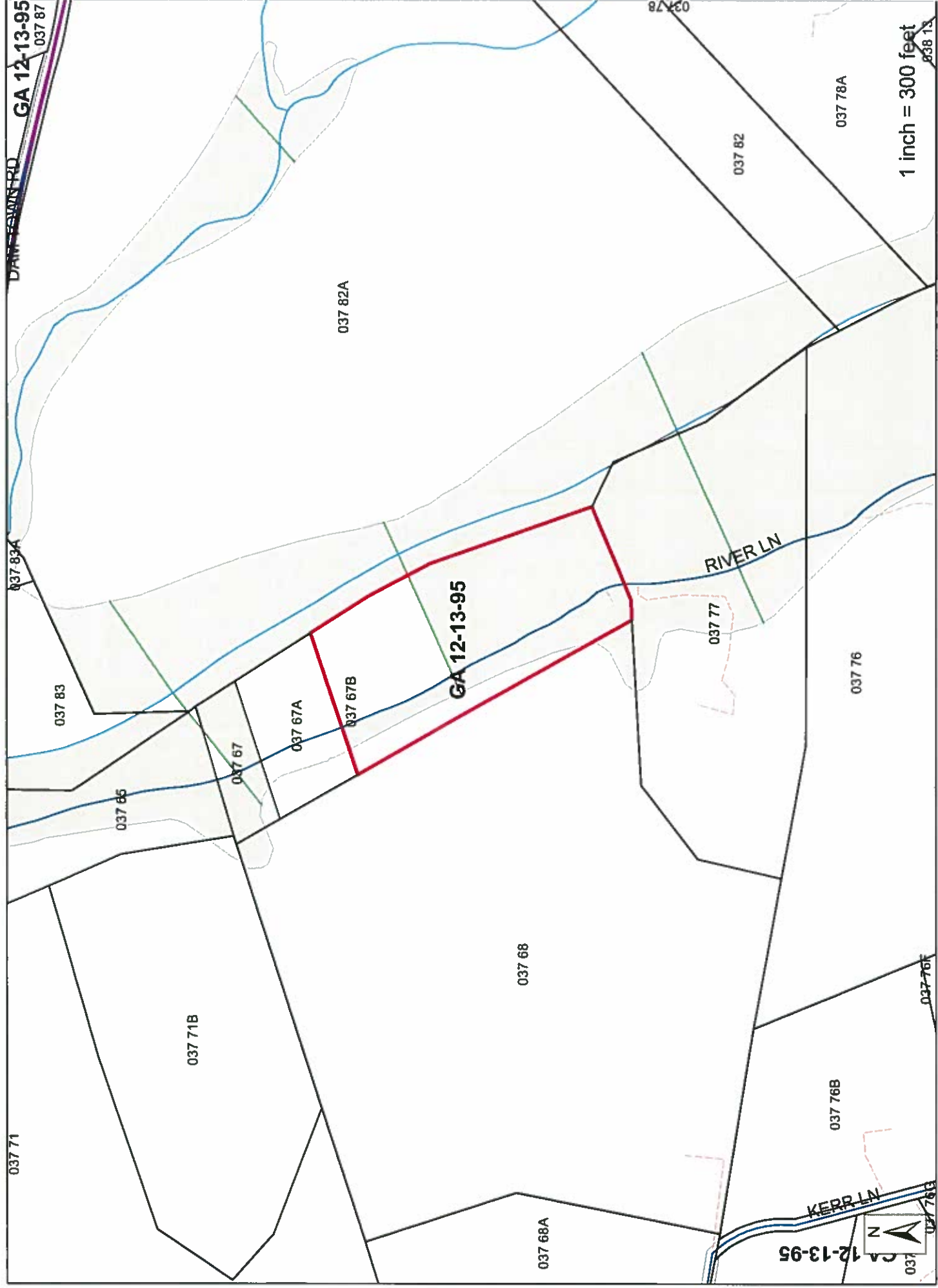
1. Applicant submit a Floodplain Development Permit and submit a copy to the Community Development Department.

Operating Condition:

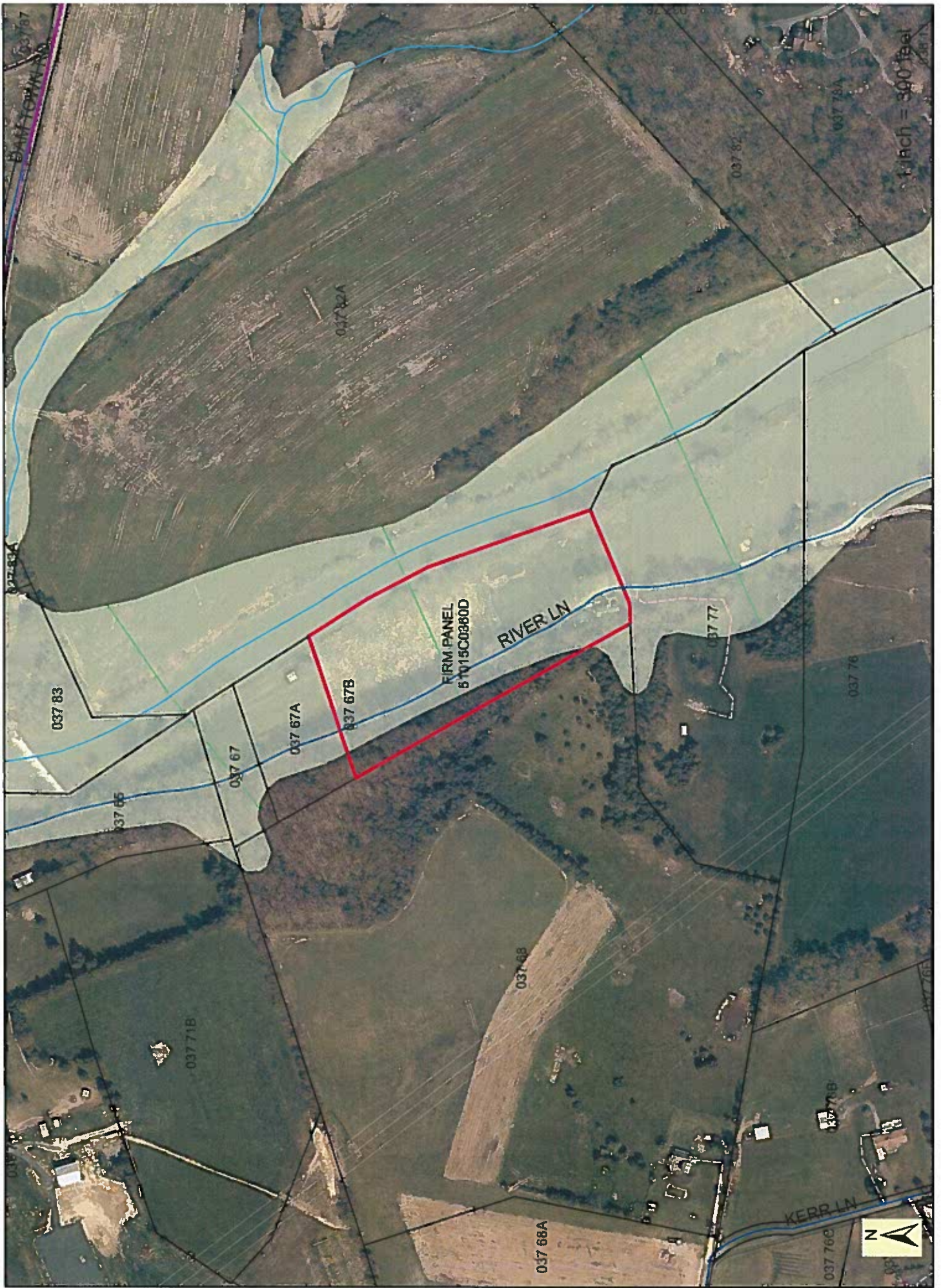
1. Applicant obtain building permit and provide a copy to Community Development.



Swanson



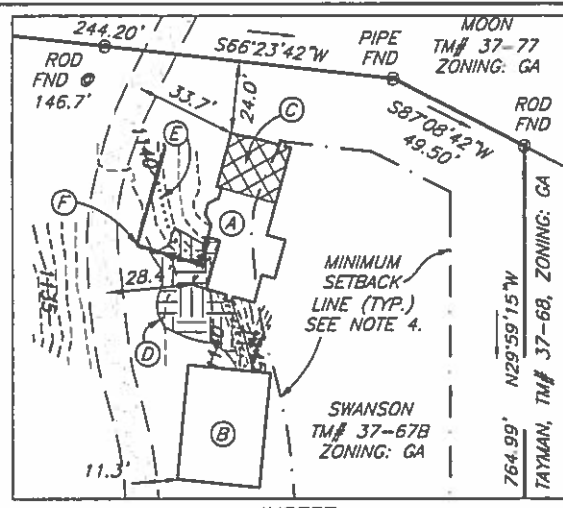
Swanson



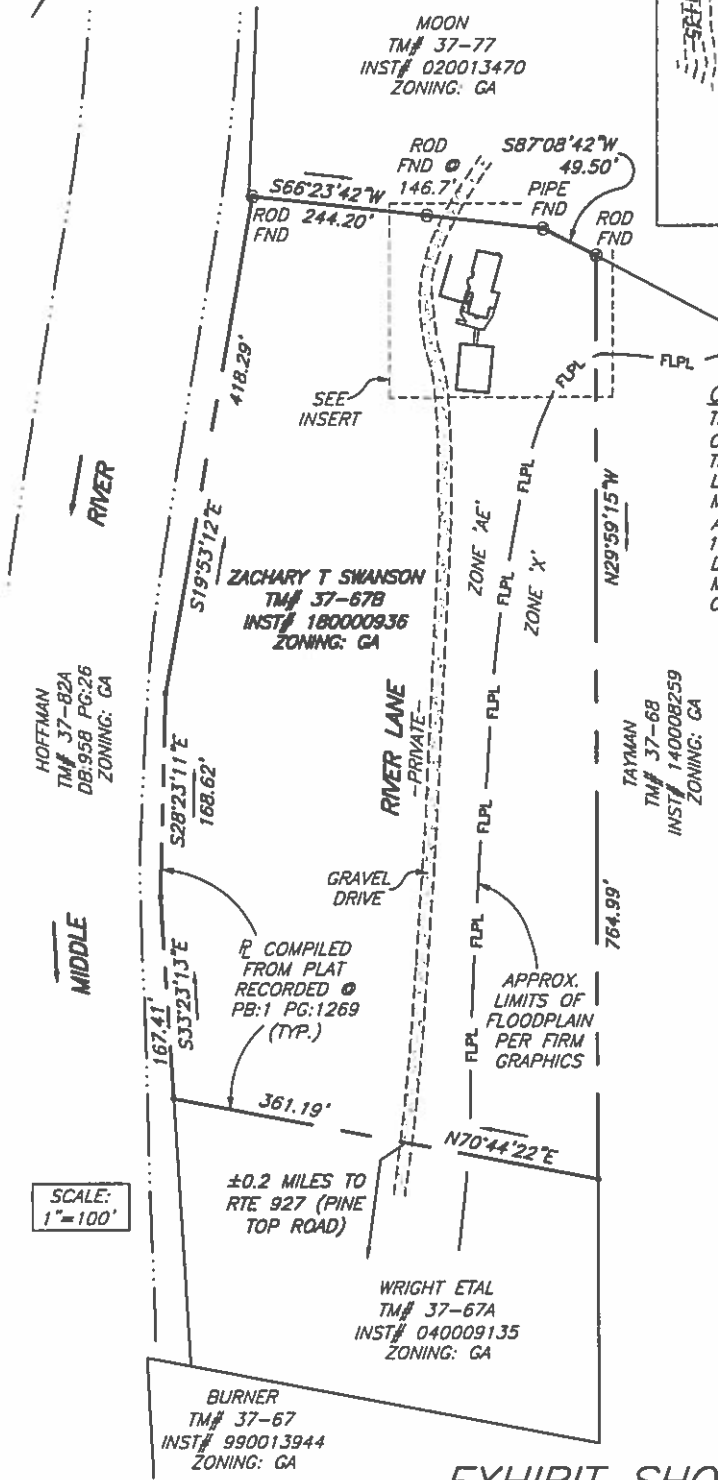


INSERT LEGEND

- A #149 2-STY FRAME W/ CRAWLSPACE
FINISH FLOOR ELEV.=1146.0'
- B 2-STY FRAME GARAGE
- C PORTION OF EXIST. HOME PROPOSED TO
BE REMOVED & REBUILT
- D PROPOSED AREA OF FILL TO BRING
LOWEST ADJACENT GRADES &
CRAWLSPACE OF EXISTING HOME 1'
ABOVE BASE FLOOD ELEVATION (B.F.E.).
- E B.F.E. PER FIELD SURVEY ELEV.=1141.6'
- F EXIST. RETAINING WALL

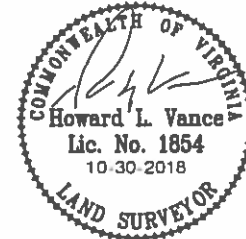


INSERT
SCALE: 1"=40'



CERTIFICATION:

THIS "EXHIBIT SHOWING PROPOSED IMPROVEMENTS ON TAX MAP# 37-67B" WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF HOWARD L. VANCE, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 10-19-2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



NOTES:

- 1) THERE MAY BE IMPROVEMENTS ON THE SUBJECT PROPERTY NOT SHOWN HEREON.
- 2) THIS PLAT COMPILED FROM PLATS OF RECORD AND LIMITED CURRENT FIELD SURVEY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 4) SETBACKS PER §25-78 AUGUSTA COUNTY ZONING ORDINANCE.
FRONT - 50' FROM Ⓞ DRIVE (NO EASEMENT FOUND ON RIVER LANE; 15' ESMT +35')
SIDE - 25'
REAR - 25'
- 5) VERTICAL DATUM REFERENCE BASED ON NAVD 88 UTILIZING RTK GPS. CONTOUR INTERVAL IS ONE FOOT.
- 6) PROPERTY IS LOCATED IN FEMA DEFINED ZONES "AE" & "X"
COMMUNITY PANEL NO.: 51015C036CD
EFFECTIVE DATE: SEPTEMBER 28, 2007

**EXHIBIT SHOWING
PROPOSED IMPROVEMENTS ON
TAX MAP# 37-67B**

MIDDLE RIVER DISTRICT
COUNTY OF AUGUSTA, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAURTON / HARRISONBURG / LYNCHBURG
1561 Commerce Road, Suite 401 / Verona, Virginia 24482 / Phone (840) 248-3220 / www.balzer.cc



DATE 10-30-2018
SCALE AS NOTED
JOB 35180114 MS
DRAWN BY: ATE

SHEET 01 OF 01

PROPERTY OWNER:
Zachary Swanson

AGENDA ITEM # 4F

Date 12/6/18

APPLICANT:
Same

LOCATION OF PROPERTY:
149 River Lane, Fort Defiance in the Middle River District

SIZE OF PROPERTY:
6.00 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture

LAND USE MAPS:
Agriculture Conservation Area

UTILITIES:
Private well and private septic

APPLICANT'S JUSTIFICATION:
To remodel and reconstruct a portion of a non-conforming dwelling

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.
2. Comply to all flood regulations in accordance with the building code.

HEALTH DEPARTMENT'S COMMENTS:
The drainfield is designed for three (3) bedrooms. The owner is not increasing the number of bedrooms and is building back in the same footprint. The Health Department has no issues with the Special Use Permit request or the Variance request.

HIGHWAY DEPARTMENT'S COMMENTS:
River Ln. is a private lane served by Rt. 927 (Pine Top Rd.). The intersection of River Ln. and Pine Top Rd. is adequate and no additional impacts are anticipated for the requested use.

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer available in the area of the subject property, therefore, the Service Authority has no comments regarding this application.

ENGINEERING'S COMMENTS:

Fill needs to come from within the Floodplain adjacent to.

STAFF RECOMMENDATIONS:

The applicant is requesting to demolish and reconstruct a portion of the non-conforming dwelling no closer to the side property line. The dwelling was constructed in 1940 when there were no Zoning regulations. The County adopted the first Zoning Ordinance in 1947 and prohibited structures closer than five (5') feet to the side property line. The dwelling became non-conforming in 1995 when the side setback increased to twenty-five (25') feet. A survey of the property shows the dwelling located twenty-four (24') feet from the side property line. The applicant is requesting to demolish the second story of the dwelling and reconstruct and remodel it no closer than the existing twenty-four (24') feet. Staff feels the request would be compatible and would recommend approval with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Applicant be permitted to demolish and reconstruct a portion of the existing dwelling no closer to the side property line.
2. Applicant obtain demolition and building permits and provide a copy to Community Development.
3. Applicant submit a foundation survey showing the alterations are no closer to the side setback line.

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Jonathan L. or Janet L. Burkholder

APPLICANT:

Same

LOCATION OF PROPERTY:

6409 Spring Hill Road, Bridgewater in the North River District

SIZE OF PROPERTY:

12.00 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To construct a building to operate a landscaping business and make landscaping stones and stone signs

The applicant is requesting a one (1) year Extension of Time.

STAFF RECOMMENDATIONS

The applicant still has not started construction and is requesting another year. Staff recommends approval.

The applicant is requesting a one (1) year Extension of Time.

STAFF RECOMMENDATIONS

The applicant has not obtained a Building Permit to construct the 40' x 50' building the Board approved on February 5, 2015. The Board has granted three (3) extensions on this request since January, 2016. Staff feels the applicant should reapply when he feels he is ready to start construction and recommends denial.