



**POWHATAN COUNTY
BOARD OF ZONING APPEALS**

Agenda: Regular Meeting

Thursday, June 13, 2019

9:00 AM

Powhatan County Library: Conference Room
2270 Mann Road

1. Call to Order

2. Administrative Items

- a. Roll Call and Determination of a Quorum
- b. Request to Postpone Action/Amend the Agenda
- c. Approval of Minutes: April 11, 2019 (Regular Meeting) ([p. 2](#))

3. Public Hearings

- a. **19-02-VZ: Morrissette Construction LLC (Macon Magisterial District | District #5: Smiths Crossroads/Pineville/Tobaccoville)** requests a variance of thirty (30) feet from the required seventy-five (75) foot front building setback (minimum front yard depth) within the Agricultural-10 (A-10) zoning district per Sec. 83-160(C) of the Zoning Ordinance of the County of Powhatan. The purpose of the variance is to accommodate construction of a single-family dwelling. The subject property consists of 0.895 acres and is located at Tax Map 35A-2-S-3 (5675 Blanton Street) within the Hideaway Lakes subdivision. The Countywide Land Use Plan Map in the 2010 Long-Range Comprehensive Plan designates the subject property as Rural Preservation and Natural Conservation. ([p. 6](#))

4. Old Business

None

5. New Business

None

6. Adjourn

April 11, 2019

VIRGINIA: AT A CALLED MEETING OF THE BOARD OF ZONING APPEALS HELD IN THE POWHATAN COUNTY LIBRARY CONFERENCE ROOM, 2270 MANN ROAD IN POWHATAN COUNTY, VIRGINIA, APRIL 11, 2019 AT 9:00 AM

Board Members Present

Carolyn White, Chairman
Joey Paquette, Vice Chairman
David Bradley
Steven Forrest
Abel Harris

Board Members Absent

None

Staff Members Present

Tom Lacheney, County Attorney
Kelley Kemp, Assistant County Attorney
Andrew Pompei, Planning Director
Alyson Oliver, Planner II
Juli Kurnos, Planner I

1. Call to Order

Ms. White called the meeting to order at 9:00 AM.

2. Request to Postpone Action/Amend the Agenda

There were no comments, questions, or changes to the agenda. Mr. Harris moved to approve the agenda as presented. Mr. Forrest seconded:

Ms. White, Mr. Paquette, Mr. Bradley, Mr. Forrest, Mr. Harris voted AYE.

**VOTE 5-0
MOTION PASSED**

3. Election of Chair

Mr. Harris moved to nominate Ms. White for Chair. Mr. Bradley seconded:

Ms. White, Mr. Paquette, Mr. Bradley, Mr. Forrest, Mr. Harris voted AYE.

**VOTE 5-0
MOTION PASSED**

4. Election of Vice Chair

Ms. White moved to nominate Mr. Paquette for Vice Chair. Mr. Forrest seconded:

Ms. White, Mr. Paquette, Mr. Bradley, Mr. Forrest, Mr. Harris voted AYE.

**VOTE 5-0
MOTION PASSED**

April 11, 2019

5. Adoption: Rules of Procedure

There were no comments or changes to the rules of procedure. Ms. White moved to adopt the rules of procedure as presented. Mr. Forrest seconded.

Ms. White, Mr. Paquette, Mr. Bradley, Mr. Forrest, Mr. Harris voted AYE.

**VOTE 5-0
MOTION PASSED**

6. Adoption of Minutes: April 12, 2018

There were no comments, questions, or changes to the minutes. Ms. White moved to approve the minutes from the meeting on April 12, 2018 as presented. Mr. Forrest seconded.

Ms. White, Mr. Paquette, Mr. Bradley, Mr. Forrest, Mr. Harris voted AYE.

**VOTE 5-0
MOTION PASSED**

7. Public Hearing (Case #19-01-VZ)

Case Summary

Appellant: Morrissette Construction LLC
Location: 1791 Beech Drive
Owner: Morrissette Construction LLC
Zoning: Agricultural-10 (A-10)
Lot Size: 1.003 +/- acres
Request: Reduction of the Minimum Front Yard Depth in the Agricultural-10 (A-10) Zoning District

Case Overview

The applicant is requesting a zoning variance permit to reduce the required minimum front yard depth required in the Agricultural-10 (A-10) zoning district, per Section 83-160 of the Zoning Ordinance of Powhatan County. The applicant is requesting a minimum front yard depth of forty-five (45) feet on Tax Map 35A-2-W-2 [a thirty (30) foot reduction]. The subject property is located at 1791 Beech Drive in the Hideaway Lake subdivision and consists of 1.003 acres.

Discussion and Public Hearing

Mr. Pompei provided an overview of this request, stating that the applicant is requesting a zoning variance permit to allow a minimum front yard depth of forty-five (45) feet, a thirty (30) foot reduction from the required minimum seventy-five (75) foot front yard depth. Mr. Pompei stated that the proposed single-family dwelling would be situated near the edge of a stream that runs across the northern half of the property. Mr. Pompei reviewed the criteria for approval of a zoning variance permit as they pertain to the subject property.

Mr. McGurn, a representative of Morrissette Construction LLC, revised his request, requesting a minimum front yard depth of fifty-five (55) feet (from the original forty-five (45) foot front yard depth). Mr. McGurn stated previously submitted requests for zoning variance permits have been approved in the Hideaway Lakes subdivision, and that granting this zoning variance permit would not change the character of the neighborhood.

April 11, 2019

Mr. Lachenev stated that the Board of Zoning Appeals does not have the authority to grant this zoning variance permit as this request does not satisfy all of the criteria required to grant a zoning variance permit, as outlined in local ordinances and the Code of Virginia.

Ms. White opened the public hearing.

There being no speakers, Ms. White closed the public hearing.

Members of the Board of Zoning Appeals asked questions regarding the:

- Nature of the stream that is located on the subject parcel;
- Creation of an overlay district for the Hideaway Lakes subdivision;
- History of zoning variance permits in the Hideaway Lakes subdivision.

Mr. Harris moved to deny Case #19-01-VZ because the request does not meet all of the criteria for approval of a zoning variance permit, as set forth in the Zoning Ordinance of Powhatan County. Mr. Paquette seconded:

Ms. White, Mr. Paquette, and Mr. Harris voted AYE.

Mr. Bradley and Mr. Forrest voted NAY.

VOTE 3-2
MOTION PASSED

8. Public Hearing (Case #19-02-VZ)

Case Summary

Appellant: Morrissette Construction LLC
Location: 5675 Blanton Street
Owner: Morrissette Construction LLC
Zoning: Agricultural-10 (A-10)
Lot Size: 0.895 +/- acres
Request: Reduction of the Minimum Front Yard Depth in the Agricultural-10 (A-10) Zoning District

Case Overview

The applicant is requesting a zoning variance permit to reduce the required minimum front yard depth required in the Agricultural-10 (A-10), per Section 83-160 of the Zoning Ordinance of Powhatan County. The applicant is requesting a minimum front yard depth of forty-five (45) feet on Tax Map 35A-2-S-3 [a thirty (30) foot reduction]. The subject property is located at 5675 Blanton Street in the Hideaway Lake subdivision and consists of 0.895 acres.

Discussion and Public Hearing

Mr. McGurn requested a deferral of this request for sixty (60) days.

Ms. White moved to defer Case #19-02-VZ for sixty (60) days. Mr. Forrest seconded:

Ms. White, Mr. Paquette, Mr. Bradley, Mr. Forrest, Mr. Harris voted AYE.

VOTE 5-0
MOTION PASSED

April 11, 2019

9. Other Business

None

10. Adjourn

There being no further business, Mrs. White adjourned the meeting at 10:00 AM.

Carolyn White
Chairman

Andrew Pompei
Planning Director/
Zoning Administrator



19-02-VZ

Morrisette Construction, LLC

Request for a Zoning Variance Permit
to Reduce the Minimum Front Yard Depth
in the Agricultural-10 (A-10) Zoning District
from Seventy-Five Feet to Forty-Five Feet
on Tax Map 35A-2-S-3: 5675 Blanton Street

Staff Report Prepared for the Board of Zoning Appeals
June 13, 2019

I. STATUTORY REQUIREMENTS (Code of Virginia §15.2-2204)

Posted Notice	March 14, 2019
Mailed Notice	May 23, 2019
Published Notice in Powhatan Today	May 29, 2019 and June 5, 2019
Public Hearing	June 13, 2019 ¹

II. IDENTIFICATION AND LOCATIONAL INFORMATION

Variance Request	Reduction of the Minimum Front Yard Depth in the Agricultural-10 (A-10) Zoning District
Current Standard	75' Minimum
Requested Variance	45' Minimum (30' Reduction)
Existing Zoning	Agricultural-10 (A-10)
Parcel Size	0.895 +/- acres
Parcel ID#	35A-2-S-3
Applicant	Morrisette Construction, LLC
Owner	Morrisette Construction, LLC
Location of Property	Hideaway Lake Subdivision: 5675 Blanton Street
Magisterial District	Macon
2010 Land Use Plan Recommendation	Natural Conservation and Rural Preservation
Zoning of Adjacent Properties	North: Agricultural-10 (A-10) South: Agricultural-10 (A-10) East: Agricultural-10 (A-10) West: Agricultural-10 (A-10)

III. EXECUTIVE SUMMARY

The applicant is requesting a zoning variance permit to reduce the required minimum front yard depth required in the Agricultural-10 (A-10) zoning district, per Section 83-160 of the Zoning Ordinance of Powhatan County. The applicant is requesting a minimum front yard depth of

¹ This application was originally on the agenda for the April 11, 2019 Board of Zoning Appeals meeting. At the April 11, 2019 meeting, the applicant requested deferral of the application until the June BZA meeting.

forty-five (45) feet on Tax Map 35A-2-S-3 [a thirty (30) foot reduction]. The subject property is located at 5675 Blanton Street in the Hideaway Lake subdivision and consists of 0.895 acres.

IV. SUBJECT PROPERTY

The subject property is a parcel consisting of 0.895 acres in the Hideaway Lake subdivision. The property is located on the south side of Blanton Street, which is a private, unpaved road with a right-of-way forty (40) feet wide. The road dead-ends immediately after the subject parcel (see Attachment #1).

Hideaway Lake Subdivision

The subject property is located in the Hideaway Lake subdivision, which was originally platted in 1960. At that time, the subdivision consisted of over three-hundred (300) lots situated along fourteen (14) private roads.

Currently, the subdivision consists of just over 200 parcels, most of which have lot areas that are under one (1) acre and remain undeveloped.² Some of the private roads remain unconstructed.

Surrounding Uses

The properties immediately adjacent to the subject parcel are undeveloped. There is a single-family dwelling located approximately two-hundred fifty (250) feet away, at the corner of Blanton Street and Beech Drive.

VI. LAND USE ANALYSIS

Current Zoning

The subject property is zoned Agricultural-10 (A-10). Per Section 83-160 of the zoning ordinance, the minimum yard depths for the A-10 zoning district are detailed below:

Table 1: Minimum Yard Depths within the Agricultural-10 (A-10) Zoning District		
Front yard depth, minimum	Along limited access/arterial roads	100 ft.
	Along collector and local roads	75 ft.
Side yard depth, minimum		25 ft.
Rear yard depth, minimum		40 ft.
Corner lot yard depth, minimum		40 ft.

Requested Variance

The applicant is requesting a zoning variance permit to allow a minimum front yard depth of forty-five (45) feet. The minimum front yard depth for parcels located along a local road within the A-10 zoning district is seventy-five (75) feet, so this is a thirty (30) foot reduction from the applicable standards (see Figure 1).

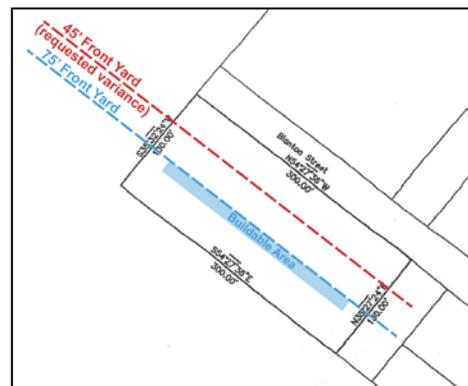


Figure 1

² The median lot acreage is approximately 0.2 acres, while the mean lot acreage is approximately 0.7 acres. Information provided by the Commissioner of Revenue indicates that thirty-nine (39) parcels in the Hideaway Lake subdivision have improvements.

Staff Analysis of Applicable Review Standards

Section 83-123(m)(4) of the zoning ordinance lists ten criteria for approval of a requested zoning variance permit. Per Section 83-123(m)(4), a zoning variance permit may be approved if the applicant can demonstrate that *all* of the criteria are met. Below is a summary of the ten criteria, as they relate to this request:

Criterion #1	
Does the requested variance satisfy criterion #1? Yes.	
Criteria	<i>The property for which the variance is requested was acquired in good faith.</i>
Staff Analysis	Information provided by the applicant indicates that the property was acquired in good faith.

Criterion #2	
Does the requested variance satisfy criterion #2? No.	
Criteria	<p><i>Strict application of this chapter would produce undue hardship relating to the property—i.e., would effectively prohibit or unreasonably restrict the utilization of the property by reason of:</i></p> <ul style="list-style-type: none"> <i>i. The exceptional narrowness, shallowness, size, or shape of the property at the time of the effective date of this chapter or an amendment thereto;</i> <i>ii. Exceptional topographic conditions or other extraordinary situation or condition of the property; or</i> <i>iii. The condition, situation, or development of other property immediately adjacent to the property.</i>
Staff Analysis	<p>The subject parcel is not any shallower than other lots in the same vicinity, and the front and rear setbacks do not overlap. Additionally, the subject parcel is three hundred (300) feet in length, which is significantly longer than other nearby parcels.</p> <p>After all of the setbacks are applied, the subject parcel has approximately 4,050 square feet of buildable area (15 feet by 270 feet). A single-family home could be built within this area, but it would be shallower than a typical single-family home found in Powhatan County.</p>

Criterion #3	
Does the requested variance satisfy criterion #3? No.	
Criteria	<i>The situation or condition producing the hardship is not self-created.</i>
Staff Analysis	The situation producing the hardship is self-created. Currently a dwelling fifteen (15) feet deep could be constructed within 4,050 square feet of buildable area. The applicant is requesting the variance to allow a larger dwelling to be constructed on the property. Plans to construct a dwelling with a depth greater than fifteen (15) feet is a preference and not a hardship.

Criterion #4	
Does the requested variance satisfy criterion #4? No.	
Criteria	<i>The hardship is not shared generally by other properties in the same zoning district and the same vicinity.</i>
Staff Analysis	Other properties in the same vicinity (the Hideaway Lake subdivision) have similar lot depths, and therefore share similar hardships. The median lot size in the Hideaway Lake subdivision is approximately 0.2 acres. As a result, most lots in the subdivision would require a variance for at least one of the required yards in the Agricultural-10 (A-10) zoning district.

Criterion #5	
Does the requested variance satisfy criterion #5? No.	
Criteria	<i>The authorization of the variance permit (zoning) alleviates this clearly demonstrated hardship (as distinguished from a special privilege or convenience sought by the applicant).</i>
Staff Analysis	Currently, a dwelling fifteen (15) feet deep could be constructed within 4,050 square feet of buildable area. The applicant is requesting the variance to allow a larger dwelling to be constructed on the property. Plans to construct a dwelling with a depth greater than fifteen (15) feet is a preference and not clearly demonstrated a hardship.

Criterion #6	
Does the requested variance satisfy criterion #6? Yes.	
Criteria	<i>The authorization of the variance permit (zoning) is in harmony with the intended spirit and purpose of the ordinance.</i>
Staff Analysis	The minimum front yard requirement for the A-10 zoning district is intended to maintain the county's rural character, minimize the impact of traffic on adjacent dwellings, and accommodate any future roadway improvements. It is not anticipated that the authorization of this variance will negatively impact the intended spirit and purpose of the minimum front yard requirements.

Criterion #7	
Does the requested variance satisfy criterion #7? Yes.	
Criteria	<i>The authorization of the variance permit (zoning) will not be of substantial detriment to adjacent properties.</i>
Staff Analysis	Based on information provided by the applicant, it is not anticipated that the authorization of this variance will be of substantial detriment to adjacent properties.

Criterion #8	
Does the requested variance satisfy criterion #8? Yes.	
Criteria	<i>The character of the zoning district in which the land is located will not be changed by the granting of the variance permit (zoning).</i>
Staff Analysis	Based on information provided by the applicant, it is not anticipated that the authorization of this variance will change the character of the Agricultural-10 zoning district. This variance request, if approved, will accommodate limited residential development on the property.

Criterion #9	
Does the requested variance satisfy criterion #9? No.	
Criteria	<i>The condition or situation of the land is not of so general or recurring in nature as to make reasonably practicable the formulation of a regulation or standards to address the condition or situation.</i>
Staff Analysis	The median lot size in the Hideaway Lake subdivision is approximately 0.2 acres. As a result, most lots in the subdivision would require a variance for at least one of the required yards in the Agricultural-10 (A-10) zoning district. Therefore, it would be reasonably practicable to formulate a new regulation to address this situation, as well as other similar situations, in the Hideaway Lake subdivision. For example, Powhatan County could create an overlay district and apply it to this area to allow for reduced yard depths.

Criterion #10	
Does the requested variance satisfy criterion #10? No.	
Criteria	<i>The variance permit (zoning) authorized by the BZA is the least possible deviation from the standards necessary to afford relief.</i>
Staff Analysis	The requested variance is not the least possible deviation from the standards necessary to afford relief. The requested variances would create an area 45' deep within which a dwelling could be constructed. The Department of Community Development would request that any variance be the least possible deviation needed to construct a viable dwelling.

Similar Requests

Since 1998, there have been twelve (13) variance cases (affecting twenty-six (27) parcels) in the Hideaway Lake subdivision. All thirteen variance applications have requested to modify the minimum required yards, and all but two of them have requested a modification to the minimum required front yard. Of the thirteen variance cases, all but one were approved by the BZA. The most recent variance in the Hideaway Lake subdivision was approved in 2012 (Case #12-01-VZ).

Case #19-01-VZ was denied by the BZA. This application, which was also submitted by Morrissette Construction, LLC, was considered by the BZA at its meeting on April 11, 2019. At the meeting, the BZA voted to deny the requested variance (3-2) on the basis that the application did not satisfy Criterion #9: "The condition or situation of the land is not of so general or recurring in nature as to make reasonably practicable the formulation of a regulation or standards to address the condition or situation."

At the meeting, the BZA requested that the Planning Commission discuss the possibility of applying an overlay district to the Hideaway Lake subdivision to allow modification to the minimum yard requirements for that particular area.

This issue was discussed at the Planning Commission workshop on June 7, 2019. At that meeting, the Planning Commission decided not to pursue adoption of an overlay district in the Hideaway Lake subdivision at this time because: (i) accommodating residential development in that area is not in accord with the comprehensive plan; and (ii) the existing infrastructure is inadequate to serve additional development.

Effect

- *Other Permits Required*

If this request is approved, building permit applications will still need to be submitted and approved prior to construction commencing on the property. Per Sec. 83-123(m)(7), “approval of a variance permit (zoning) authorizes only the particular regulatory relief approved. It does not exempt the applicant from the responsibility to obtain all other approvals required by this chapter and any other applicable laws, and does not indicate that the development for which the variance is granted should receive other permits or development approvals under this chapter . . .”

- *Variance Runs with the Land*

If this request is approved, the variance shall run with the land (and not be affected by changes in ownership). Per Sec. 83-123(m)(8), “a variance permit (zoning), including any conditions of approval, shall run with the land, shall be binding the landowners and their successors and assigns, and shall not be affected by a change in ownership.”

VII. AGENCY REVIEW

Review by County Agencies/Departments	
Building	No comments at this time.
Environment	No concerns with this request.
Public Works	The property is located outside of the County’s Water and Wastewater Service District.
Sheriff	No comments at this time.
Fire	No concerns with this request.
Review by State Agencies/Departments	
Health	No comments received.
Transportation	No concerns with this request.

VIII. PUBLIC INPUT

The Department of Community Development has not received any formal comments regarding this proposal.

IX. STAFF RECOMMENDATION

The Department of Community Development **recommends denial** of this zoning variance permit, because the request does not meet all of the criteria for approval of a zoning variance permit, as set forth in the Zoning Ordinance of Powhatan County.

X. PROPOSED RESOLUTION

In accordance with Section 83-123(m) of the Powhatan County Zoning Ordinance, the Powhatan County Board of Zoning Appeals (*approves / denies / defers*) the zoning variance permit request submitted by Morrissette Construction, LLC to reduce the required minimum front yard depth to forty-five (45) feet on Tax Map 35A-2-S-3.

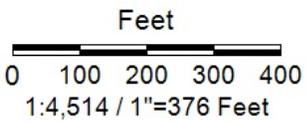
Attachment(s)

1. Vicinity Map ([p. 13](#))
2. Zoning Map ([p. 14](#))
3. Application ([p. 15](#))
4. Site Photos ([p. 24](#))

Powhatan County

Legend

-  County Boundary
-  Places
-  Parcels



Title: 19-02-VZ Vicinity Map

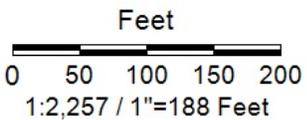
Date: 4/4/2019

DISCLAIMER: ALL INFORMATION DEPICTED ON THIS MAP SHALL BE TREATED AS CONFIDENTIAL INFORMATION AND SHALL ONLY BE USED FOR THE SOLE PURPOSE FOR WHICH IT WAS PROVIDED. ANY OTHER USE OF THIS MAP, OR THE INFORMATION INCLUDED THEREON, IS STRICTLY PROHIBITED. THE DATA SHOWN ON THIS MAP IS FOR INFORMATION PURPOSES ONLY. THIS MAP MAY NOT BE COPIED OR OTHERWISE MADE AVAILABLE TO ANY OTHER PARTY IN PAPER OR ELECTRONIC FORMAT.

Powhatan County

Legend

- Parcels
- Zoning**
- Agriculture A-10
- Agricultural/Animal Confinement
- Commercial
- Courthouse Square Center
- Industrial - 1
- Industrial - 2
- Mining
- Office
- Residential - 2
- Rural Residential 5
- Residential Commercial
- Residential Utility
- Rural Residential
- Village Center Planned Development
- Village Center



Title: 19-02-VZ Zoning Map

Date: 4/4/2019

DISCLAIMER: ALL INFORMATION DEPICTED ON THIS MAP SHALL BE TREATED AS CONFIDENTIAL INFORMATION AND SHALL ONLY BE USED FOR THE SOLE PURPOSE FOR WHICH IT WAS PROVIDED. ANY OTHER USE OF THIS MAP, OR THE INFORMATION INCLUDED THEREON, IS STRICTLY PROHIBITED. THE DATA SHOWN ON THIS MAP IS FOR INFORMATION PURPOSES ONLY. THIS MAP MAY NOT BE COPIED OR OTHERWISE MADE AVAILABLE TO ANY OTHER PARTY IN PAPER OR ELECTRONIC FORMAT.

The McGurn Company, Inc

Real Estate * Construction * Development 



MEMO

To: Ms. Alyson Oliver, CZO – Powhatan, VA

From: Artie McGurn

Date: 4/4/19

Subject: Variance – 19-02-VZ 5675 Blanton Street

Morrisette Construction LLC has requested a variance for relief from the 75' front yard setback.

The current front and rear yard setback if enforced will allow only a 19' deep house to be constructed on the property. This size building envelope prohibits the construction of a reasonable size house and footprint that is common in this neighborhood.

The 75' setback requirement was instituted well after the subdivision was of record.
This lot meets the requirement for lot square footage and rear and side yard setbacks.

We are requesting the front setback be reduced from 75' to 45' allow house construction and grading work.

The request for a 45' front yard setback is consistent with the front yard setbacks of the other houses in this neighborhood.

Kind Regards,

Arthur McGurn
Agent for Morrisette Construction LLC

Case Number: 19-02-VZ

Date Received: 3/1/19

POWHATAN COUNTY
APPLICATION FOR A HEARING BEFORE THE BOARD OF ZONING APPEALS
VARIANCE APPEAL

PLEASE TYPE OR PRINT

Name of Applicant MORRISSETTE CONSTRUCTION LLC Telephone _____

Address: 15 KING ST RICHMOND, VA 23222

Owner of Record MORRISSETTE CONSTRUCTION LLC Telephone _____

Address 15 KING ST RICHMOND, VA 23222

Tax Map, Section: 35A-2-5-3 Zoning A-10

Existing Use of Property: VACANT

Property Location: 5675 BLANTON ST LOT 3 HIDEAWAY LAKE SUBDIVISION
(Example: "West side of US Rt. 60 Approx. 100' South of Rt. 635")

Total Area (Acres/Sq. Ft.) 0.90 AWC Magisterial District MACON

VARIANCE

Describe the variance sought in terms of distance and type.
(For example: "A 3.5 foot rear yard variance for an attached two car garage").
A 45' FRONT YARD SETBACK TO ALLOW A 45' DEEPOUSE INCLUDING FRONT PORCH & REAR DECK TO FIT IN THE BUILDABLE AREA. (THIS IS A 30' VARIANCE REQUEST)

What provision of the Zoning Ordinance is a variance requested?
(For example, "the 40 foot rear yard requirement in the R-2 District").
75' FRONT YARD SETBACK.

List the reasons why the variance is being sought. What hardship would occur on your use of the property?
(Please read the attached overview on reasons for approving a variance).
THE CURRENT FRONT YARD SETBACK RENDERS THE LOT UNBUILDABLE. THE REQUESTED VARIANCE SETBACK ALLOWS A HOUSE TO BE BUILT ON THE PROPERTY.

Case Number: _____

Date Received: _____

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

State of Virginia
County of Powhatan to wit

I, ARTHUR M. GUNN declare that I have familiarized myself with the rules and procedure pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

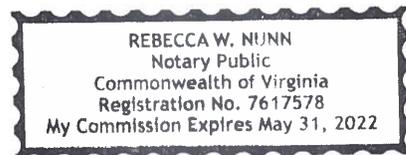
Signed Arthur M. Gunn

Print Name Arthur M. Gunn

Subscribed and sworn to before me this 1st day of March, 2019

Notary Public Rebecca Nunn

My Commission Expires 5/31/22



Case Number: _____

Date Received: _____

ZONING DISCLOSURE

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

Please list below the names and addresses of all owners or parties in interest to this variance request. If additional space is needed please list on the back of this page:

NAME

ADDRESS (Include Zip Code)

- 1) Morrisette Construction
15 King St. Richmond, VA 23222
- 2) Arthur McGee
P.O. Box 8 Manakin Sabor, VA 23103

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all persons must be listed.

I, Arthur McGee, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for the variance/appeal request for parcel number(s) _____ of tax map number(s) _____ requesting
If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

Arthur McGee
Signature

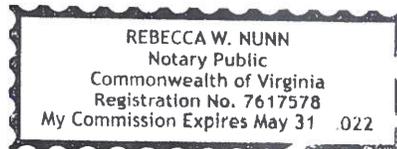
STATE OF VIRGINIA
COUNTY OF POWHATAN, to wit:

This day Arthur McGee personally appeared before me, Rebecca Nunn, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 1 day of March 2019

Rebecca Nunn
Notary Public

My commission expires: 5/31/22



Case Number: _____

Date Received: _____

APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

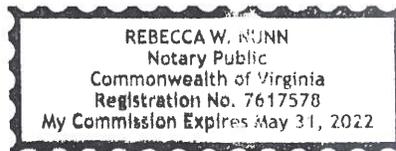
I, Arthur M. Gurn, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for _____ (Specify type of request – variance or appeal hearing).

Arthur M. Gurn
Applicant's Signature

3/1/19
Date

Subscribed and sworn to before me this 1st day of March, 2019.

Rebecca W. Nunn
Notary Public's Signature



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We

Name VICTOR MORASSETTE Telephone 804-385-4201
Address 15 KING ST: Richmond, VA. 23222
Name _____ Telephone _____
Address _____
Name _____ Telephone _____
Address _____
Name _____ Telephone _____
Address _____

being all of the owner(s) of the property described as County tax map numbers:

and authorized to take such action, do hereby make, constitute and appoint:

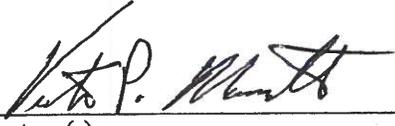
2. Name ARTHUR McCOY Telephone 804-640-1294
Address P.O. Box 8 Manakin Soto, VA 23103

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning, conditional use, variance, appeal or any other zoning matter, and to set forth and offer such legally acceptable voluntarily proffered conditions (including any additions, amendments, modifications or deletions thereto), or any other agreements or representations that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. _____

4. In witness whereof, I/we have hereto set my/our hand and seal this

1 day of March 2019.



Signature(s)

Signature(s)

Signature(s)

Signature(s)

Witnessed
by:

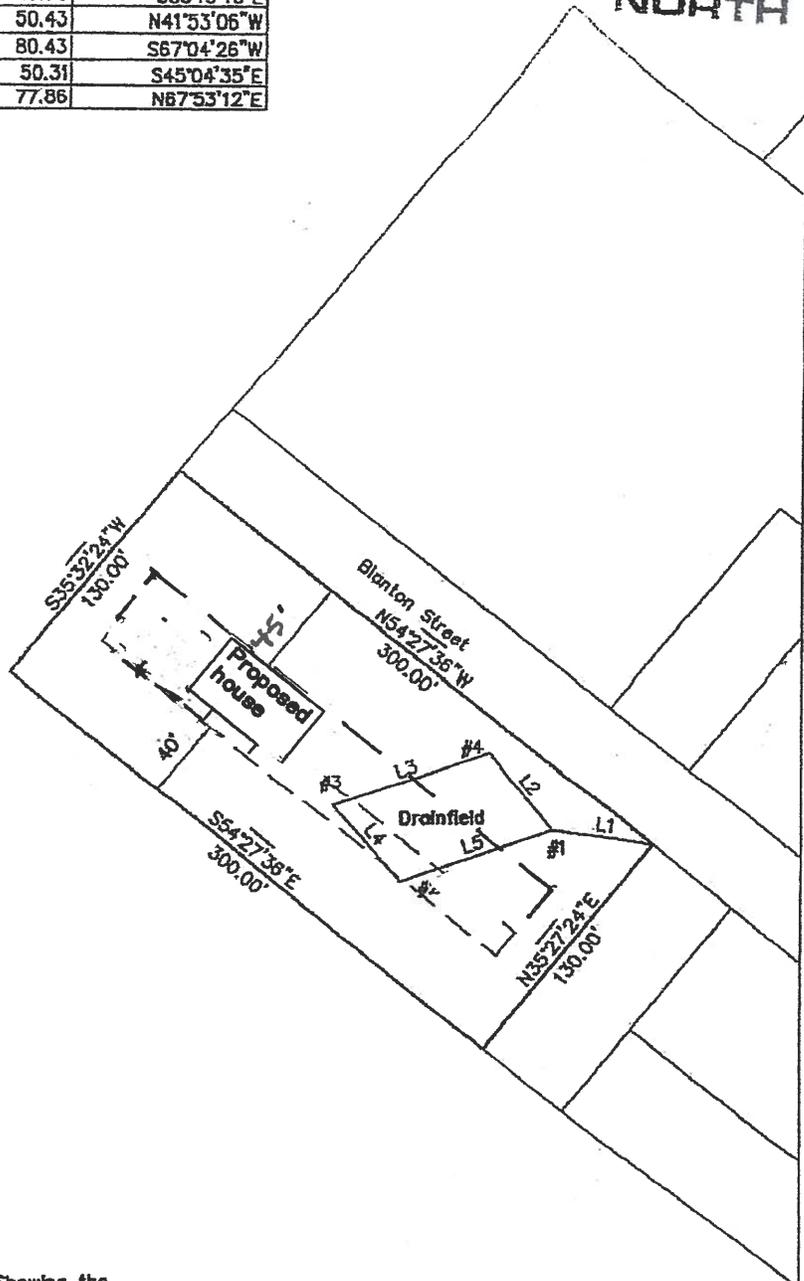


Witnessed
by:

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

**Proposed Set Back Plat
Lot 3 Hideaway Lake - 5675 Blanton St.**

DRAINFIELD LINE TABLE		
LINE	LENGTH	BEARING
L1	49.73	S85°19'10"E
L2	50.43	N41°53'06"W
L3	80.43	S67°04'26"W
L4	50.31	S45°04'35"E
L5	77.86	N87°53'12"E



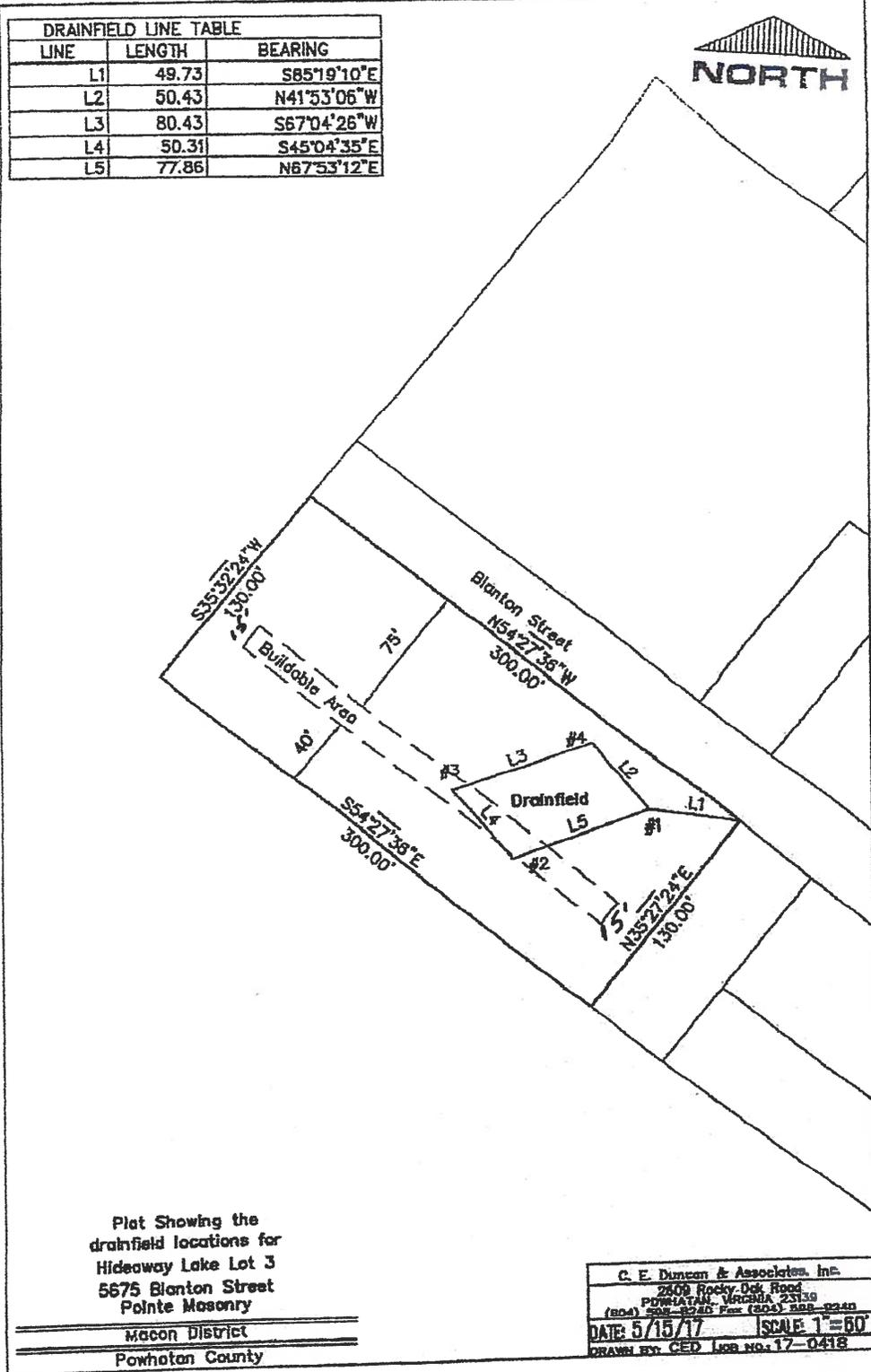
Plat Showing the
drainfield locations for
Hideaway Lake Lot 3
5675 Blanton Street
Pointe Masonry

Macon District
Powhatan County

C. E. Duncan & Associates, Inc.
2509 Rocky Oak Road
POWhatan, Virginia 23139
(804) 598-8240 Fax (804) 598-8240
DATE: 5/15/17 SCALE: 1"=60'
DRAWN BY: CED LCB NO. 17-0418

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Existing Set Back Plat
 Lot 3 Hideaway Lake - 5675 Blanton St.



Page 12 of 12

Site Photos: 19-02-VZ (Attachment #4)
35A-2-S-3: 5675 Blanton Street

Photo #1



View of Blanton Street from Subject Parcel

Photos #2



Photo #3



Existing Conditions of Subject Parcel