

ROCKINGHAM COUNTY
ZONING VARIANCE APPLICATION

FOR OFFICE USE ONLY

FEE: \$350.00

DEADLINE DATE: _____

RECEIPT # _____

HEARING DATE: 8/2/16

DATE REC July 6, 2016

TAXES PAID yes

BZA # VAR16-196

APPLICANT: Kirk D. Becchi

ADDRESS: 2991 Barrington Dr. Rockingham County Va. 22801

CONTACT PERSON: Kirk D. Becchi Daytime No. (540) 421-9021
Address: 2991 Barrington Dr. Rockingham County Va. 22801

LOCATION: (N S E W) side of Road Name Barrington Dr. (Route Number) 1014
approximately 700 miles/feet (N S E W) of Road Name Boyers Rd (Route
Number) 704 in the Central Magisterial District, Election District # 3

TAX MAP # 125(17)18 ZONING: R-2 conditional ACRES: .47

TO THE BOARD OF ZONING APPEALS:

I (We) respectfully request that the Board of Zoning Appeals decide our appeal for a variance. This appeal is for a variance to the Rockingham County Code and is relative to the: Area, Sideyard, Height, Use, Parking or Other (specify other) set back provisions of the Code; specifically

I (We) request to be able to screen approximately 24' x 12' of an existing deck.

for the following reason(s): See attached

A previous appeal on this (has/has not) been filed on this property. My (Our) interest in this property is as (owner, lessee, contract purchaser).

(Firm or Corporation)
By: Kirk D. Becchi

(SEE OTHER SIDE)

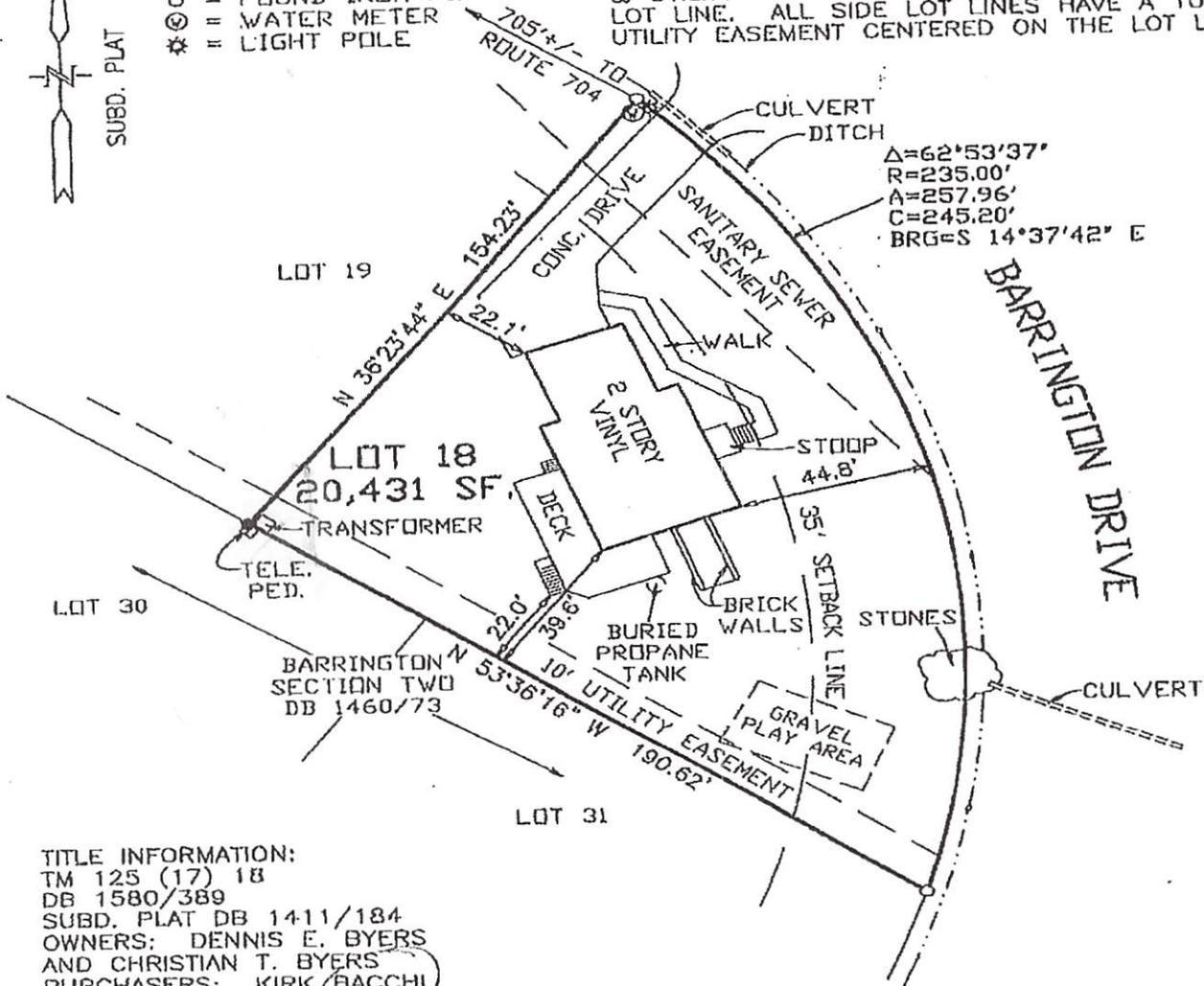
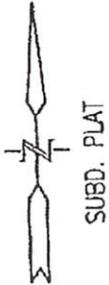
REASONS FOR VARIANCE REQUEST

1. We are only seeking to screen a portion of a deck, which has been in place since at least 2003 (when we purchased the home) and likely since 1997, when we understand the home was built.
2. The requested variance will not encroach one inch further into the setback than the existing deck and the deck location was seemingly code compliant when the home was built circa 1997.
3. The unusual pie shape of our property makes our situation unique. The designated rear property line results in our property having a front, a rear and one side (as opposed to two sides).
4. If the point where the two side lines (lot 30/lot 31 and lot 19 property lines) meet was treated as our rear property line, our home, including the planned screened porch, would be fully outside of all applicable setbacks.
5. The affected adjacent property owners, Sipe and Budd, consent the variance request. The screened porch will not be visible from the Sipe property due to topography and foliage along the property line.
6. We are not seeking to build “livable space,” e.g. an addition or even a sun room. Instead, we are seeking to build a seasonal occasional use screened porch, without walls.
7. The southwest exposure of our deck, and the biting insect population on our property, make our deck essentially unusable.

JUNE 13, 2003
SCALE: 1"=40'

- = IRON PIN SET
- = FOUND IRON PIN
- ⊙ = WATER METER
- * = LIGHT POLE

THIS LOT IS IN FLOOD ZONE C.
NOTES:
NO TITLE OPINION WAS SUPPLIED FOR THIS SURVEY.
ALL FRONT LOT LINES HAVE A 10' DRAINAGE & UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE. ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.



TITLE INFORMATION:
TM 125 (17) 18
DB 1580/389
SUBD. PLAT DB 1411/184
OWNERS: DENNIS E. BYERS
AND CHRISTIAN T. BYERS
PURCHASERS: KIRK BACCHI
AND CYNTHIA A. BACCHI
ADDRESS: 2991 BARRINGTON DRIVE
HARRISONBURG, VA 22801

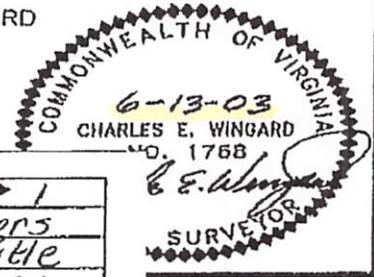
PHYSICAL SURVEY OF LOT 18

BARRINGTON, SECTION ONE

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SURVEYOR'S CERTIFICATE:
TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD
DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS
EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN.
GIVEN UNDER MY HAND THIS 13th DAY OF JUNE, 2003

BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 2280
540 434-0267
REF# 061095-18

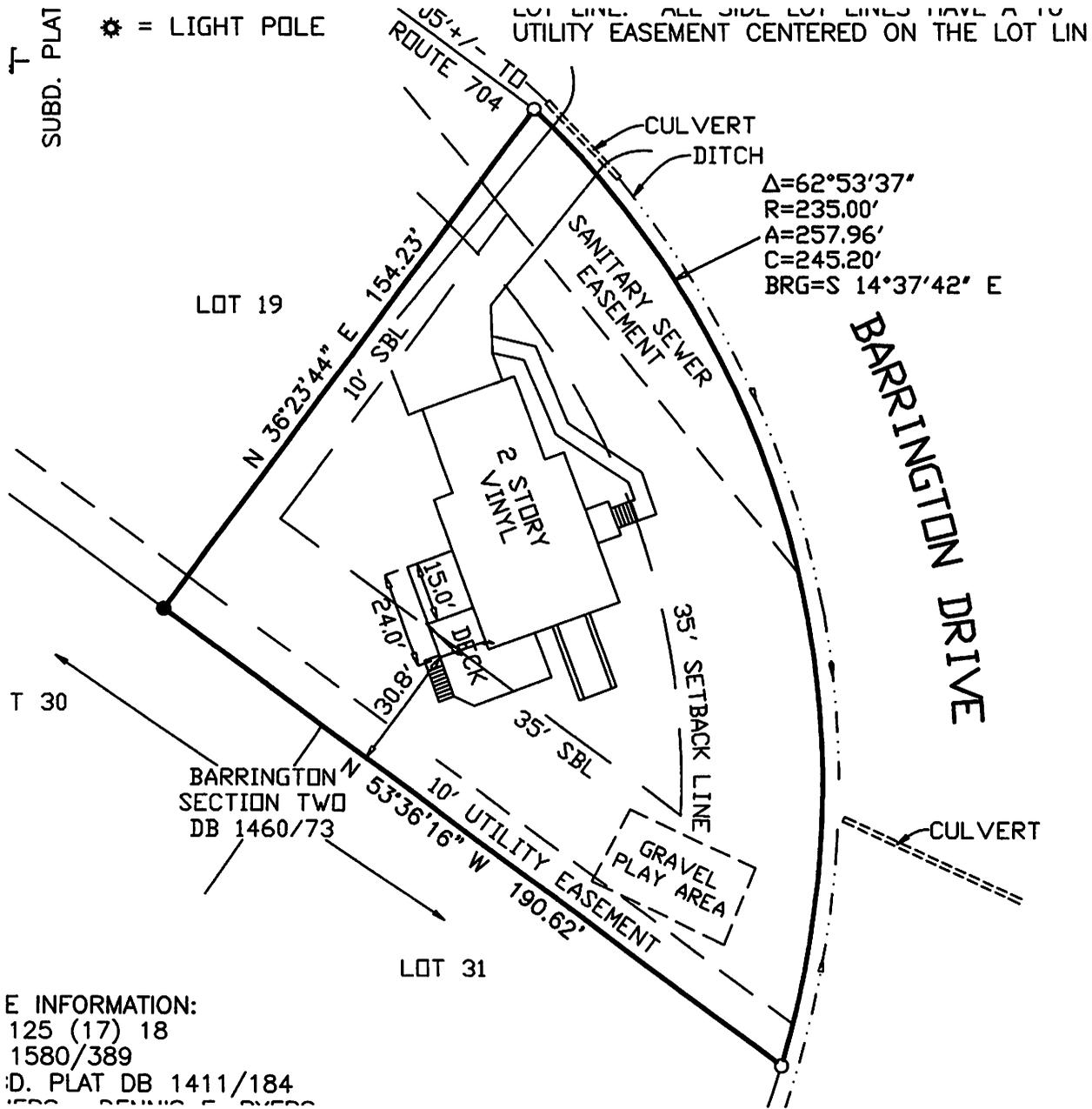


Post-it® Fax Note	7671	Date	6-23	# of pages	1
To	Kurt Bacchi	From	Jane Nabers		
Co./Dept.		Co.	Valley Sav. Title		
Phone #		Phone #	434-8571		
Fax #	434-9452	Fax #	434-5854		

T
SUBD. PLAT

* = LIGHT POLE

LOT LINE. ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE



$\Delta=62^{\circ}53'37''$
 $R=235.00'$
 $A=257.96'$
 $C=245.20'$
 $BRG=S\ 14^{\circ}37'42''\ E$

E INFORMATION:
 125 (17) 18
 1580/389
 D. PLAT DB 1411/184
 1580