

ROCKINGHAM COUNTY  
ZONING VARIANCE APPLICATION

FOR OFFICE USE ONLY

FEE: \$350.00

DEADLINE DATE: \_\_\_\_\_

RECEIPT # \_\_\_\_\_

HEARING DATE: 1/2/19

DATE REC \_\_\_\_\_

TAXES PAID Pd

BZA # VAR18-358

APPLICANT: Emanuel Shifflett

ADDRESS: 463 Watertower Rd. Penn Laird, VA 22846

CONTACT PERSON: Emanuel Shifflett Daytime No. 50-820-8079  
Address: 9021 Layman Woodland Trail, Broadway, VA 22815

LOCATION: (N S E W) side of Road Name WATERTOWER Rd (Route Number) 683  
approximately 1300 miles (feet) (N S E W) of Road Name Wild Rose DR (Route  
Number) B10 in the \_\_\_\_\_ Magisterial District, Election District # 3

TAX MAP # 1260-(A)-25 ZONING: A-2 ACRES: 0.631

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) Roadsetback \_\_\_\_\_ provisions of the Code; specifically

I (We) request Sideyard reduction from 15' to 10.4 feet and setback from center of road from 60' to 51.6'

for the following reason(s): House was built in 1978. I inherited the property in 2012. Did not know house was in violation. Attempted to buy land from adj. landowners to buy land from adj. landowner to bring side into compliance. VDOT said road may have been widened since 1978.

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: Emanuel Shifflett

(SEE OTHER SIDE)

ADDITIONAL DETAILS REQUIRED WITH APPLICATION:

Attach a drawing on 8 1/2" x 11" plain paper showing the following:

- A. Size and Shape of property.
- B. Location of proposed or existing building - distance from public highway/street and from adjoining property.
- C. Size and shape of proposed or existing building.
- D. Show other buildings, driveway, septic, etc. located on the property.

NAMES AND COMPLETE MAILING ADDRESSES (USE E-911 ADDRESSES) OF ALL ADJACENT LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD. IF ADJACENT TO CITY, A TOWN, OR ANOTHER COUNTY, YOU NEED TO SUPPLY THOSE NAMES AND ADDRESSES ALSO. Name of owners may be found in Real Estate and Land Use office located in the Rockingham County Administration Center. Complete mailing addresses are listed in Land Use Books in front of the Treasurer's Office also (located next to the Land Use Office).

NAME

ADDRESS

Boyd W. & Barbara L. Breeden	481 Watertower Rd. Penn Laird, VA 22846
<del>Our Lady Peace Chapter 142, LLC</del>	<del>1702 Fairway Drive, Harrisonburg, VA 22802</del>
Dolan R and Dorothy H Lantz	462 Watertower Rd. Penn Laird, VA 22846
Church-Pentecostal Churches Inc.	RR1, Penn Laird, VA 22846
Hector Pacheco	499 Watertower Rd. Penn Laird, VA 22846
Church-Penn Laird Pentecostal	520 Watertower Rd. Penn Laird, VA 22846
Willie Hockman	394 Watertower Rd. Penn Laird, VA 22846
Our Lady Peace Chapter 142, LLC	395 Watertower Rd. Penn Laird, VA 22846
Jeremy & Sharlee Crummett	525 Watertower Rd. Penn Laird, VA 22846
Pingus & Vivian Atwell	538 Watertower Rd. Penn Laird, VA 22846
_____	_____
_____	_____
_____	_____

**Notes:**

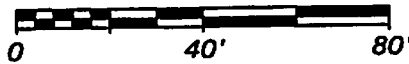
Tax Map: 126C - A - 25  
 Address: 463 Watertower Road  
 Owner: Emanuel A. Shifflett  
 See Will 12/174 for Title Reference.  
 See D.B. 534/545 for Plat Reference.

This property falls in F.E.M.A. Flood Zone X.  
 FIRM Community Map #51165CO420D  
 Effective date: February 6, 2008

Zoning: A-2

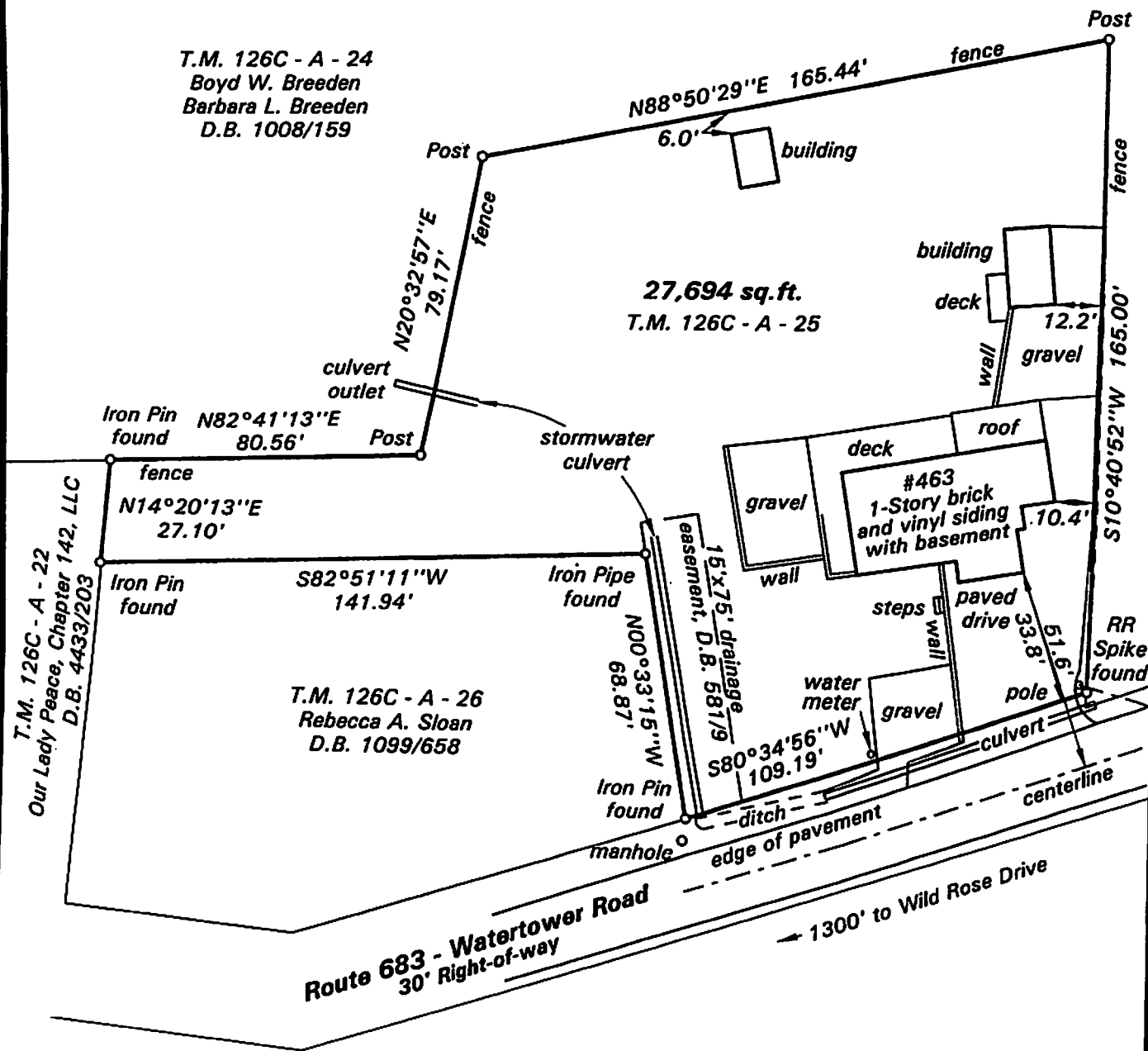
**Present Setbacks:**

- Front - 35' from property line on roads 50' wide or greater
- 60' from center of roadway for roads less than 50'
- Side - 15'
- Rear - 25'



Scale: 1" = 40'  
 October 3, 2018  
 Revised: November 1, 2018

Revised to reflect recent survey by  
 Robert F. Jellum, as well as show  
 setback from centerline of road.



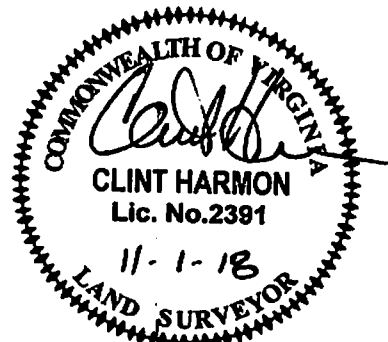
**Title Survey Of A 27,694 Sq.Ft. Lot  
 Standing In The Name Of Emanuel A. Shifflett  
 Central District, Rockingham County, Virginia**

Note: This survey based on a current field survey.  
 A current title report was not provided for this survey.

**INGRAM - HAGEN a division of LINEAGE**  
 Architects - Engineers - Surveyors

98 LEE HIGHWAY \* P.O. BOX 991  
 VERONA, VIRGINIA 24482  
 Telephone (540) 828-2778

Job #22822A



This is not a true, certified copy unless the  
 signature hereon is an original signing.