



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

TO: Board of Zoning Appeals
FROM: Dari Jenkins, Planning & Zoning Administrator
DATE: January 25, 2016
RE: **February 2, 2016 BZA Meeting**

The Montgomery County Board of Zoning Appeals will meet **Tuesday, February 2** at **5:00 p.m.** in **Multipurpose Room 2 (Second Floor), County Government Center, 755 Roanoke Street, Christiansburg**. The agenda will be as follows:

1. Ascertainment of quorum
2. Approval of Minutes
 - September 2, 2015
3. New Business
4. Old Business
5. Adjournment

Please notify our office as soon as possible if you are unable to attend in order for alternate members to be contacted.

AT A MEETING OF THE MONTGOMERY COUNTY BOARD OF ZONING APPEALS HELD ON **SEPTEMBER 1, 2015**, AT 5:00 P.M. IN THE MULTI-PURPOSE ROOM, SECOND FLOOR, MONTGOMERY COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. DiSalvo called the meeting to order at 5:00 p.m.

Present: Richard DiSalvo, Chair
Michael Reilly, Vice Chair
Zach Milton, Member
David Moore, Member
Charles (Chuck) Shorter, Member
Dari Jenkins, Planning & Zoning Administrator
Candace Ross, Senior Program Assistant

Absent: None

Mr. Reilly established the presence of a quorum.

Approval of Minutes

On a motion by Mr. Reilly, seconded by Mr. Moore and unanimously carried, the minutes of the August 4, 2015 meeting were approved.

New Business

A request by **Bryan Rice** for a Special Use Permit (SUP) on approximately 2.3 acres in an Agricultural (A-1) zoning district, with possible conditions, to allow an accessory structure in excess of 1,200 square feet and/or 18 feet in height. The property is located at **1075 Cassatt Lane** and is identified as Tax Parcel No. 106- 19 11 (Account #036185), in the Riner Magisterial District (District D).

Chair DiSalvo introduced the request.

Ms. Jenkins presented maps and photos of the property. The applicant has an existing residence on the 2.3 acre site. She explained the use would be a 2- car garage with office space and bath on the first floor, and a recreation room on the second floor. Ms. Jenkins described the materials and color of the proposed garage; she also stated no screening was required due to proposed location. Mr. Jenkins stated that Mr. Rice recalculated the height, with the structure being no greater than 21 feet in height instead of 20 feet.

Mr. DiSalvo opened the public hearing.

There being no comments the public address was closed

Mr. DiSalvo said the slope on the proposed garage appears to be steeper than the house.

Mr. Rice said that it is slightly, to give more stand-up room on the second floor and to complement the existing dwelling that is fairly tall. Mr. Rice also shared a picture of what the completed structure will look like.

Mr. DiSalvo also inquired of the bathtub that is shown on the plans.

Mr. Rice said they only intend to have a toilet and sink in the bathroom.

On a motion by Mr. Moore, seconded by Mr. Reilly and carried by a 5-0 vote, the Board of Zoning Appeals granted a Special Use Permit to allow an accessory structure in excess of 1,200 square feet and/or 18 feet in height with the following conditions:

1. The proposed accessory structure shall not exceed 1,600 sq. ft. in total area and the overall height of the structure shall not exceed 21 feet.
2. The proposed accessory structure shall substantially comply with the architectural plans and site plan submitted by the applicant and received August 3, 2015.
3. No commercial work shall be permitted within the structure.
4. The structure shall not be used as a dwelling, accessory or otherwise, without proper permits and approvals from the Zoning Administrator, Health Department, and Building Official.

Ayes: Shorter, Reilly, Milton, Moore, DiSalvo

Nayes: None

Abstain: None

Old Business

Ms. Jenkins stated she made a site visit out to the Piney Woods site that was discussed at the previous meeting.

The members discussed if there really is a need to meet to review only Special Use Permits that are for accessory structures in excess of 1,200 sq. ft. and or/ 18 feet in height.

Ms. Jenkins said she will talk with our Planning Director and possibly bring it up to the Planning Commission.

Adjournment

On a motion by Mr. Shorter, seconded by Mr. Moore and unanimously carried, the meeting was adjourned at 5:23 PM.



Christopher R Eagan Request for Special Use Permit

Parcel ID 140837

Legend

- Corporate Line
- Tax Parcels
- Subject Property (140837)

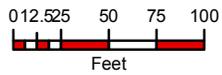
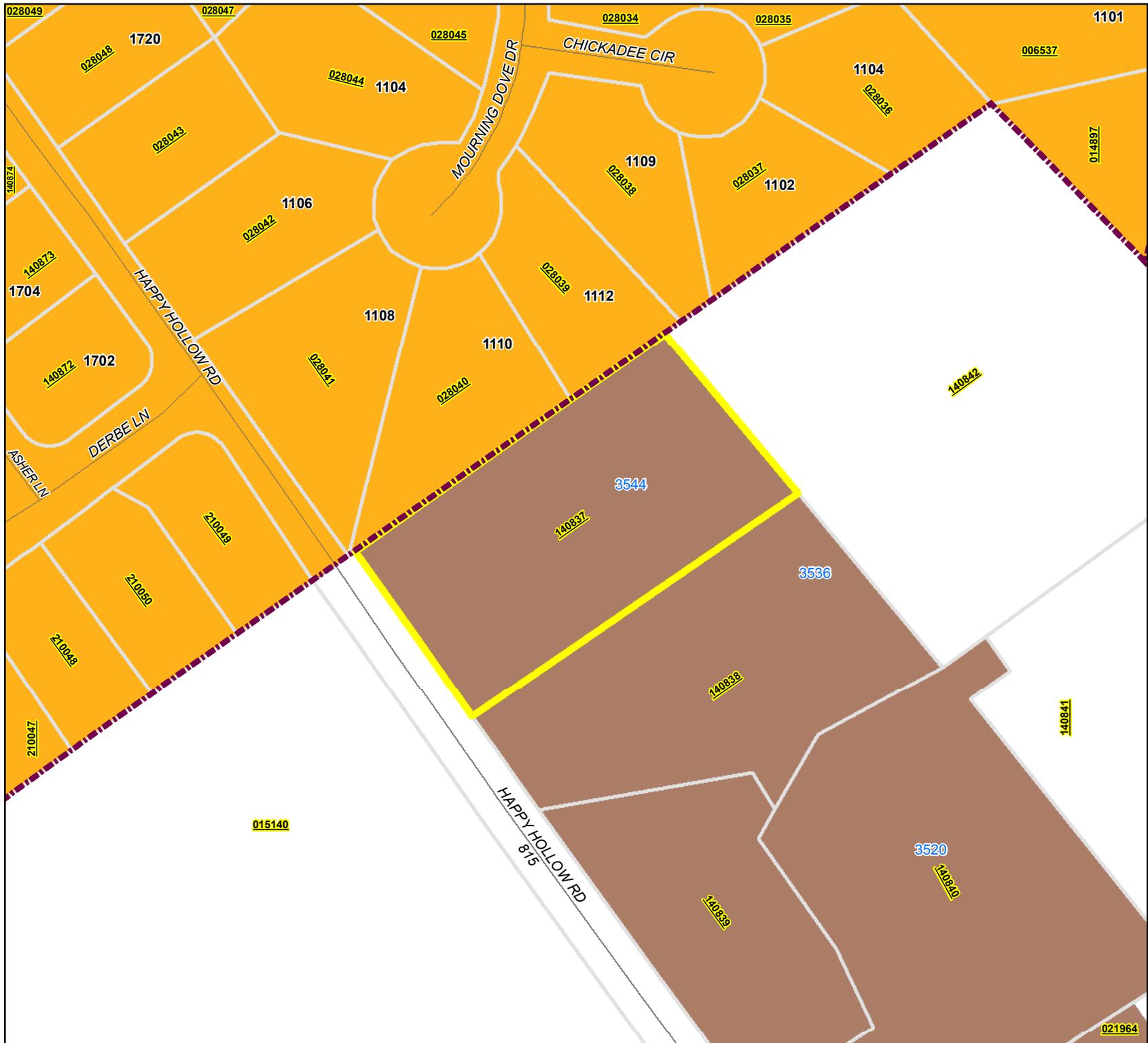
County Zoning

Zoning Class

- A1 - Agriculture
- R2 - Residential

Blacksburg Zoning

- R-4 Low Density Residential



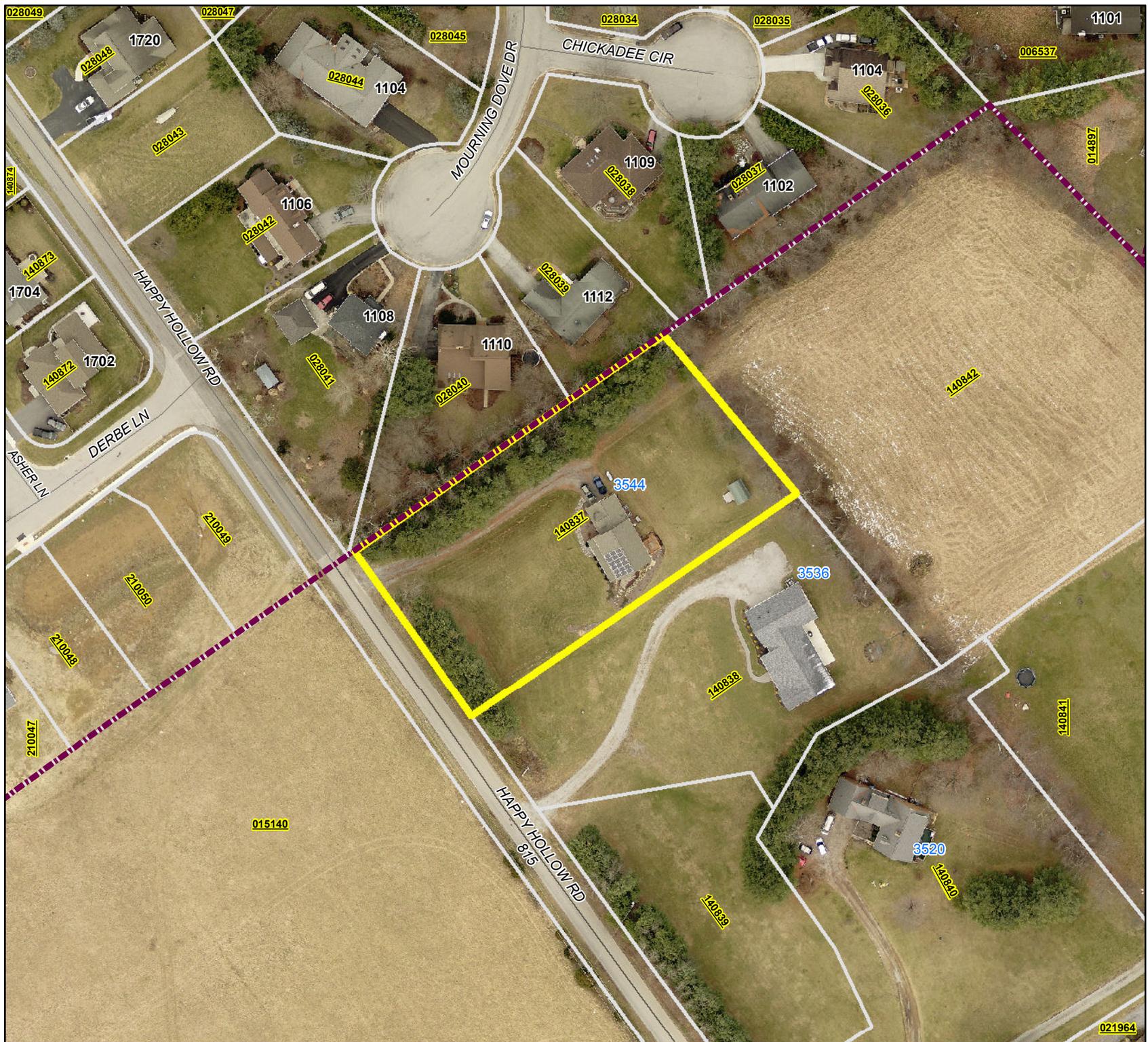
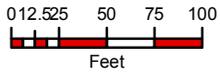


**Christopher R Egan
Request for
Special Use Permit**

Parcel ID 140837

Legend

-  Corporate Line
-  Tax Parcels
-  Subject Property (140837)





VIEW OF EAGAN RESIDENCE FROM HAPPY HOLLOW RD.

01 20 2016

OWNER: Christopher & Kelly Eagan
ADDRESS: 3544 Happy Hollow Road

PARCEL ID: 140837
PHOTOS TAKEN: 1.20.2016

SU-2015-13613
ZONED: R2



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ADDRESS: 3544 Happy Hollow Road

PARCEL ID: 140837
PHOTOS TAKEN: 1.20.2016

SU-2015-13613
ZONED: R2



OWNER: Christopher & Kelly Eagan
ADDRESS: 3544 Happy Hollow Road

PARCEL ID: 140837
PHOTOS TAKEN: 1.20.2016

SU-2015-13613
ZONED: R2



VIEW OF EAGAN REAR YARD
VIEW TOWARD ADJACENT CADDICK RESIDENCE

01 20 2016

OWNER: Christopher & Kelly Eagan
ADDRESS: 3544 Happy Hollow Road

PARCEL ID: 140837
PHOTOS TAKEN: 1.20.2016

SU-2015-13613
ZONED: R2



VIEW OF SIDE AND REAR OF EAGAN RESIDENCE

01 20 2016

OWNER: Christopher & Kelly Eagan
ADDRESS: 3544 Happy Hollow Road

PARCEL ID: 140837
PHOTOS TAKEN: 1.20.2016

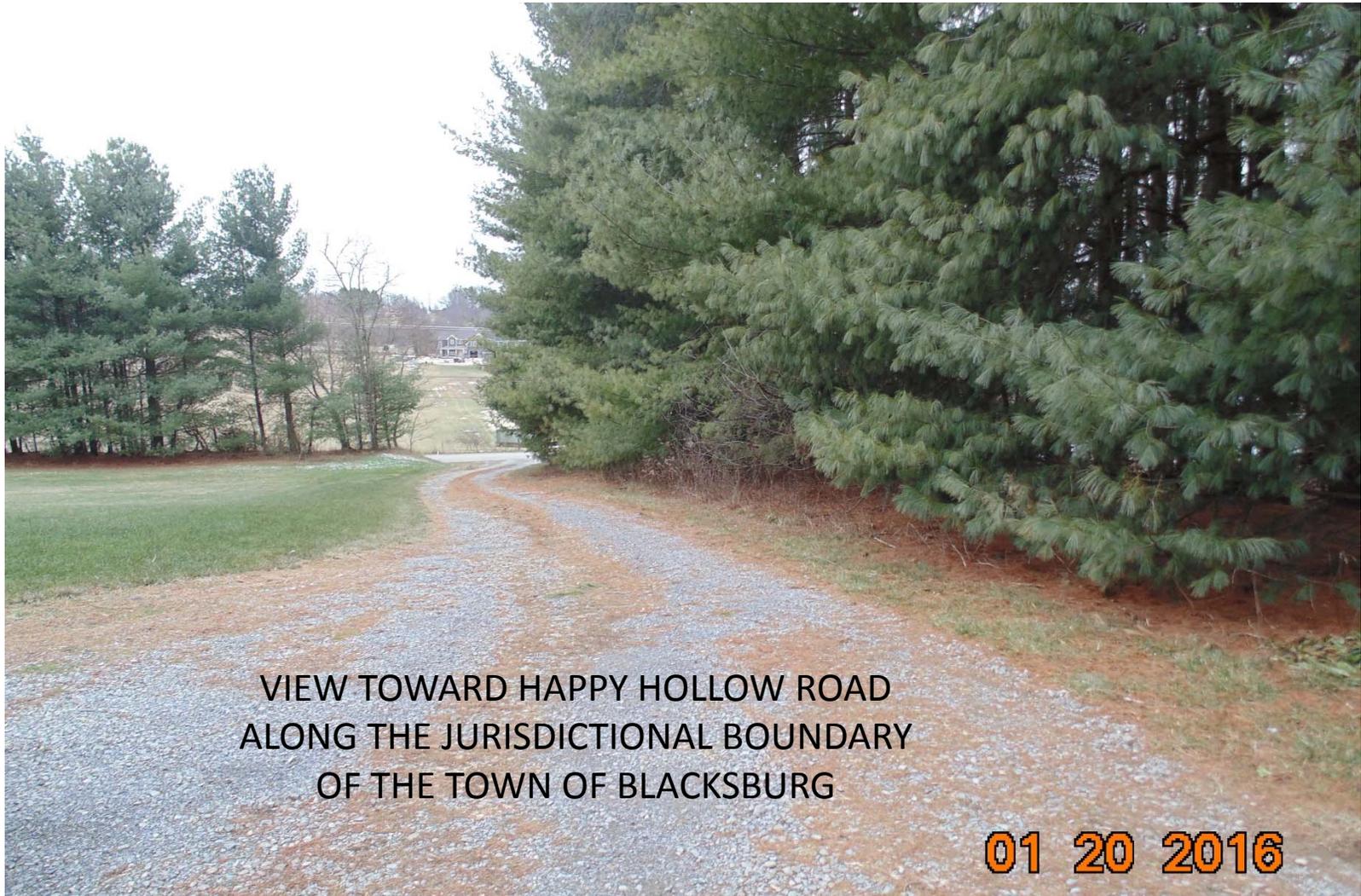
SU-2015-13613
ZONED: R2



OWNER: Christopher & Kelly Eagan
ADDRESS: 3544 Happy Hollow Road

PARCEL ID: 140837
PHOTOS TAKEN: 1.20.2016

SU-2015-13613
ZONED: R2



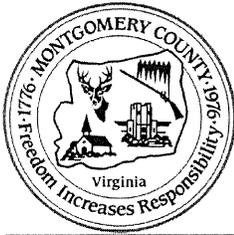
VIEW TOWARD HAPPY HOLLOW ROAD
ALONG THE JURISDICTIONAL BOUNDARY
OF THE TOWN OF BLACKSBURG

01 20 2016

OWNER: Christopher & Kelly Eagan
ADDRESS: 3544 Happy Hollow Road

PARCEL ID: 140837
PHOTOS TAKEN: 1.20.2016

SU-2015-13613
ZONED: R2



Montgomery County, Virginia

BOARD OF ZONING APPEALS APPLICATION

OWNER INFORMATION

USE CURRENT CONTACT INFORMATION FOR ALL PROPERTY OWNERS.
(AN ADDITIONAL SHEET MAY BE ATTACHED FOR MULTIPLE OWNERS)

Name: **Christopher and Kelly Eagan**

Mailing address: **3544 Happy Hollow Rd**

City: **Blacksburg**

State: **VA**

ZIP Code: **24060**

Phone: **(804) 314-4059**

Email: **ceagan@gmail.com**

Fax:

AGENT INFORMATION

Name:

Corporation:

Mailing address:

City:

State:

ZIP Code:

Phone:

Email:

Fax:

APPLICATION DETAILS

Application For: **Appeal of Zoning Decision:** **Variance:** **Special Use Permit:**

Appeal Details:

Date of Decision:

Regarding:

Variance Details:

Section of Zoning Ordinance:

To Allow:

Special Use Permit (SUP) Details:

Zoning District:

To Allow: **Garage with > 1200 square ft and > 18 ft height**

PROPERTY INFORMATION

911 Address of Property: **3544 Happy Hollow Rd, Blacksburg, VA 24060**

Parcel ID #: **140837**

Zoning District: **R2**

Tax Map #: **028-19 1**

APPLICATION CHECKLIST

- Letter detailing justification for request (Variance & Appeals) or SUP Additional Requirements
- A scale drawing of the property & proposed project, with location map
- Application Fee
- Ten (10) copies of application & associated materials

SIGNATURES

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. I further agree to submit payment to the newspaper for costs associated with the legal advertisement of the above request. In addition, I hereby grant permission to the agents and employees of Montgomery County and the State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

Signature of Owner: *Christopher Eagan*

Date: **12/30/15**

Signature of Owner: *Kelly H Eagan*

Date: **12/30/15**

Signature of Agent:

Date:

OFFICE USE ONLY

Date Received: **12/30/2015**

Application Number: **SU-2015-13613**

Statement of Use

We are car lovers and beginner car collectors and will use the building to store personal vehicles. We currently own 5 cars (2008 Dodge Challenger R/T, 1929 Model A Ford, 1994 Honda Civic Ex Coupe, 2007 Honda Civic Si Sedan, 2015 Subaru Outback Limited) and we will be acquiring a 1930 Model A Ford as soon as the garage is complete. There are no living spaces in the garage and the garage will not be used for any commercial business.

The garage will be built on a concrete slab with vinyl siding to match the existing house color as closely as possible. The roof will use asphalt shingles also to match the existing house.

Garage

Site Plan

Proposed Garage
36' x 46'

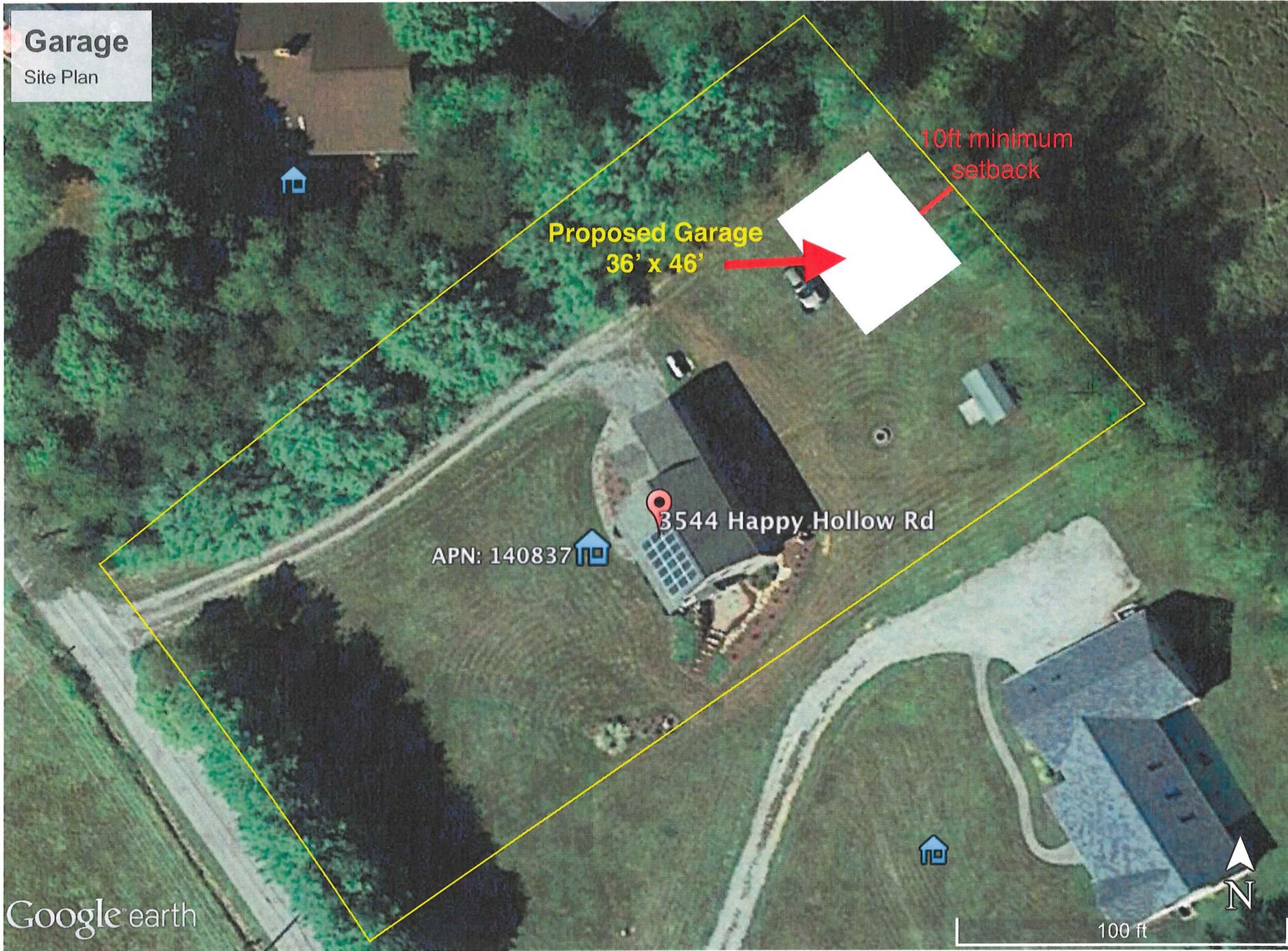
10ft minimum
setback

3544 Happy Hollow Rd

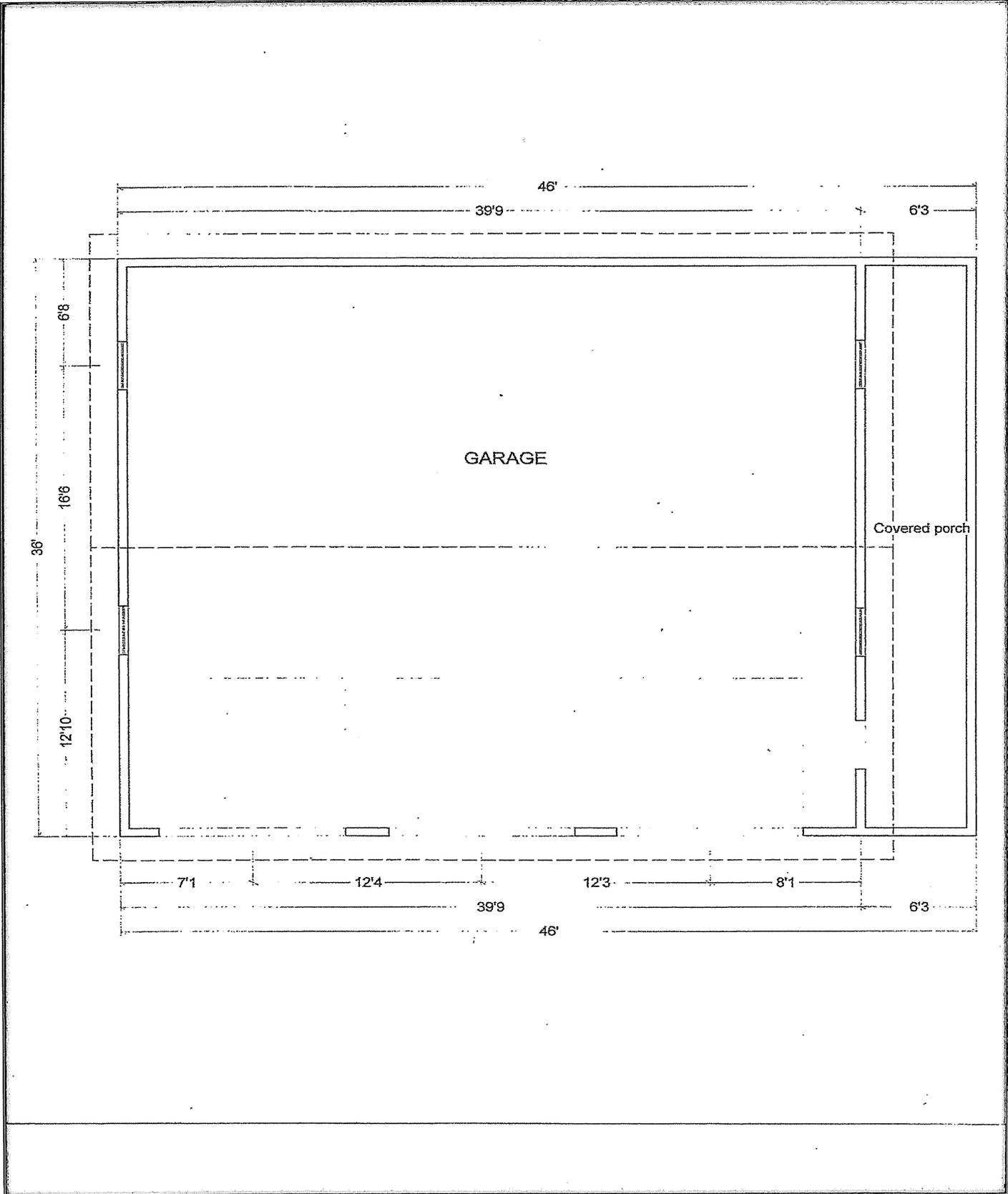
APN: 140837

Google earth

100 ft



EAGAN SUP APPLICATION
3544 Happy Hollow, Blacksburg, VA 24060
SINGLE-STORY GARAGE - FLOOR PLAN



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IF THIS BAR IS NOT EXACTLY ONE INCH LONG, THIS DRAWING HAS NOT BEEN REPRODUCED AT FULL SCALE.

PROJECT
EAGAN RESIDENCE GARAGE
 3544 HAPPY HOLLOW RD.
 BLACKSBURG, VIRGINIA

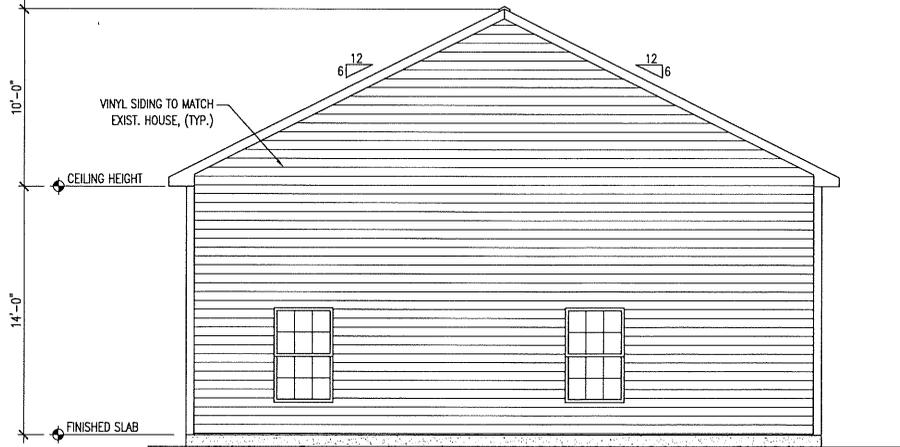
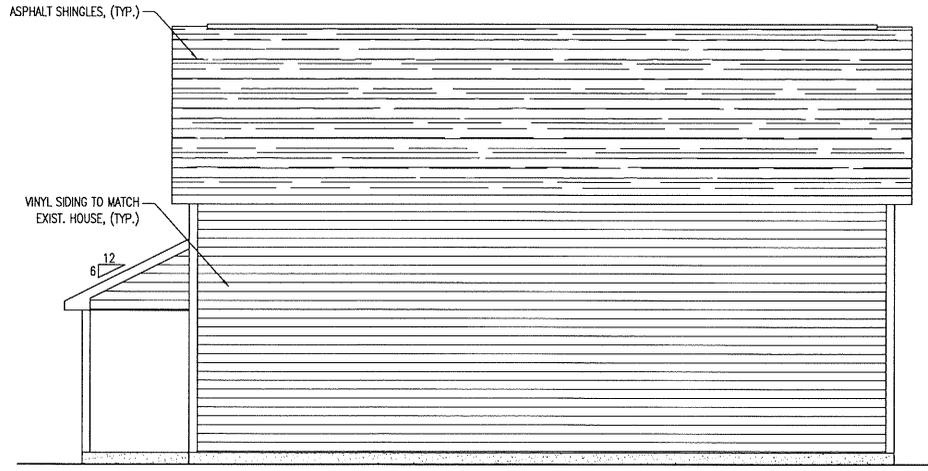


John W. Lucas, C.D. Lucas Design, Inc.
 540-391-2202 P.O. Box 10501
 www.lucasdesigndraft.com Blacksburg, VA 24062

REV.	DESCRIPTION	DATE

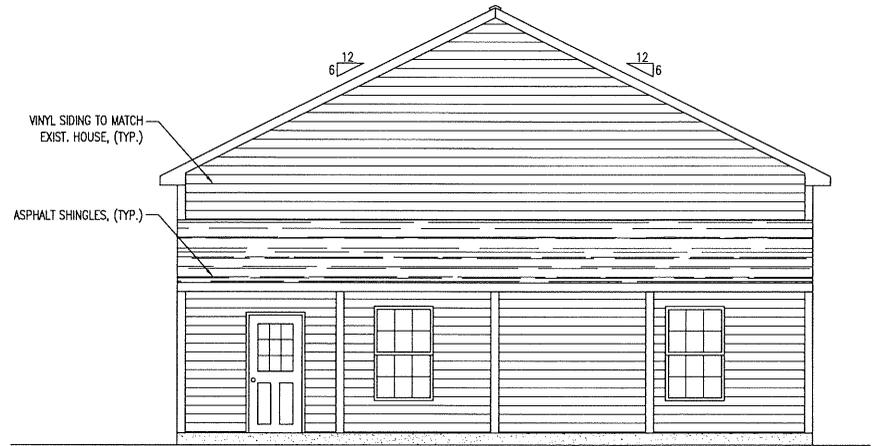
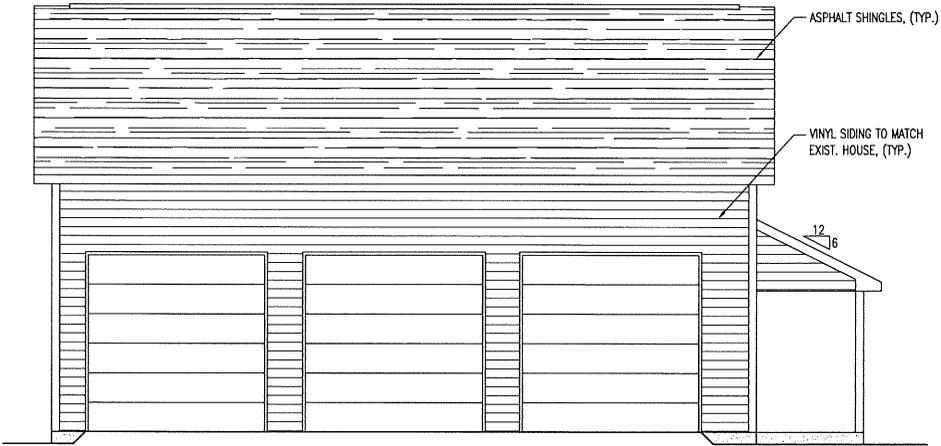
SHEET NAME
ELEVATIONS

PROJECT NO. 15-1064	SHEET A1
DATE 10-DEC-15	06 OF 01



REAR ELEVATION SCALE: 3/16" = 1'-0" 4

LEFT ELEVATION SCALE: 3/16" = 1'-0" 2



FRONT ELEVATION SCALE: 3/16" = 1'-0" 3

RIGHT ELEVATION SCALE: 3/16" = 1'-0" 1