



Gloucester County Board of Zoning Appeals
APPLICATION FOR VARIANCE

V-____-____
23-100003

APPLICANT INFORMATION:

Applicant Name: DAVID J. SCOGGINS
Mailing Address: P.O. BOX 976 GLOUCESTER PT. VA 23062
Phone: 757 870 8368 Email Address: SCOTADA@COX.NET

PROPERTY INFORMATION:

RPL-29619

E911 Address: PARCEL B, OLD PINETTA RD. GLOUCESTER, VA
Tax Map/Parcel #: 29-145B Magisterial District: Petsworth
Zoning District: SC-1
Property Owner Name: DAVID J. & JANET D. SCOGGINS
Mailing Address: P.O. BOX 976 GLOUCESTER PT. VA 23062
Phone: 757 870 8368 Email Address: SCOTADA@COX.NET

Variance Requested: (Check items that apply)

1. Variance from Property Line Setback Requirement
(Example: If a 100 ft. rear setback is required and actual distance to property line from structure will be 40 feet, applicant needs to request a 60-foot variance from rear setback.)
 ft. variance from side yard setback (North, South, East, West)
 ft. variance from rear yard setback
 16 ft. variance from front yard setback (59 FEET FROM FRONT PROPERTY LINE)
2. Variance from Required Lot Size
Actual Lot Size _____ acres
Required Lot Size _____ acres
3. Variance from Parking Requirements
 Spaces provided
 Spaces required
4. Variance from Height Requirements
Maximum height of building _____ ft.
Requested height of building _____ ft.
5. Other – Explain

NARRATIVE STATEMENT - Explanation of variance being requested:

The narrative statement shall demonstrate that the requested variance conforms to all of the following standards:

- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance.
- b. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.
- c. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.
- d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.
- e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.
- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance.

Please attach separate page(s) if more space is needed

NARRATIVE ATTACHED

TAX MAP / PARCEL # 29-145B

(a.) The required 75 foot setback places our building site on a slope that our builder has deemed to be too steep to build on.

There is no other site on the lot that meets required setbacks.

(b.) There have been no alterations to the property that cause the need for the variance.

(c.) The home to the left of our lot fails to meet the 75 ft. setback and will not be affected by the variance of our setback.

The home to the right of us will not have direct view of our house and is otherwise unaffected by our variance.

The property directly across the street is wooded and vacant.

(d.) The topography of our lot is unique and therefore does not suggest that an amendment to the ordinance is required.

(e.) The requested variance does not change the permitted use of the lot as a building site for a 2 BR home.

(f.) The front setback variance is the only thing needed to use the lot as a building site for a 2 BR single family residence, as otherwise permitted.

No other exception is needed or requested.

List the names and addresses of owners or occupants of all abutting property and property immediately across the street, road or highway. Addresses should coincide with those in the Commissioner of the Revenue Property Records. (Please Print)

<u>Name</u>	<u>Mailing Address</u>	<u>Tax Map/Parcel#</u>
JOHN H. & LAURA A. NORDHEIM	< GLOUCESTER VA 23061 > 17548 OLD PINETTA RD.	29-148
ROBERT R. & TERESA A. MCDONOUGH	9288 OLD PINETTA RD.	29-14
JESUS FERNANDEZ SOLIS	9285 OLD PINETTA RD.	29-145F
JAMEEL I. & KRISTINA L. KING	7045 OLD PINETTA RD.	29-145A

PRIVACY ACT STATEMENT: Information provided in this application will be used in the application review process and is a matter of public record once the application is filed.

CERTIFICATION: I agree to allow the members and representatives of the Board of Zoning Appeals and duly authorized personnel of Gloucester County to enter upon said premises at reasonable times to inspect and/or photograph site conditions for review of this application. In addition, I certify under penalty of law that this document and all attachments were prepared by myself or under my direction or supervision and the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

NOTICE: If the property owner(s) does not sign this application (below), written notice will be given to the property owner(s) within 10 days of the receipt of this application as required by Virginia Code § 15.2-2204.

Applicant (print): DAVID J. SCOGGINS

Applicant (signature): David J. Scoggin Date: 9-26-23

Property Owner (print): DAVID J. SCOGGINS

Property Owner (signature): David J. Scoggin Date: 9-26-23

Property Owner (print): JANET D. SCOGGINS

Property Owner (signature): Janet D. Scoggin Date: 9-26-23

NOTE: A completed Conflict of Interest Form must be submitted for each applicant and each property owner.

Applications for variances may be made by any property owner, tenant, government official, department, board, or bureau. Such applications shall be made to the Zoning Administrator, who shall promptly transmit the application and accompanying maps, plans, and/or other information to the Secretary of the BZA – who shall in turn place the matter on the Board’s docket. The Zoning Administrator shall also transmit a copy of the application to the Planning Commission, which may send a recommendation to the BZA or appear as a party at the hearing. Within sixty (60) days of receipt of a completed application for a variance, and after public notice as required by §15.2-2204 of the Code of Virginia, the BZA shall hold a public hearing on the application for variance. Within thirty (30) days after the required public hearing, the BZA shall either approve or deny the application for variance.

SUBMIT APPLICATION TO: Gloucester County Department of Planning & Zoning
County Office Building Two, 6489 Main Street, Gloucester VA 23061 (804) 693-1224
APPLICATION FEE: \$275.00; Make check payable to Gloucester County; Payment is required with application and is NOT REFUNDABLE

FOR STAFF USE ONLY:

Case Number: _____ Date Application Received: _____
Fee Received: _____ Receipt Number: _____
Application Received By: _____

Conflict of Interest Statement

In accordance with Section 14-22 of the Gloucester County Zoning Ordinance, I certify that my application for variance, zoning appeal, or special exception is subject to the following:

Does any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition, either individually, or by ownership of stock in a corporation owning such land or partnership?

Yes No

Does a member of the immediate household of any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition?

Yes No

If yes to either question above, please state:

Person's name: _____

Member of: _____

Nature of their interest: _____

I, DAVID J. SCOGGINS, hereby certify that the information contained in this conflict of interest statement is true and correct to the best of my knowledge.

David J. Scoggins
(Signature)

9-26-23
Date

CITY/COUNTY OF Gloucester
COMMONWEALTH OF VIRGINIA

The foregoing instrument was subscribed and sworn before me this 26th day of September, 2023 by DAVID J SCOGGINS.

Susan H Jones
Notary Public

(Seal)

SUSAN H JONES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2027
COMMISSION # 326696

Notary Registration Number: 326696

My commission expires: 6-30-27

Conflict of Interest Statement

In accordance with Section 14-22 of the Gloucester County Zoning Ordinance, I certify that my application for variance, zoning appeal, or special exception is subject to the following:

Does any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition, either individually, or by ownership of stock in a corporation owning such land or partnership?

Yes No

Does a member of the immediate household of any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition?

Yes No

If yes to either question above, please state:

Person's name: _____

Member of: _____

Nature of their interest: _____

I, JANET D. SIOGGINS, hereby certify that the information contained in this conflict of interest statement is true and correct to the best of my knowledge.

Janet D. Sioiggins
(Signature)

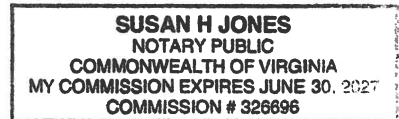
9/26/23
Date

CITY/COUNTY OF Gloucester
COMMONWEALTH OF VIRGINIA

The foregoing instrument was subscribed and sworn before me this 26th day of September, 2023 by Janet D. Sioiggins.

Susan H Jones
Notary Public

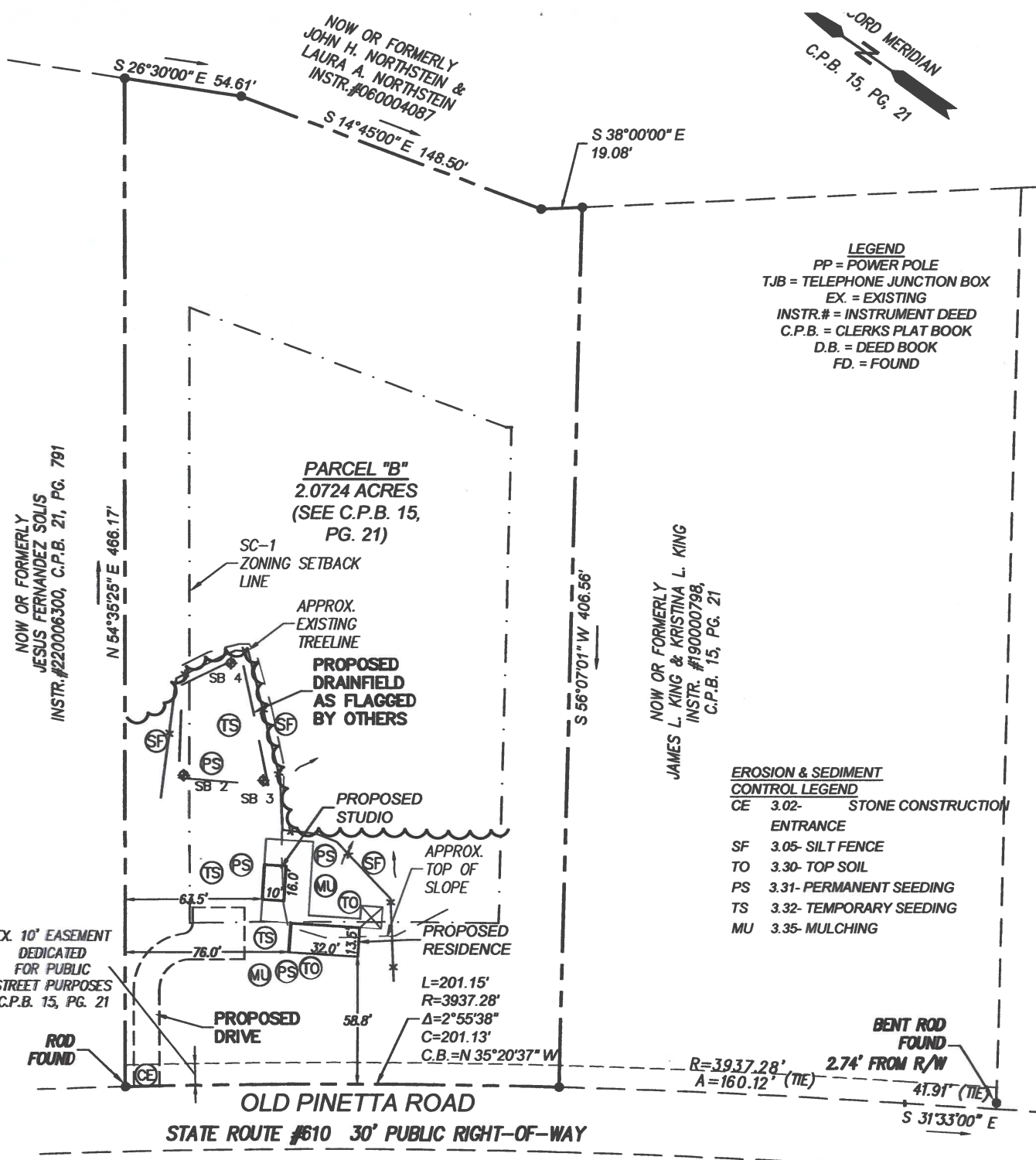
(Seal)



Notary Registration Number: 326696

My commission expires: 6-30-27

ORD MERIDIAN
C.P.B. 15, PG. 21



LEGEND
 PP = POWER POLE
 TJB = TELEPHONE JUNCTION BOX
 EX. = EXISTING
 INSTR.# = INSTRUMENT DEED
 C.P.B. = CLERKS PLAT BOOK
 D.B. = DEED BOOK
 FD. = FOUND

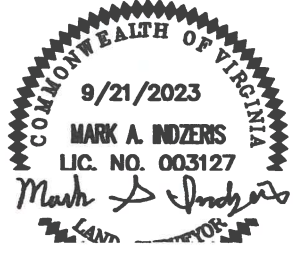
EROSION & SEDIMENT CONTROL LEGEND
 CE 3.02- STONE CONSTRUCTION ENTRANCE
 SF 3.05- SILT FENCE
 TO 3.30- TOP SOIL
 PS 3.31- PERMANENT SEEDING
 TS 3.32- TEMPORARY SEEDING
 MU 3.35- MULCHING

**PROPOSED HOUSE LOCATION PLAN
 PARCEL 145B ON TAX 29
 PREPARED AT THE REQUEST OF
 DAVID SCOGGINS**

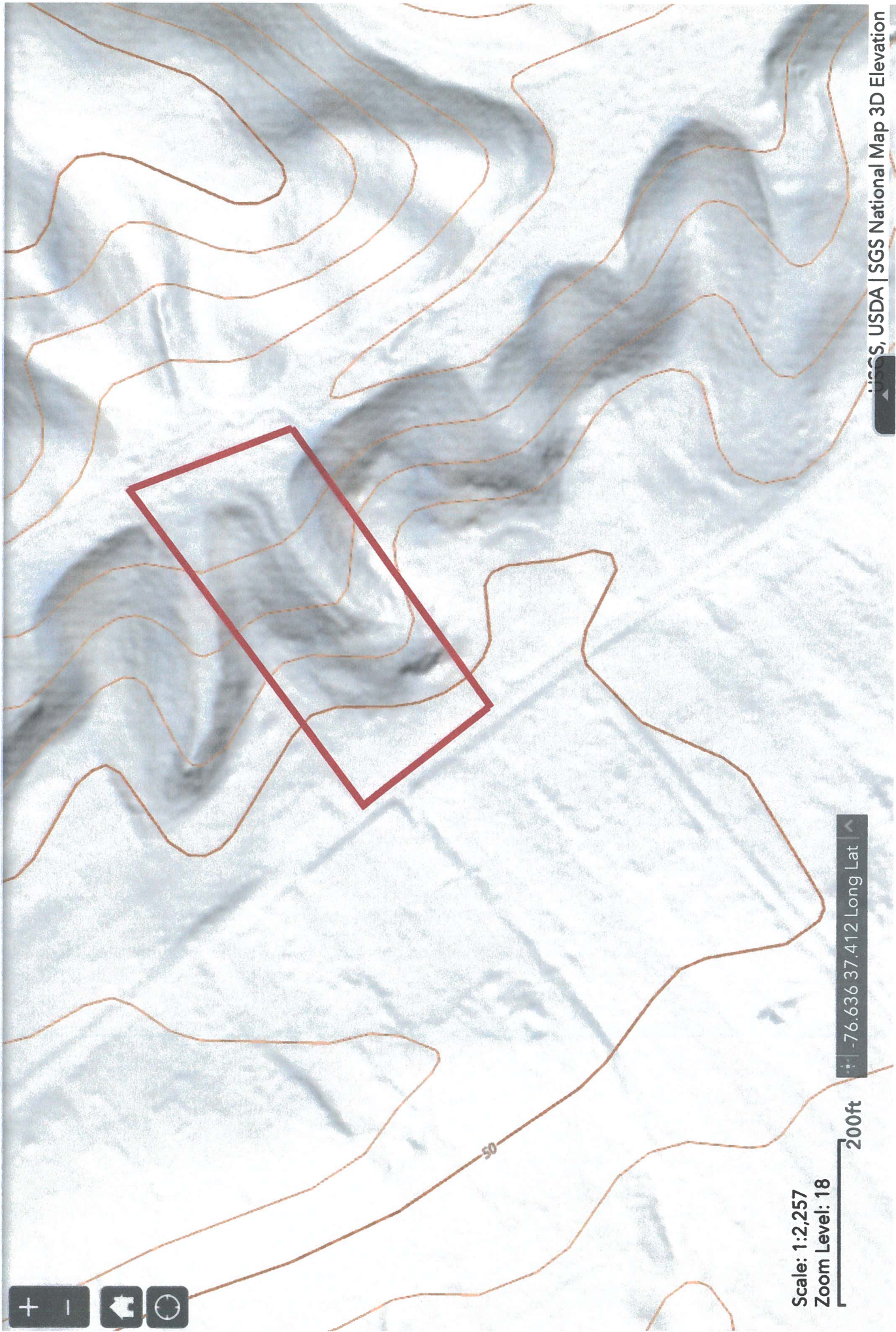
**PETSWORTH DISTRICT
 GLOUCESTER COUNTY, VIRGINIA
 SEPTEMBER 21, 2023 SCALE 1"=50'**

GENERAL NOTES

- TAX MAP #29-145B
OWNER OF RECORD: DAVID J. SCOGGINS & JANET D. SCOGGINS
REFERENCES: INSTR. #230001820, C.P.B. 15, PG. 21
- PHYSICAL ADDRESS: NONE ASSIGNED.
- FLOOD_ZONE NOTE: THE SUBJECT PARCEL LIES IN ZONE X (NO BASE FLOOD ELEVATIONS DETERMINED) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) #51073C0095F DATED OCTOBER 21, 2021.
- THIS PLAN IS BASED ON A CURRENT FIELD SURVEY, FOUND GROUND EVIDENCE, RECORD, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS



**REFERENCE MARK
 LAND SURVEYING, PLLC
 8330 ARK RD.
 GLOUCESTER, VA 23061
 804-815-1215**



Scale: 1:2,257
Zoom Level: 18

200ft

-76.636 37.412 Long Lat

USGS, USDA | SGS National Map 3D Elevation



Scale: 1:2,257
Zoom Level: 18

200ft

-76.637 37.412 Long Lat