



GLOUCESTER COUNTY
Planning, Zoning & Environmental
Programs Department
 6489 Main Street
 Gloucester, VA 23061
 (804) 693-1224
www.gloucesterva.info

Denial of Permit Application 26020039 and NOTICE OF VIOLATION
 Certified Mail & First Class Mail

February 23, 2026

Frances Ann Foster
 P.O. Box 190
 North, VA 23128

RE: Zoning Permit Application No. 26020039; 7111 Tandems Way; Tax Map Parcel 50E (10)-18; Zoned Single Family, SF-1, RPC# 18807

Dear Ms. Foster:

This office has reviewed your zoning permit application no. 26020039 to enclose a deck as a dining room addition.

This is to notify you that your application for a zoning permit has been **denied** under Gloucester County Code Appendix B. Zoning, Article 15. Enforcement Section 15-1. Zoning Permits required and Section 5-30.3. Regulations for Zoning District SF-1, Single-Family Detached Residential District (5) Setback requirements, based on the following:

Section 15-1. Zoning permits required.

- (1) *No building, structure, or other improvement necessitating confirmation of zoning compliance shall be erected, moved, added to, structurally altered, nor shall any building, structure, or land be established or changed in use without a permit therefor issued by the zoning administrator.*

5-30.3. Regulations for Zoning District SF-1, Single Family Detached Residential District.

- (1) *Setback requirements.*
 - a. *Setback table.*

	Front	Side	Rear
Principal Building / Structure	35 feet	15 feet	30 feet
Accessory Building / Structure	35 feet	5 feet	5 feet

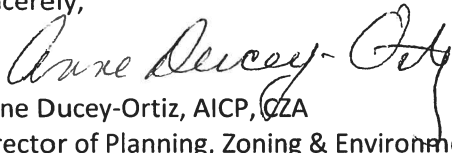
Staff have researched and found that permits were never applied for or issued for the existing deck and currently it does not meet the required 15' setback. In order to get into compliance, you must revise your application so that it meets the ordinance which would include modification to the existing structure to meet the side yard setback. Failure to bring the addition into compliance within sixty (60) days (April 20,

2026) will put you in violation of Section 15-1. Zoning Permits required and Section 5-30.3 Setback requirements and will obligate this office to pursue appropriate legal action pursuant to section 15-8. If found guilty, it would result in a misdemeanor charge and potential fines.

In accordance with Section 15.2-2311 of the Code of Virginia of 1950 as amended, you have the right to appeal this decision. To exercise this right, you must file a written request for appeal with the Board of Zoning Appeals within thirty (30) days of the date of this notice. The appeals form can be obtained from this office or from our website at <https://gloucesterva.gov/planning-zoning/zoning-division#appeals> and completed and returned to this office, accompanied with a two hundred and seventy-five dollar (\$275) filing fee. If you fail to do so within the time allowed your right to appeal will be irrevocably lost, and this determination shall be final. Please note that a link to the Board of Zoning Appeals' meeting schedule with application cutoff dates is located at the top of the webpage.

If you have any questions regarding this letter, please contact the Planning & Zoning Office at 804-693-1224 and ask for the zoning division.

Sincerely,



Anne Ducey-Ortiz, AICP, OZA

Director of Planning, Zoning & Environmental Programs/Zoning Administrator

pc: Laura Lutinski, Assistant Zoning Administrator
Ted Wilmot, County Attorney
Nicole Flora, Zoning Technician
Building Inspections Department

Enclosure: Copy Application No. 26020039 (Denied)