



AGENDA

**Madison County Board of Zoning Appeals
Madison County Administrative Auditorium
414 North Main Street, Madison, VA 22727
Tuesday, February 18, 2025 - 7:00 p.m.**

Call to Order

Adoption of Agenda

New Business

- Adoption of previous minutes from January 21, 2024

Public Hearings

- (Case Number V-2-18-25) Matthew Fant has requested variances from Madison County Ordinance, Appendix 1, Article 4-4-1: "*Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width*" and Madison County Ordinance, Appendix 2, Article 2-2-17: "*Lot, Corner. A lot abutting upon two or more roads at their intersection. The front of a corner lot shall be the side where the driveway entrance is or will be located as approved by the Virginia Department of Transportation. The setback on the side facing the side road shall be 35 feet or more for both main and accessory buildings*". The variances are requested for property located at 3244 Ridgeview Rd, and further identified as Madison County Tax Map 32-162. The front setback is requested to be reduced from 100' to 34', and the side setback is requested to be reduced from 35' to 13'. The purpose of the variance request is to allow a building, that was recently constructed without a zoning permit, to remain within the setback area.

Old Business

- None

Adjournment



To: Madison County Board of Zoning Appeals

From: Allen Nicholls, Planning and Zoning Administrator

Subject: Matthew Fant Variance Request for 32-162

Date: February 18, 2025

Summary of Request

Matthew Fant has requested variances of two Madison County ordinances. They are as follows:

Madison County Ordinance, Appendix 1, Article 4-4-1: *“Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width”.*

Madison County Ordinance, Appendix 2, Article 2-2-17: *“Lot, Corner. A lot abutting upon two or more roads at their intersection. The front of a corner lot shall be the side where the driveway entrance is or will be located as approved by the Virginia Department of Transportation. The setback on the side facing the side road shall be 35 feet or more for both main and accessory buildings.”*

The applicant is requesting the front setback (determined by Madison County Ordinance, Appendix 1, Article 4-4-1) be reduced **from 100 feet to 34 feet** for an accessory structure.

The applicant is requesting the side yard setback (determined by Madison County Ordinance, Appendix 2, Article 2-2-17) be reduced **from 35 feet to 13 feet** for an accessory structure. The purpose of the variance request is to allow a building that was recently constructed without a zoning permit to remain within the setback area.

Background

On October 11, 2024, the Zoning Administrator visited the subject property after receiving a complaint about non-permitted construction occurring on the subject parcel. Construction of an accessory building was underway, and the property owner (Matthew Fant) was on site. Mr. Fant was instructed to cease construction until the necessary permits were obtained. (see site visit attachment)

During the site visit, the Zoning Administrator notified Mr. Fant that the structure under construction likely violated the minimum setback requirements. Mr. Fant was asked to provide a survey illustrating where the structure is in relation to the setbacks.

On October 15, the Madison County Building Official issued a Notice of Violation and Stop Work Order to Mr. Fant (see attached Building Official Comments and Building Department NOV).

On December 9, 2024, the Zoning Administrator received the requested survey which illustrates the accessory structure is in violation of the setback ordinances. (see attached survey)

On December 12, 2024, the Zoning Administrator issued a Notice of Violation to Mr. Fant.

On January 13, 2025, the property was observed by the Zoning Administrator. Construction had continued, in spite of the direction of the Zoning Administrator, and a Stop Work Order issued by the Madison County Building Official on October 15, 2024. Concrete had been installed since the initial visit (October 11, 2024), in which Mr. Fant was instructed to cease construction until necessary permits were obtained.

On January 14, 2025, Mr. Fant applied for variances from the Board of Zoning Appeals.

Items Required for Application

Application – Submitted January 14, 2025

Application Fee – \$250 collected January 22, 2024

Survey/Plat/Site Plan – GIS maps, Plat, and Site Plan are attached

A copy of the current paid real estate taxes – Attached

Agency Comments

Madison County Health Department – Requested January 23, 2025

Virginia Department of Transportation – Standing email declining comment.

Madison County Building Official – Requested January 23, 2025

Attachments

Page 5 - Application

Page 9 - GIS Maps

Page 11 - Survey

Page 12 - Site Visit, October 11, 2024

Page 14 - Site Visit, January 13, 2025

Page 16 - Madison County Building Official Comments

Page 17 - Building Department Notice of Violation

Page 19 - Zoning Department Notice of Violation

Page 20 - Deed

Page 22 - Receipt of Real Estate Taxes Paid

Page 23 - Receipt of Application Fee

Page 24 – Notice of Public Hearing

Page 25 – Neighbor Letter

MADISON COUNTY BUILDING & ZONING DEPARTMENT

410 N Main Street, Madison, VA 22727

Phone: (540) 948-6102

www.madisonco.virginia.gov

VARIANCE APPLICATION INSTRUCTIONS

IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLETE THIS PACKET IN ITS ENTIRETY AND AS PRECISELY AS POSSIBLE. VARIANCE APPLICATIONS ARE CONSIDERED BY THE BOARD OF ZONING APPEALS. SEE ARTICLE 17 OF THE MADISON COUNTY ZONING ORDINANCE AND SECTION 15.2-2309 OF THE CODE OF VIRGINIA FOR FURTHER INFORMATION.

This packet is considered complete when the following have been received:

☒ Variance application (attached).

☒ A \$250.00 non-refundable fee is due when this application is submitted to our office.

☒ A placement survey plat and/or a drawn site plan must be submitted with this application. On the plat or plan, you must identify the location of any proposed or existing structures and/or buildings, any existing or proposed roads/rights-of-way/easements, entrance location to the property, and measurements to all property lines.

☒ A copy of the current paid real estate tax receipt for the property (may be obtained from the Madison County Treasurer's Office).

☒ You may be required to provide a copy of the deed to the property if staff cannot locate it in the clerk's office.

☒ Staff must have written comments from the following departments/agencies on the variance request prior to the scheduling of the public hearing. Also, staff may work with you on obtaining all comments except for the Property Owners Association which is the responsibility of the owner/applicant:

- The Madison County Health Department
- The Virginia Department of Transportation
- The Madison County Building Official
- The Property Owners Association- President, Vice President, or Secretary (*if in a subdivision*)

☐ Any other evidence or exhibits the applicant desires to be reviewed by the Board of Zoning Appeals should be submitted along with this application.

If you have any questions, please call the Madison County Building and Zoning Office at (540) 948-6102, Monday through Friday, 8:30 a.m. to 4:30 p.m.

*****ADDITIONAL INFORMATION MAY BE REQUIRED IF THE PLANNING & ZONING ADMINISTRATOR DETERMINES IT NECESSARY TO ENSURE CONFORMANCE AND TO PROVIDE ENFORCEMENT OF THE ORDINANCE(S). *****

MADISON COUNTY BUILDING & ZONING DEPARTMENT

410 N Main Street, Madison, VA 22727

Phone: (540) 948-6102

www.madisonco.virginia.gov

VARIANCE APPLICATION TO THE BOARD OF ZONING APPEALS

- 1) The applicant is the: ☒ Owner ☐ Lessee ☐ Agent for Owner

Owner	Lessee or Agent for Owner (if applicable)
Name: Matthew Thomas Fant	Name:
Mailing Address:	Mailing Address:
3244 Ridgeview Rd	
Brightwood, VA 22715	
Phone Number: (540) 407-0952	Phone Number:
Email: [REDACTED]	Email:

- 2) E911 Address of Construction: 3244 Ridgeview Rd, Brightwood, VA 22715

- 3) Please provide detailed directions to the site: Corner of Ridgeview Rd and Tryme Rd.

- 4) Tax Map Number: 32-162 5) Size of Property: 3.891 Acres

- 6) Is the parcel located in a subdivision? ☐ Yes ☒ No
If yes, which one: _____

- 7) Is the parcel located in the floodplain? ☐ Yes ☒ No

- 8) Is the proposed structure and/or building located in the floodplain? ☐ Yes ☒ No

- 9) Water and sewage disposal source for the property:
☒ Private Well ☒ Private Septic ☐ Public Water ☐ Public Sewer ☐ None

- 10) Is this application the result of receiving a notice of violation? ☒ Yes ☐ No

- 11) Please check which zoning district the parcel is located (If unknown, office staff can look this up for you):
☐ Conservation (C-1) ☒ Agricultural (A-1)
☐ Residential, Limited (R-1) ☐ Residential, General (R-2)
☐ Residential, Multiple Family (R-3) ☐ Business, General (B-1)
☐ Industrial, Limited (M-1) ☐ Industrial, General (M-2)

- 12) Current use of property (Ex: Vacant, Residence, Farming, etc.): Residence

- 13) List existing structures and/or buildings that are currently on the property:
Residence, non-permitted structure, which is the subject of this application.

- 14) It is desired and requested that the property be varied from See #19 feet to _____ feet.
(If this question is not applicable, see #19).

15) Proposed structure and/or building (Ex: New Home, Addition, Porch, Deck, Accessory Building, etc.):

Construction of pole shed

16) The proposed structure and/or building will be used for the following (Residence, Farm Use, Household Storage, etc.):

Residential + possible farm use

17) Dimensions of Proposed Structure and/or Building (Please include dimensions of any proposed decks and/or porches, if applicable):

24x30

18) Height of proposed structure and/or building: 12 feet

19) Please explain the reason for the variance request and add any additional comments you may have:

Requesting Front setback be reduced from 100' to 34'

Requesting Side setback be reduced from 35' to 13'

The reason for variance is b/c the shed has already been built with a lot of time + money invested in the project we did not realize that a permit/variance was needed. Since it does not have electricity or plumbing. It is a standing pole shed/lean to type shed that will not have electricity or plumbing. It will be very basic and used for residential + possible agricultural use.

I (we), the undersigned, do hereby certify that the above information is true and correct. I (we) further understand that in granting approval of this application, the Board of Zoning Appeals may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met.

Matthew Fant

Signature of Owner

1/14/25

Date

Signature of Lessee and/or Agent for Owner

Date

Please list names and mailing addresses of all adjoining landowners, including landowners across any road or right-of-way. Names and addresses of owners may be found on the Madison County website (www.madisonco.virginia.gov) under the GIS link.

<u>Name</u>	<u>Mailing Address</u>
Raynes, Dean E or Jane R	3382 Ridgeview Rd, Reva, VA 22735
Tickle, Andrew E or Lois S	223 Tryme Rd, Reva, VA 22735
Wheeler, Martin Dale	54 Tryme Rd, Reva, VA 22735
Tucker, Collin R	3210 Ridgeview Rd, Reva, VA 22735
Hitt, Charles or Wanda V	3273 Ridgeview Rd, Reva, VA 22735
Southard, John S	3295 Ridgeview Rd, Reva, VA 22735

Adjoining Property Owner Verification:

As applicant for this variance request, I (we) Matthew Fant hereby acknowledge that I (we) have faithfully and correctly provided names and complete mailing addresses of all of my adjoining property owners and those directly across the road or right-of-way. I (we) understand that failure to provide all adjoining property owners will leave me liable for additional cost for re-advertisement and notices mailed, and that my request may be delayed until proper notification has been given to all adjoining property owners and those property owners across the road or right-of-way.

Matthew Fant
Signature of Owner

1/14/25
Date

Signature of Lessee and/or Agent for Owner

Date



24-32

32-163A

33-61

3382

32-163

223

33-62

32-158

3295

32-162

3244

3273

RIDGEVIEW RD - RT. 607

3172

32-157

32-157C

32-157D

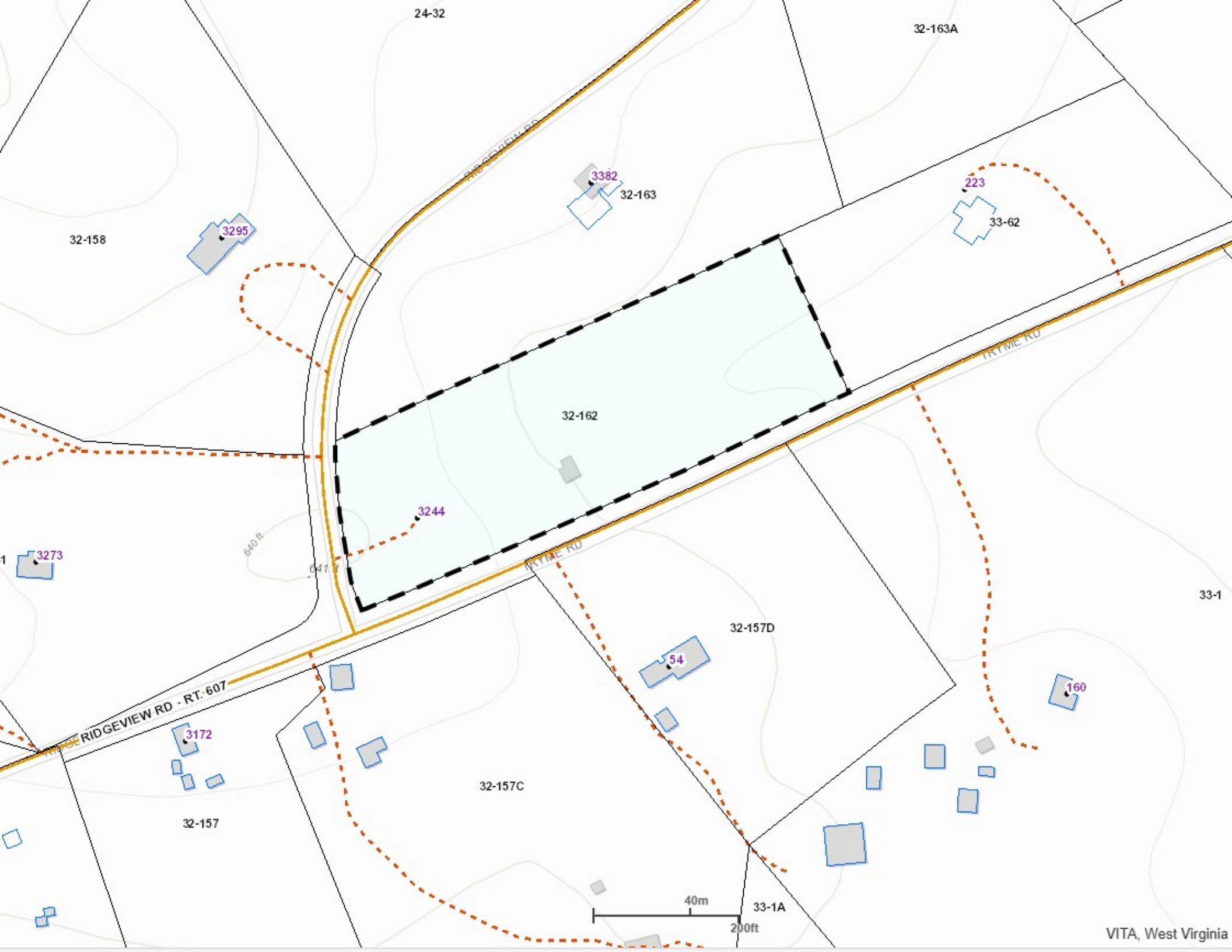
54

160

33-1A

40m

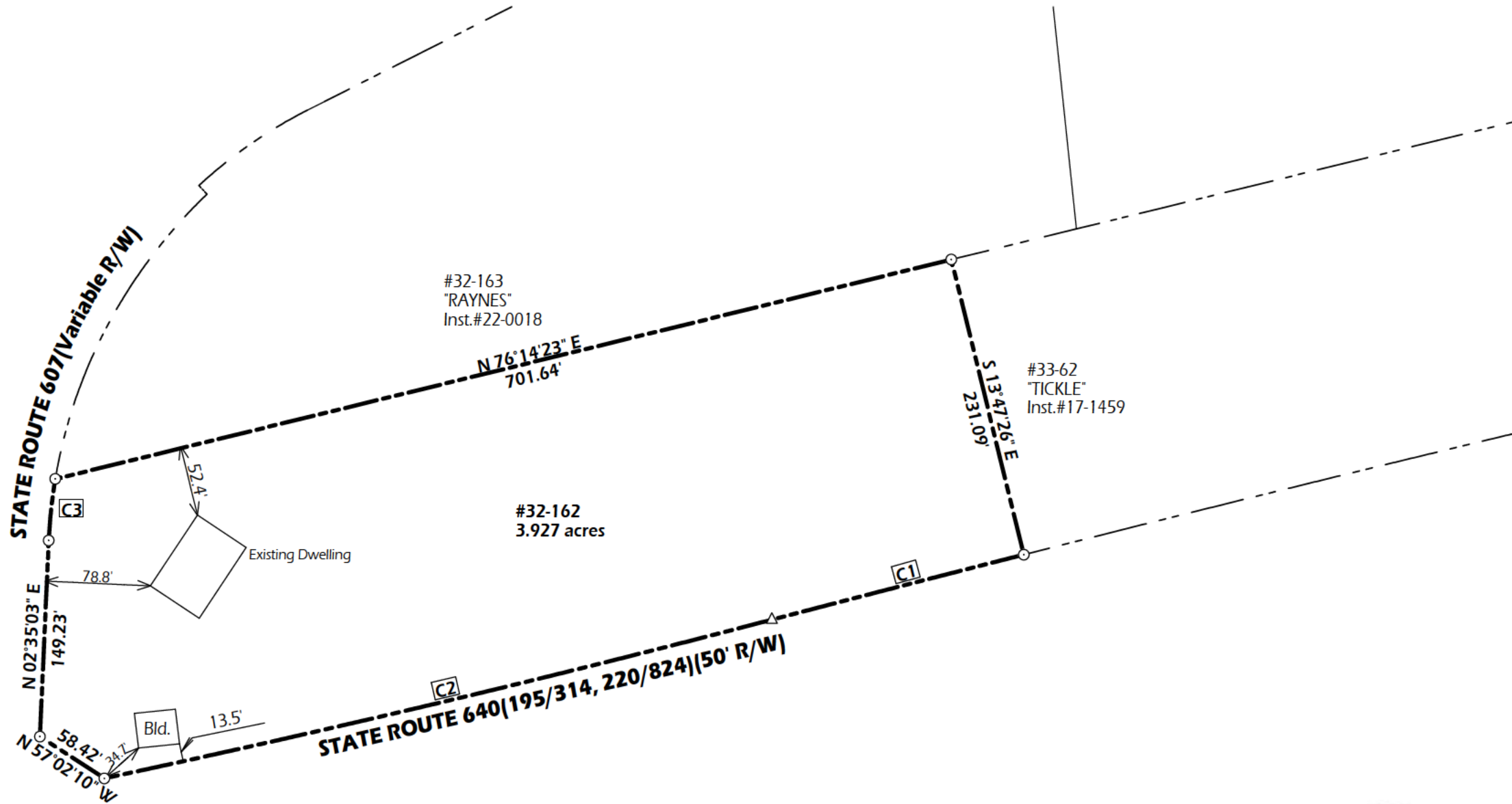
200ft



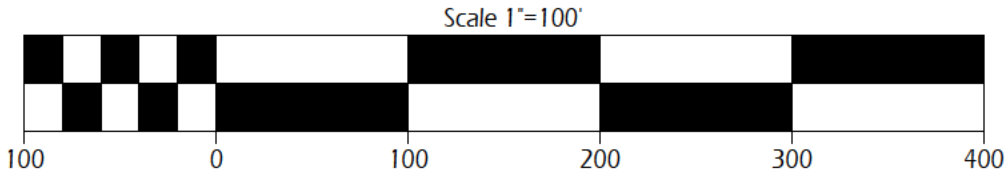
1. Easements, if any, not shown. No title report furnished.
2. This property does not lie within the 100 year Flood Zone as shown on the F.E.M.A. F.I.R.M. Community Panel.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Madison County, Virginia, as shown hereon.

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	00°24'30"	27781.28'	197.99'	99.00'	197.99'	S 75°31'37" W
C2	02°36'52"	11434.16'	521.77'	260.93'	521.72'	S 76°37'45" W
C3	06°59'43"	385.75'	47.10'	23.58'	47.07'	N 06°04'53" E

Legend
⊙ - Iron Pin Found
△ - Point



BOUNDARY SURVEY PLAT
Properties of
"MATTHEW THOMAS FANT"
Instrument#20220000422
Tax Map# 32-162
Former Robertson Magisterial District
Madison County, Virginia
Scale 1"=100'
3.927 Acres
October 24, 2024



21 North Broad Street, Suite I
Luray, Va. 22835
Phone:540-244-5879
Email:blueridgesurveying1@gmail.com

Job#0378



October 11, 2024

To: Jamie Wilks, Building Official

From: Allen Nicholls, Planning and Zoning Administrator

Re: TM 32-162 Fant, Matthew Thomas

To whom it may concern,

Upon receipt of information from the public that a building was being constructed without a zoning permit, I visited the site, accompanied by Janet Henshaw, on October 11th, 2024 at approximately 10:30am. Work was well underway constructing a building. I spoke to Mr. Fant and asked if he had obtained a zoning and/or building permit. He stated that he did not. He went on to state that he didn't think he needed one, as he felt the building would be "agriculturally exempt". I asked him to come into the office to fill out an application or provide evidence of any agricultural exempt status. Mr. Fant stated that he would come in "next week" (implying the week of October 14-18). I informed Mr. Fant that if he did not come in to obtain the proper permits, he would receive a Notice of Violation from our office and be required to stop work. Please find photos of the non-permitted construction attached on the next page.

Sincerely,

Allen Nicholls
Planning & Zoning Administrator
Madison Co. Building & Zoning Department
410 N Main St/PO Box 1206
Madison, VA 22727

(P): 540-948-6102 EXT: 1200
(email): anicholls@madisonco.virginia.gov
(website): www.madisonco.virginia.gov



Site visit to 32-162 on 1/13/2025.

I spoke to Matthew Fant on the phone 1/13/2025 in the afternoon. I asked him when he intended to remove the non-permitted structure, since he did not respond to the NOV and more than 30 days has elapsed since the letter was sent. He said "I might get around to it in warmer weather". I informed Mr. Fant that he must take steps to remove the building immediately, or the County would be forced to pursue legal action. Mr. Fant asked for a variance. I stated that while the time to request a variance has expired, I would take a BZA application if filed by end of business on 1/14/2025. He agreed to do so, made an appointment for 1pm on 1/14/2025.

- Allen Nicholls 1/13/2025







Madison County Building Department

410 N. Main St, Madison VA 22727; Phone: (540) 948-6102

Mailing address: PO Box 1206, Madison VA 22727

Website: www.madisonco.virginia.gov

To: Allen Nicholas

Cc: BZA

Date: 01-27-2025

Re: variance application

The following comments are being provided in regard to a variance request for TM 32-162 (3244 Ridgeview Rd):

An accessory structure/building has been constructed without the required Zoning or Building Permits at this location.

A Notice of Violation and Stop Work Order was issued while this building was under construction, see attached.

The owner chose to ignore the Notice of Violation and Stop Work Order and continued with construction.

As of this date, the Notice of Violation has not been resolved, and the time to appeal the Notice of Violation has expired.

As far as the Building Code is concerned, this building/structure is unsafe; all unpermitted construction is deemed unsafe.

No plans have ever been submitted, no inspections have ever been performed, permits have not been issued, and a final inspection has not been performed. The required certificate of occupancy, which indicates all work complies with the State Building Code and all other related laws/ordinances, has not been issued.

My opinion is a variance should not be granted. There is no hardship, and the parcel of land has room to accommodate a structure that meets setbacks.

Note: without a valid Zoning Permit, a Building Permit cannot and will not be issued.

Jamie R Wilks CBO

Madison County Building Official



Madison County Building Department
410 N. Main St, Madison VA 22727; Phone: (540) 948-6102
Website: www.madisonco.virginia.gov

NOTICE OF VIOLATION AND CORRECTION ORDER STOP WORK ORDER

To: FANT, MATTHEW THOMAS (581 LITTLE CHURCH LN MADISON VA 22727)
Cc: 3244 RIDGEVIEW RD BRIGHTWOOD VA 22715
Date: 10-15-2024
Re: UNPERMITTED CONSTRUCTION (TM 32-162)

After receiving a complaint regarding unpermitted construction, County staff has confirmed an unpermitted accessory structure is under construction at 3244 Ridgeview Rd (TM 32-162). Both a Zoning and Building permit is required.
ALL WORK IS TO STOP UNTIL THE REQUIRED PERMITS ARE OBTAINED.

Note: all unpermitted construction is deemed unsafe.

The following violations of the Virginia Uniform Statewide Building Code have been observed:

1. Section 107 Fees
2. Section 108 Application for Permit
3. Section 109 Construction Documents
4. Section 110 Permits
5. Section 113 Inspections

All Work is to Stop, and the following corrective actions are required:

- You must contact the Madison County Building Department Immediately.
- An approved Zoning Permit or exemption letter must be obtained from the Madison County Zoning Department.
- A Building Permit Application and-or Trades Permit Application must be submitted to the Madison County Building Department.
- Plans and-or construction documents must be submitted to the Madison County Building Department.

- A Virginia Department of Health safe, adequate & proper review and approval must be submitted to the Building Department.
- The required fees must be paid and a permit must be obtained.
- Any and all required inspections must be performed.
- You must respond to this Notice of Violation within 14 days and begin the corrective actions as listed above.

The purpose of the Virginia Uniform Statewide Building Code is to protect the health, safety and welfare of the public.

Per Section 119 of the Virginia Uniform Statewide Building Code, any person aggrieved by the local building department's application of the USBC or the refusal to grant a modification to the provisions of the USBC may appeal to the LBBCA.

Jamie R Wilks CBO

Madison County Building Official

NOTICE OF VIOLATION AND CORRECTION ORDER STOP WORK ORDER

Important Note:

Per section 115.3 of the USBC: Further action when violation not corrected. Upon failure to comply with the notice of violation, the building official may initiate legal proceedings by requesting the legal counsel of the locality to institute the appropriate legal proceedings to restrain, correct or abate the violation or to require the removal or termination of the use of the building or structure involved.



12/12/2024

Matthew Thomas Fant
3244 Ridgeview Rd
Brightwood, VA 22715

**NOTICE OF VIOLATION VIA CERTIFIED MAIL
(TAX MAP NUMBER: 32-162)**

Mr. Matthew Fant:

County records indicate you are the owner of the property located at 3244 Ridgeview Rd, Brightwood, VA 22715 and further identified as tax map number 32-162, containing 3.891 acres. **If this is not correct, please advise our office immediately.**

You have constructed an accessory structure on your property within the setback area. Madison County Code of Ordinances. Appendix 1, Article 4-4, States: *Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width. Article 4-4-2 states All buildings must be located at or beyond the front setback line.*

Article 2 Section 18-20-definitions (Corner Lot) is defined as follows: *Lot, Corner. A lot abutting upon two or more roads at their intersection. The front of a corner lot shall be the side where the driveway entrance is or will be located as approved by the Virginia Department of Transportation. The setback on the side facing the side road shall be 35 feet or more for both main and accessory buildings.*

In view of the above, you have 30 days upon receipt of this notice to remove the accessory structure that is in violation of the setback ordinance. Once the building has been removed, please notify my office, I will need to do a site visit to confirm compliance. Failure to comply with this notice of violation may result in further civil and/or criminal penalties as defined in Article 19 of the Madison County Zoning Ordinance. Please let me know if you have any questions. I can be reached via phone at (540) 948-6102 or via email at anicholls@madisonco.virginia.gov. My office hours are Monday through Friday, 8:30 a.m. to 4:30 p.m.

You have the right to appeal this notice of violation/determination within 30 days upon receipt of this letter in accordance with Section 15.2-2311 of the Code of Virginia and the Madison County Zoning Ordinance. This decision shall be final and unappealable if not appealed within 30 days. Should you choose to appeal, the appeal must be filed in accordance with Article 17 of the Madison County Zoning Ordinance which can be found on our website at www.madisonco.virginia.gov. The appeal application fee is \$300.00, and the form can also be found on the county website listed above. Once the appeal application is considered complete, it will be scheduled for public hearing and decision before the Board of Zoning Appeals.

Respectfully Requested,

A handwritten signature in blue ink, appearing to read "Allen Nicholls".

Allen Nicholls
Madison County Planning & Zoning Administrator

Cc: Jamie Wilks (Building Official)
Janet Henshaw (Zoning Assistant)

Madison Co., VA

Inst. No. 220000422

Tax Assessed Value: \$40,000.00 ✓

Consideration: \$70,000.00

Tax Map No. 31-162

Title Insurance Company: Old Republic National Title Insurance Company

Prepared by: Jeffrey C. Early, VSB No. 23471

~~Return~~ EARLY & POWELL, PLC, Madison, VA 22727

THIS DEED made and entered into this 18th day of March, 2022 by and between **MARTIN DALE WHEELER**, Grantor, and **MATTHEW THOMAS FANT**, Grantee, whose mailing address is: 581 Little Church Lane, Madison, VA 22727.

WITNESSETH:

That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martin Dale Wheeler, Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Matthew Thomas Fant, Grantee, the following described real estate, to-wit:

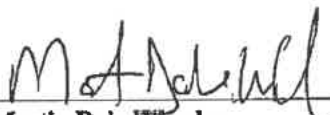
ALL THAT certain tract or parcel of land, situated in the County of Madison, Virginia, on the north side of State Route 640, and described as "Residue of T.M. 32-162" containing 3.891 acres of land, more or less, as shown on the plat made by Edward JC Burke Surveying LLC, dated July 10, 2016, last revised January 25, 2017, and recorded in the Clerk's Office of the Circuit Court of the County of Madison, Virginia, in Plat Book 39, page 82.

BEING a part of the same property conveyed to Martin Dale Wheeler by Deed from Kimberly C. Wheeler, by Deed dated September 16, 2008, recorded January 7, 2009, in the Clerk's Office of the Circuit Court of Madison County, Virginia, in Instrument No. 090000029.

AND BEING a part of the same property conveyed to Martin Dale Wheeler and Kimberly C. Wheeler, by Deed from Roger A. Weakley, dated March 31, 2006, recorded in the Clerk's Office, Circuit Court, County of Madison, Virginia, as Instrument No. 060000875.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of time contained therein or have not otherwise become ineffective.

Witness the following signature and seal.

 [SEAL]
Martin Dale Wheeler

STATE OF VIRGINIA

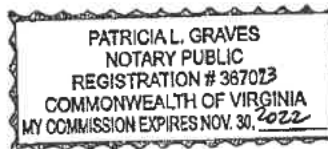
CITY/COUNTY OF MADISON, to-wit:

I, a Notary Public in and for the State and County aforesaid, do hereby certify that Martin Dale Wheeler, whose signature is signed to the foregoing Deed, has this day acknowledged the same before me in my State and County aforesaid.

Given under my hand this 18th day of March, 2022.


Notary Public

My commission expires: 11-30-2022



FOR INFORMATION PURPOSES ONLY:

Address: Vacant Land, 3.891 Ac, Routes 607 & 640
Madison, VA, 22727

Tax Map No.: 31-162

File No.: 22-106

INSTRUMENT 220000422
RECORDED IN THE CLERK'S OFFICE OF
MADISON CIRCUIT COURT ON
MARCH 18, 2022 AT 11:08 AM
\$70.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$35.00 LOCAL: \$35.00
LEETA D. LOUK, CLERK
RECORDED BY: CBM





Madison County
Real Estate Account 10021717
FANT, MATTHEW THOMAS
1/1/2024 - 12/31/2024

Parcel/Account #: **32-162**
Property Address: **3244 RIDGEVIEW RD**
BRIGHTWOOD, VA 22715
Third Party Payer:

Current Balance: **\$0.00**
Total Balance: **\$0.00**
Delinquent Balance: **\$0.00**
Last Payment Date: **11/15/2024**
Last Payment Amount: **\$1,081.14**

General

Mail To Name: **FANT, MATTHEW THOMAS**
Mailing Address: **581 LITTLE CHURCH LN**
MADISON, VA 22727
Contact E-Mail:

Contact Phone:
Alternate Number:
Fax Number:

Parcel Number: **32-162**
Physical Location: **3244 RIDGEVIEW RD**
BRIGHTWOOD, VA 22715
Previous Account Number: **190734**
Legal Description: **IN 220000422 3.891 AC**

Account Number: **10021717**
Deed Book: **Page 0**
Instrument Number: **220000422**
GPIN: **8290**
Subdivision:
Lot Size: **3.891 Acres**
Real Estate Property Class: **Single Family Residential**
(Suburban)
Status: **Active**
Account Created On: **1/1/2006**
Account Closed On:
Third Party Payer:

Note:

Bills

2024-2

Due: **12/5/2024** Status: **Paid In Full** Paper Bill: **Sent On 10/1/2024** Bill Cycle: **2**

Tax:	<u>\$1,081.14</u>
Total Owed:	<u>\$1,081.14</u>
Payments:	<u>(\$1,081.14)</u>
Balance:	\$0.00

2024-1

Due: **6/5/2024** Status: **Paid In Full** Paper Bill: **Sent On 4/29/2024** Bill Cycle: **1**

Tax:	<u>\$1,081.14</u>
Late Payment Penalty:	<u>\$108.11</u>
Total Owed:	<u>\$1,189.25</u>
Payments:	<u>(\$1,189.25)</u>
Balance:	\$0.00



Madison County
Building & Zoning Department
410 N Main St
Madison, VA 22727
(540) 948-6102
www.madisonco.virginia.gov

Zoning Permit

Permit Number 829
Date 01/22/2025
Permit Type VARIANCE

PROPERTY NUMBER	STREET ADDRESS	JURISDICTION
32 162	RIDGEVIEW ROAD	MADISON COUNTY

OWNER INFORMATION	APPLICANT INFORMATION
NAME: FANT MATTHEW THOMAS ADDRESS:	NAME: FANT MATTHEW THOMAS ADDRESS:

USE REQUESTED	ZONE CODE
VARIANCE	A-1
LOT ACREAGE	FIRM ZONE

REMARKS

I, the undersigned, hereby agree to comply with all Zoning and-or Subdivision Ordinances. I understand that it is my responsibility to notify the Building & Zoning Office if the approved plans in my permit change, and that any change requires approval from the County. I further acknowledge that this Zoning Permit is valid for one (1) year from the date of issuance.

Allen Nicholls Zoning Administrator
Approving Official

License Number
Date 01/22/2025
Application Number P2025-462
Total Fees \$250.00

Owner/Contractor

This ad was published in the Madison Eagle for the weeks of January 30, 2025 and February 6, 2025.

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended, that the **Madison County Board of Zoning Appeals** will hold a public hearing at the **Madison County Administrative Auditorium, located at 414 N Main Street, Madison, VA, on Tuesday, February 18, 2025, at 7:00 p.m.** to receive public comments and to consider the following appeal(s)/request(s):

- (Case Number V-2-18-25) Matthew Fant has requested variances from Madison County Ordinance, Appendix 1, Article 4-4-1: “Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width” and Madison County Ordinance, Appendix 2, Article 2-2-17: “Lot, Corner. A lot abutting upon two or more roads at their intersection. The front of a corner lot shall be the side where the driveway entrance is or will be located as approved by the Virginia Department of Transportation. The setback on the side facing the side road shall be 35 feet or more for both main and accessory buildings”. The variances are requested for property located at 3244 Ridgeview Rd and further identified as Madison County Tax Map 32-162. The front setback is requested to be reduced from 100’ to 34’, and the side setback is requested to be reduced from 35’ to 13’. The purpose of the variance request is to allow a building, that was recently constructed without a zoning permit, to remain within the setback area.

The public is invited to attend the public hearings at the time and place aforesaid and present their views. Copies of the request and the zoning ordinance are available for review in the Madison County Building & Zoning Office located at 410 N Main Street, Madison, VA, Monday through Friday from 8:30 a.m. to 4:30 p.m. Documentation may also be reviewed on the County’s website at www.madisonco.virginia.gov. Should you have any questions, please contact the Madison County Building and Zoning Office at (540) 948-6102.

Allen Nicholls
Planning and Zoning Administrator
Madison County, VA



January 23, 2025

Dear Neighbor,

You are hereby informed that Matthew Fant has filed a variance request for property located at 3244 Ridgeview Rd, and further identified as Madison County Tax Map 32-162. This application is scheduled for a public hearing at an upcoming Board of Zoning Appeals meeting. **This public hearing will take place on Tuesday, February 18, 2025, at 7:00 p.m. at the **Madison County Administrative Auditorium located at 414 North Main Street, Madison, Virginia.**** Notice of this hearing has been advertised in the Madison Eagle. The text of this advertisement states the following:

(Case Number V-2-18-25) Matthew Fant has requested variances from Madison County Ordinance, Appendix 1, Article 4-4-1: "Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width" and Madison County Ordinance, Appendix 2, Article 2-2-17: "Lot, Corner. A lot abutting upon two or more roads at their intersection. The front of a corner lot shall be the side where the driveway entrance is or will be located as approved by the Virginia Department of Transportation. The setback on the side facing the side road shall be 35 feet or more for both main and accessory buildings". The variances are requested for property located at 3244 Ridgeview Rd and further identified as Madison County Tax Map 32-162. The front setback is requested to be reduced from 100' to 34', and the side setback is requested to be reduced from 35' to 13'. The purpose of the variance request is to allow a building, that was recently constructed without a zoning permit, to remain within the setback area.

The public is invited to attend the public hearing at the time and place aforesaid and present their views. Comments may be submitted prior to the meeting. Written comments received prior to February 14, 2025 will be placed into the official staff packet and distributed to the Board of Zoning Appeals prior to the meeting. Copies of the application packet are available for review in the Madison County Building & Zoning Office located at 410 N Main Street, Madison, VA, Monday through Friday from 8:30 a.m. to 4:30 p.m. The application packet may also be reviewed on the County's website at www.madisonco.virginia.gov. Should you have any questions, please contact the Madison County Building and Zoning Office at (540) 948-6102 or via email at anicholls@madisonco.virginia.gov. My office hours are Monday through Friday, 8:30 a.m. to 4:30 p.m.

Sincerely,

Allen Nicholls
Planning & Zoning Administrator