



AGENDA

**Madison County Board of Zoning Appeals
Madison County Administrative Auditorium
414 North Main Street, Madison, VA 22727
Tuesday, October 21, 2025 - 7:00 p.m.**

Call to Order

Adoption of Agenda

New Business

Adoption of previous minutes from May 20, 2025.

Public Hearings

- (Case Number V-9-25-1) Chadwick & Brenda Powers have applied for a variance of Madison County Code of Ordinance, Appendix 1, Article 5-4 "Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width, or 60 feet or more from the center line of any street right-of-way less than 50 feet in width. All accessory structures must be located ten feet or more from any property line." The variance is requested for property located at 1103 Ridgeview Rd and further identified as Madison County Tax Map 32-38A. The applicant is requesting the setback be reduced from 35 feet to 20 feet in order to construct an accessory building, lean-to and carport.
- (Case Number V-9-25-2) Al Esh, on behalf of Thomas Fant, has applied for a variance of Madison County Code of Ordinances, Appendix 2 - Subdivisions, Article 4-5-2, Madison County Code of Ordinances, Appendix 1 - Zoning, Article 4-3, Madison County Code of Ordinances, Appendix 2 - Subdivisions, Article 4-5-6, and Madison County Code of Ordinances, Appendix 2 - Subdivisions, Article 4-5-1 in order to create a non-conforming one acre lot, by subdividing property identified as 244 Crooked Run Ln, and further identified as Madison County tax map 33-42G.

Old Business

None

Adjournment



MADISON COUNTY BOARD OF ZONING APPEALS

MADISON VIRGINIA 22727

The Madison County Board of Zoning Appeals met on Tuesday, May 20, 2025, at 7:00 p.m., in the Madison County Administrative Auditorium, 414 N. Main Street in the Town of Madison, Virginia. The board members present were Chairman Rodney Lillard, Members Sarah Wills, Roger Clatterbuck, Kyle Knight, Jessica Davis, Zoning Administrator Allen Nicholls. Suzanne Long was absent.

Chairman Lillard called the meeting to order at 7:03 PM and determined there was a quorum.

New Business

- Adoption of previous minutes from February 18, 2025
- Adoption of previous minutes from April 15, 2025

Chairman Lillard stated that he notified Allen Nicholls that a revision was required to the February minutes. Jessica Davis identified a typographical error to be remedied.

Sarah Wills made a motion to approve the minutes with the stated revisions. Roger Clatterbuck seconded the motion. **Aye: Lillard, Wills, Clatterbuck, Knight, Davis; Nay (0); Abstain (0); Absent: Long** The motion passed.

Chairman Lillard stated that Suzanne Long is absent, and Alternate Jessica Davis is serving for this evening's case.

Public Hearings

(Case Number V-5-20-25) Robert K Swab Jr & Edith L Swab, has requested a variance from Madison County Zoning 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.". The applicant is requesting the setback be reduced from 100' to 50'. The purpose of the request is to facilitate a new residence in a more desirable area of the subject property. The subject parcel is identified as Madison County tax map 38-20F, is zoned C-1 (Conservation), and contains 4.398 acres (survey).

Chairman Lillard read the case.

Applicant Robert Swab described the need for a variance by citing the location of a power line and topography. Mr. Swab continued by stating he is seeking to build a one-level home so he can age in place. Placement of the home on a more level area of the property means fewer steps in order to facilitate easier accessibility as the

applicant ages in the home. The applicant stated that there is little impact on the neighbors, and that they were pleased that one neighbor (Dunwoody) spoke up on their behalf.

Discussion followed regarding where Ruth Hollow Fire Trail ends and the private driveway begins.

Chairman Lillard asked Allen Nicholls if he knew when the (minimum area requirements) ordinance was enacted.

Allen Nicholls stated he was unable to find an annotation of when the ordinance for minimum area requirements was enacted, but stated he assumed it was around 1990.

Discussion followed about minimum site size requirements, and the timing of the enacting of other provisions in the ordinance.

Roger Clatterbuck stated that the plat makes it look like less than a 50' variance could have been requested.

The applicant responded that he had the surveyor to illustrate an approximate location of the future dwelling. The applicant also stated that they are asking for the 50' variance to meet future needs, such as a garage.

Chairman Lillard continued discussion about minimum area requirements.

Allen Nicholls directed the attention of the Board to an addition to the information packet. The comments from the Madison County Health Department (VDH) were provided just hours prior to the meeting.

Chairman Lillard asked if there were any comments from the Board, staff, or applicant (there were no members of the public in attendance).

Sarah Wills made a motion to grant the variance. Kyle Knight seconded the motion. **Aye: Lillard, Wills, Clatterbuck, Knight, Davis; Nay (0); Abstain (0); Absent: Long** The motion passed.

Chairman Lillard stated the Allen Nicholls had informed him that there are no cases scheduled for June.

Allen Nicholls provided an update on new legislation (SB974).

Discussion followed regarding SB974.

Old Business

None

Adjournment

Roger Clatterbuck made a motion to adjourn. Sarah Wills seconded the motion. **Aye: Lillard, Wills, Clatterbuck, Knight, Davis; Nay (0); Abstain (0); Absent: Long** The motion passed. The meeting was adjourned at 7:25pm.

Chairman-Rodney Lillard



To: Madison County Board of Zoning Appeals

From: Allen Nicholls, Planning and Zoning Administrator

Subject: Chadwick & Brenda Powers Variance Request

Date: October 21, 2025

Summary of Request

(Case Number V-9-25-1)

Chadwick & Brenda Powers have applied for a variance of Madison County Code of Ordinance, Appendix 1, Article 5-4 “Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width, or 60 feet or more from the center line of any street right-of-way less than 50 feet in width. All accessory structures must be located ten feet or more from any property line.” The applicant is requesting the setback be reduced from 35 feet to 20 feet in order to construct an accessory building, lean-to and carport. The variance is requested for property located at 1103 Ridgeview Rd and further identified as Madison County Tax Map 32-38A.

Items Required for Application

Application – August 13, 2025

Application Fee – \$250 , received August13, 2025

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 September 8th, 2025

Virginia Department of Transportation – Standing email declining comment

Madison County Building Official – Requested September 8th, 2025

Relevant Ordinances

5-4. Setback Regulations.

Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width, or 60 feet or more from the center line of any street right-of-way less than 50 feet in width. All accessory structures must be located ten feet or more from any property line.

(Ord. No. 2020-7, 3-4-2020)

Madison County Code of Ordinances, Appendix 2 – Subdivisions, 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.

MADISON COUNTY BUILDING & ZONING DEPARTMENT

410 N Main Street, Madison, VA 22727

Phone: (540) 948-6102

www.madisonco.virginia.gov

P2025-907
3494

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: <u>Chadwick & Brenda Powers</u>	Name:
Mailing Address: <u>PO Box 8</u> <u>Brightwood, VA 22715</u>	Mailing Address:
Phone Number: [REDACTED]	Phone Number:
Email: [REDACTED]	Email:

- 2) E911 Address of Construction: 1103 Ridgeview Rd. Brightwood

- 3) Please provide detailed directions to the site: _____

- 4) Tax Map Number: 32-38A

- 5) Size of Property: 1.9418 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:

House

- 14) It is desired and requested that the property be varied from 35 feet to 20 feet.
(If this question is not applicable, see #19).

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

Accessory building, lean-to and carport

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

Residential use - household storage

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

36'w x 60'L

18) Height of proposed structure and/or building: 14 feet

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

see attached

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.


Signature of Owner

8-13-2025

Date

Signature of Lessee and/or Agent for Owner

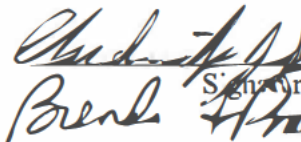
Date

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>
COUNTRY VIEW HOMES LLC	
18019 COUNTRY STORE DR	
CULPEPER VA 22701	
DODSON, KENNETH R OR RHONDA J	
1123 RIDGEVIEW RD	
BRIGHTWOOD VA 22715	
HOUSE, DONNA YVONNE KLINE	
13977 VINT HILL RD	
NOKESVILLE VA 20181	
CHURCH AND CEMETERY	
1014 RIDGEVIEW RD	
BRIGHTWOOD VA 22715	
BUONAURO, LINDA J	
231 EMILY DR	
PARK RIDGE NJ 07656	

Adjoining Property Owner Verification:

As applicant for this variance request, I (we) Cradwick J. and Brenda F Powers 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.


Signature

8-13-2025
Date

Signature of Lessee and/or Agent for Owner

Date

Variance request for: 1103 Ridgeview Rd., Brightwood, VA

We are in the planning phase of building a garage and request a variance in order to be able to place the garage in the area of our lot that would best serve this purpose. This section of our lot is between our house and Ridgeview Road.

We are asking that a variance from the current 35 ft BRL be amended to a 20 ft BRL. The BRL along the back portion of our lot will accommodate what we are planning, so there are no changes requested for that area. We are only requesting this for the side closest to Ridgeview Rd and to extend to the front corner of the house. See the attached survey.

We installed a fence from the rear corner of the house to the property line at the rear of our lot. We are planning to build a garage that is 60 ft in length and 36 ft wide. This size would extend into the current 35 ft BRL. We are planning on placing the garage approximately 4.5 ft from the fence in order to have a walkway between the garage and fence.

After the garage is built, we plan to add a lean-to to the side of the garage to park our RV to keep it out of the weather. Also, in the future we are planning to add a carport on the same side of the house, closer to the stoop (see the survey) so this variance, if granted, would accommodate that as well.

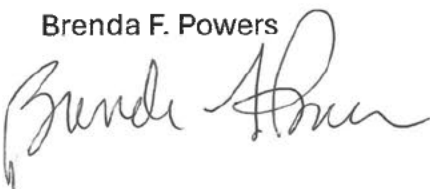
This section of our lot seems to be the best place to construct a garage due to the sloping in other areas and the location of the well, septic tank and the drain field. We would also have direct access to the garage using the current driveway. The garage would also be in closer view to the house, which would be helpful for security reasons.

Thank you for your consideration in this matter.

Chadwick J. Powers



Brenda F. Powers





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

Zoning Permit

Permit Number	1666
Date	08/13/2025
Permit Type	VARIANCE

PROPERTY NUMBER	STREET ADDRESS	JURISDICTION
32 138A	5863 SEMINOLE	MADISON COUNTY

OWNER INFORMATION		APPLICANT INFORMATION	
NAME:	CHADWICK & BRENDA POWERS	NAME:	CHADWICK & BRENDA POWERS
ADDRESS:	1103 RIDGEVIEW RD	ADDRESS:	1103 RIDGEVIEW RD
PHONE:	[REDACTED]	PHONE:	[REDACTED]

USE REQUESTED	ZONE CODE
SETBACK VARIANCE	R-1
LOT ACREAGE	FIRM ZONE
	AREA OF MINIMAL HAZARD

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

Owner/Contractor

License Number	
Date	08/13/2025
Application Number	P2025-907
Total Fees	\$250.00



Madison County
Real Estate Account 10032645
POWERS, CHADWICK OR BRENDA
1/1/2025 - 12/31/2025

Parcel/Account #: **32-38A**
Property Address: **1103 RIDGEVIEW RD**
MADISON, VA 00000
Third Party Payer: **COTALITY**

Current Balance: **\$0.00**
Total Balance: **\$1,049.32**
Delinquent Balance: **\$0.00**
Last Payment Date: **6/3/2025**
Last Payment Amount: **\$1,049.33**

General

Mail To Name: **POWERS, CHADWICK OR BRENDA**
Mailing Address: **PO BOX 8**
BRIGHTWOOD, VA 22715-0008
Contact E-Mail:

Contact Phone:
Alternate Number:
Fax Number:

Parcel Number: **32-38A**
Physical Location: **1103 RIDGEVIEW RD**
MADISON, VA 00000
Previous Account Number:
Legal Description: **IN 240001169 1.942 AC**

Account Number: **10032645**
Deed Book: **Page 0**
Instrument Number: **230000609**
GPIN: **10240**
Subdivision:
Lot Size: **1.942 Acres**
Real Estate Property Class: **Single Family Residential**
(Suburban)
Status: **Active**
Account Created On: **1/1/2025**
Account Closed On:
Third Party Payer: **COTALITY**

Note:

Bills

2025-2

Due: **12/5/2025** Status: **Active** Paper Bill: **Not Sent** Bill Cycle: **2**

Tax:	\$1,049.32
Total Owed:	\$1,049.32
Balance:	\$1,049.32

2025-1

Due: **6/20/2025** Status: **Paid In Full** Paper Bill: **Sent On 5/5/2025** Bill Cycle: **1**

Tax:	\$1,049.33
Total Owed:	\$1,049.33
Payments:	(\$1,049.33)
Balance:	\$0.00

DATE: 8/12/2025

TIME: 04:19 PM

CASHIER: sjenkins

DRAWER # 12519

PMT #: 71504



MADISON COUNTY
Receipt For Transactions Paid

Stephanie G. Murray, Treasurer
PO Box 309 410 N.Main St, Madison, Virginia 22727
Phone: 5409484409 www.madisonco.virginia.gov

DATE: 8/12/2025

TIME: 04:19 PM

CASHIER: sjenkins

DRAWER # 12519

PMT #: 71504

Item #	Description	Amount
1	BUILDING PERMITS BUILDING PERMIT NUMBER: P2025-907	\$250.00
TOTAL TRANSACTIONS		\$250.00
PAYMENT METHOD/AMOUNT		
	CASH, CHADWICK POWERS	\$250.00
TOTAL PAYMENT RECEIVED		\$250.00
CHANGE DUE		\$0.00

8-11-25

I Kenneth Dodson and my wife Rhonda Dodson live at 1123 Ridgerview Rd. Brightwood. We have no objections to a Variance on the property that belongs to Chad and Brenda Powers.

Kenneth Dodson
Rhonda Dodson

THE PROPERTY SHOWN IS LOCATED ON ASSESSMENT
TAX MAP #32-38A.

THE SUBJECT PROPERTY IS NOT LOCATED IN
ANY FLOOD HAZARD AREA AS SHOWN ON FEMA
FLOOD INSURANCE RATE MAP.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT AND DOES NOT
NECESSARILY INDICATE ALL ENCUMBRANCES
ON THE PROPERTY.

SURVEYOR'S CERTIFICATE

I GARY D. CAIRNS, DO HEREBY CERTIFY THAT
THE LAND SHOWN HEREON IS NOW IN THE NAME OF
CHADWICK AND BRENDA POWERS
AS RECORDED IN INSTRUMENT #250000112 AMONG
THE LAND RECORDS OF MADISON COUNTY, VIRGINIA.

THIS SURVEY IS BASED ON A CURRENT
FIELD SURVEY. MONUMENTS ARE AS SHOWN.

Gary D. Cairns
GARY D. CAIRNS L.S. #002271

PLAT SHOWING LOCATION SURVEY

OF THE LAND OF

**CHADWICK POWERS AND
BRENDA POWERS**

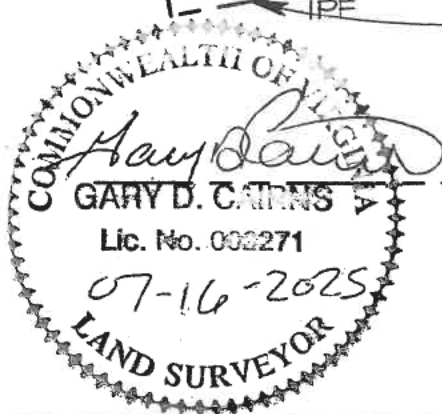
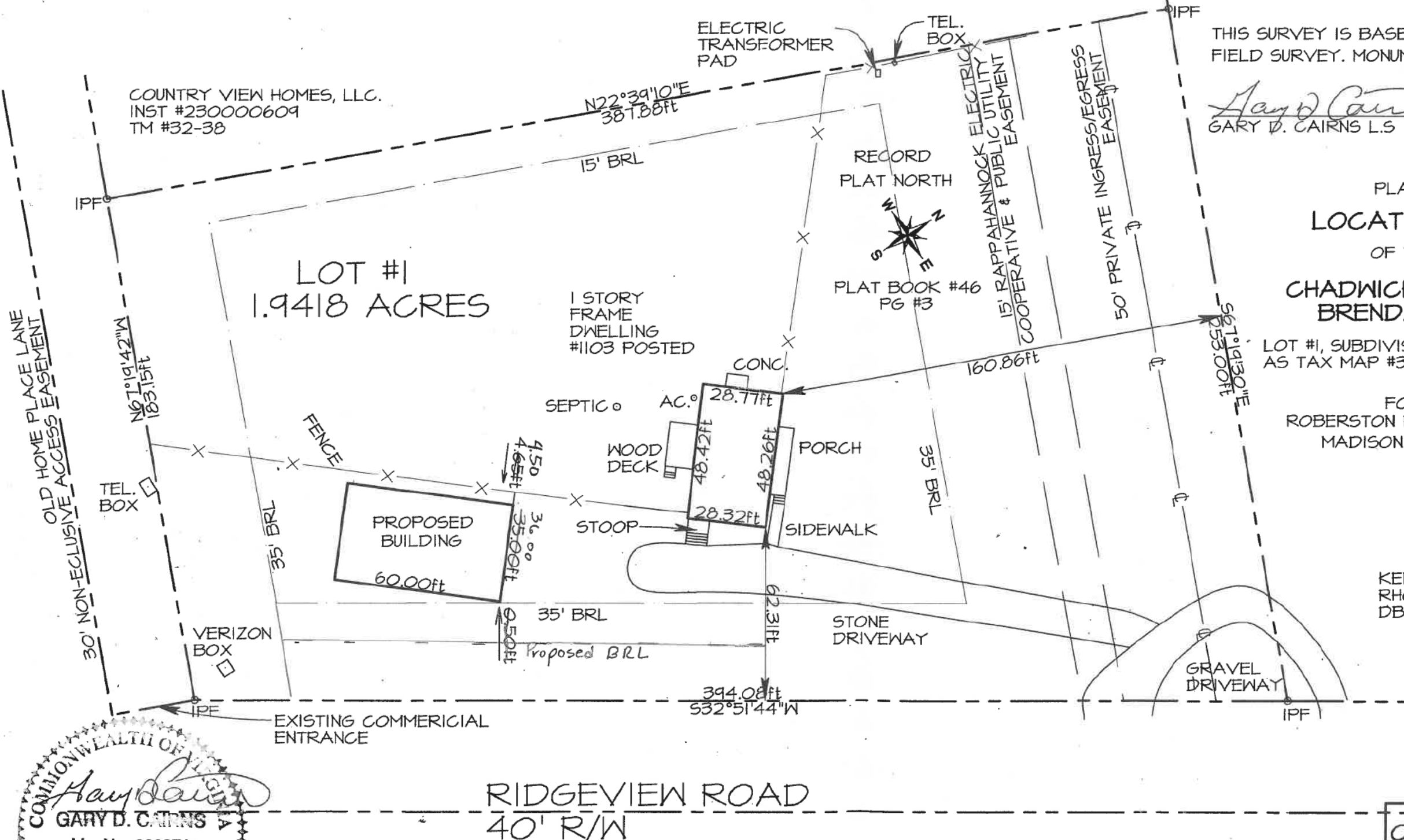
LOT #1, SUBDIVISION OF THE LAND KNOWN
AS TAX MAP #32-38

FORMER
ROBERSTON MAGISTERIAL DISTRICT
MADISON COUNTY, VIRGINIA

KENNETH R. DODSON
RHONDA J. DODSON
DB #173 PG #243

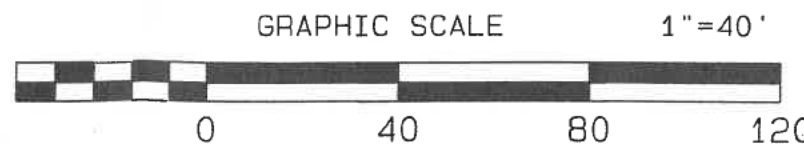
LEGEND

IPS=IRON PIPE SET
IPF=IRON PIPE FOUND
IRF=IRON ROD FOUND



RIDGEVIEW ROAD
40' R/W

DATE : 07-16-2025
PROJECT : RIDGEVIEW



SHEET 1 OF 1

CAIRNS SURVEYING

1583 NETHERS ROAD
SPERRYVILLE VA.

540-987-3101

22740



To: Madison County Board of Zoning Appeals
From: Allen Nicholls, Planning and Zoning Administrator
Subject: Thomas Fant Variance Request
Date: October 21, 2025

Summary of Request

(Case Number V-7-25-2)

Al Esh, on behalf of Thomas Fant, has applied for a variance of Madison County Code of Ordinances, Appendix 2 - Subdivisions, Article 4-5-2, Madison County Code of Ordinances, Appendix 1 - Zoning, Article 4-3, Madison County Code of Ordinances, Appendix 2 - Subdivisions, Article 4-5-6, and Madison County Code of Ordinances, Appendix 2 - Subdivisions, Article 4-5-1 in order to create a non-conforming one acre lot, by subdividing property identified as 244 Crooked Run Ln, and further identified as Madison County tax map 33-42G.

Items Required for Application

Application – August 12, 2025

Application Fee – \$250, received August 12, 2025

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 September 8th, 2025

Virginia Department of Transportation – Standing email declining comment

Madison County Building Official – Requested September 8th, 2025

Relevant Ordinances

Madison County Code of Ordinances, Appendix 2 - Subdivisions, 4-5-1. Non-conforming Subdivisions. A subdivision recorded and/or developed prior to the adoption of, and not in conformity with, this ordinance may be resubdivided and redeveloped in whole or in part, at the option of the owner of all the lots to be resubdivided, but only under the following conditions: (1) the resubdivision shall result in improvement to the general area of lot layout and street connection; (2) and the resubdivision shall be in full conformity with the provisions of this ordinance. Any resubdivision of a recorded plat, or part thereof shall conform to the plat vacation requirements of Code of Virginia, §§ 15.1-481 and 15.1-182, as amended, and shall have the consent of the Board of Supervisors.

Madison County Code of Ordinances, Appendix 2 - Subdivisions, 4-5-2. Lot Size. Lot sizes for residential lots shall conform to the Zoning Ordinance in effect in the County of Madison at the time of the filing of the final plat. Lot sizes may be increased by the Board of Supervisors where health and sanitation reports so indicate a need, in order to protect the public.

Madison County Code of Ordinances, Appendix 2 - Subdivisions, 4-5-6. Nonconforming Lots, Remnants or Outlots. No subdivision which creates a nonconforming lot shall be approved. All remnants of lots or outlots below the minimum size remaining after subdividing a tract must be added to adjacent lots rather than allowed to remain as unbuildable parcels.

Appendix 1 - Zoning, 4-3. Area Regulations. The minimum lot area for permitted uses shall be three acres. All dwellings located on a single parcel shall require a minimum of three acres per dwelling.

September 15, 2025

To: Allen Nicholls, Zoning Administrator, Madison County Virginia

RE: 1103 Ridgeview Road, Brightwood, VA 22715, TM 32-38A

Dear Zoning Administrator:

The Madison County Health Department (MCHD) received a request for comments on September 8, 2025, regarding a setback variance for the addition of an accessory structure on the aforementioned property.

The proposed accessory structure is a detached 36' (W) x 60' (L) x 14' (H) garage and RV lean-to/carport. The proposed application does not suggest that the structure will have any indoor plumbing. If that changes, a minor modification permit would be necessary to connect any plumbing to the existing septic system.

The MCHD recommends that the property owners apply for a Courtesy Review, prior to installation. This entails a site visit and review of the proposed lot by a MCHD representative, to ensure that the proposed accessory building and carport will not encroach upon the existing and neighboring septic and well areas and that all proper setbacks are observed. An application for a Courtesy Review can be obtained through the Madison County Building Office and then brought or emailed to the MCHD (madisoneh@vdh.virginia.gov).

The septic system and well on this property was installed in August, 2024.

Please contact me at (540) 738-4009, if you have any questions or need any further information.

Kind regards,
Clare Mangum
Environmental Health Specialist

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: <u>Thomas Fant</u>	Name: <u>Alvin Esh</u>
Mailing Address: <u>249 Crooked Run lane</u> <u>Culpeper VA 22701</u>	Mailing Address: <u>4123 Lillards Ford Rd</u> <u>Brightwood VA 22715</u>
Phone Number: [REDACTED]	Phone Number: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

- 2) E911 Address of Construction: 244 Crooked Run Ln Culpeper VA 22701

- 3) Please provide detailed directions to the site: 1029 to L on Leon Rd, left on
Crooked Run Trail Site is all the way in the rear
please call before accessing property

- 4) Tax Map Number: 33-42 G 5) Size of Property: 6.090

- 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):

<input type="checkbox"/> Conservation (C-1)	<input type="checkbox"/> Agricultural (A-1)
<input type="checkbox"/> Residential, Limited (R-1)	<input type="checkbox"/> Residential, General (R-2)
<input type="checkbox"/> Residential, Multiple Family (R-3)	<input type="checkbox"/> Business, General (B-1)
<input type="checkbox"/> Industrial, Limited (M-1)	<input type="checkbox"/> 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:

Homes and a couple out buildings, Double wide was torn down
where they want a new home

- 14) It is desired and requested that the property be varied from _____ 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.):

New Home

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

Residence for His Son and Family

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

28x48 with Small front porch and Deck

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

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

I have a request to put before this board that is very dear to my heart. I have an acre of land that I want to gift to my son, Steven, and my daughter in law Cindy so they can build their first home. They had lived on the land in a double wide mobile home for a number of years until I needed to tear the home down. My wife and I want to have Steve and Cindy and their two sons live on this property so we can continue to watch our grandsons grow up and enjoy the blessing of having our family close. Steve and Cindy have dreamed of having their own home for many years. I can help with that by providing the land if this board can help me see my way clear. I want my grandsons to grow up seeing how their parents have been able to own a home also have other family members close by. Please consider this heartfelt request

Thank you.

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.

Thomas Faint

Signature of Owner

8-12-25

Date

[Signature]

Signature of Lessee and/or Agent for Owner

8-12-25

Date

[illegible]

As applicant for this variance request, I (we) Thomas 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.

Signature of Owner

Signature of Lessee and/or Agent for Owner

Date _____

Date _____

MADISON
COUNTY, VA.
DEED NO. 1981

BOOK 200 PAGE 468

THIS DEED OF GIFT, made and entered into this 14th day of July,
1989, by and between SAMUEL R. NICHOLSON and RUTH LOIS NICHOLSON, husband
and wife, parties of the first part, and THOMAS FANT, party of the second
part, whose mailing address is 2266 Merriam Rd Culpeper, Va.

WITNESSETH:

That for and in consideration of the sum of TEN (\$10.00)
DOLLARS, cash in hand paid and other consideration deemed valuable in
law, the receipt of all of which is hereby acknowledged, the said
parties of the first part do hereby grant, bargain, sell and convey
WITH GENERAL WARRANTY OF TITLE AND WITH ENGLISH COVENANTS OF TITLE,
unto the said Thomas Fant, party of the second part, the following described
real estate, to-wit:

All that certain tract or parcel of land lying and situate in the former
Locust Dale Magisterial District of Madison County, Virginia, being the same
land conveyed to Samuel R. Nicholson by deed from Richard Nicholson and wife,
by deed dated January 14, 1989, recorded in Deed Book 195 at Page 456 and
more particularly described by metes and bounds on a plat of a survey by
Brian Throssell, dated October 1, 1989, containing 6.090 acres, hereunto
attached and made a part of this deed by reference.

Richard Nicholson and Sarah Catherine Nicholson have reserved a life
interest in and to the aforesaid real estate for the period of their lives as
recorded in Deed Book 195 at Page 456.

No recordation taxes are due upon recording this deed of gift pursuant to
Section 58.1-811 (D).

This conveyance is made expressly subject to the easements,
right of way, 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, as the same may lawfully apply.

WITNESS the following signatures and seals:

Samuel R. Nicholson (SEAL)
Samuel R. Nicholson

Ruth Lois Nicholson (SEAL)
Ruth Lois Nicholson

STATE OF VIRGINIA

COUNTY OF MADISON, to-wit:

The foregoing instrument was acknowledged before me this 14th day of July, 1989, by Samuel R. Nicholson and Ruth Lois Nicholson, husband and wife.

My Commission Expires: 1/29/91

Fredrick R. Croater
Notary Public

VIRGINIA: CLERK'S OFFICE, CIRCUIT COURT OF MADISON COUNTY

301 Clerk	\$ <u>16.50</u>
039 St. Grantee	<u> </u>
213 Co. Grantee	<u> </u>
212 Transfer	<u>1.00</u>
038 St. Grantor	<u> </u>
220 Co. Grantor	<u> </u>
Total	<u>11.00</u>

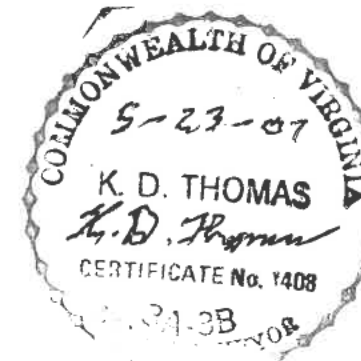
The foregoing instrument was presented, and with the certificate annexed, admitted to record on the 11th day of October, 1989, at 14:17 local time, after payment of fees and costs as shown.

Teste: Charles M. Parnik
Clerk/Deputy Clerk

This survey has been prepared without the benefit of a Title Report and does not therefore necessarily indicate all encumbrances on the property.



Madison County, Virginia
TAXMAP REFERENCE 33 PARCEL 42E
RECORDED INSTRUMENT NO.030000227
And
TAXMAP REFERENCE 33 PARCEL 42G
RECORDED DEEDBOOK 205 PAGE 228
SCALE 1"=100'
DATE MAY 23, 2007



THOMAS SURVEYS
8503 EUCLID AVENUE SUITE 3
MANASSAS PARK, VIRGINIA 20111

CURVE DATA					
	DELTA	RADIUS	ARC	CHORD	CH. BEARING
A	84° 47' 42"	23.00'	34.04'	31.02'	N 62° 58' 42" W
B	13° 32' 36"	877.25'	207.36'	206.88'	N 2° 07' 38" W
C	3° 47' 00"	1120.92'	74.01'	74.00'	N 20° 02' 30" W
D	2° 51' 11"	843.51'	42.00'	42.00'	N 20° 30' 30" W

BOOK 32 PAGE 068



Madison County
Real Estate Account 10018800
FANT, THOMAS
1/1/2025 - 12/31/2025

Parcel/Account #: **33-42G**
Property Address: **244 CROOKED RUN LN**
CULPEPER, VA 22701
Third Party Payer:

Current Balance: **\$0.00**
Total Balance: **\$1,641.69**
Delinquent Balance: **\$0.00**
Last Payment Date: **7/16/2025**
Last Payment Amount: **\$1,835.96**

General

Mail To Name: **FANT, THOMAS**
Mailing Address: **244 CROOKED RUN LN**
CULPEPER, VA 22701

Contact E-Mail:

Contact Phone:
Alternate Number:
Fax Number:

Parcel Number: **33-42G**
Physical Location: **244 CROOKED RUN LN**
CULPEPER, VA 22701
Previous Account Number: **198775**
Legal Description: **WB 55/14 6.090 AC**

Account Number: **10018800**
Deed Book: **Page 0**
Instrument Number: **000000000**
GPIN: **5234**
Subdivision:
Lot Size: **6.09 Acres**
Real Estate Property Class: **Single Family Residential**
(Suburban)
Status: **Active**
Account Created On: **1/1/2002**
Account Closed On:
Third Party Payer:

Note:

Bills

2025-2

Due: **12/5/2025** Status: **Active** Paper Bill: **Not Sent** Bill Cycle: **2**

Tax:	\$1,641.69
Total Owed:	\$1,641.69
Balance:	\$1,641.69

2025-1

Due: **6/20/2025** Status: **Paid In Full** Paper Bill: **Sent On 5/5/2025** Bill Cycle: **1**

Tax:	\$1,641.69
Late Payment Penalty:	\$164.17
Interest:	\$30.10
Total Owed:	\$1,835.96
Payments:	(\$1,835.96)
Balance:	\$0.00



Madison County
Real Estate Account 10018800
FANT, THOMAS
1/1/2025 - 12/31/2025

Parcel/Account #: **33-42G**
Property Address: **244 CROOKED RUN LN**
CULPEPER, VA 22701
Third Party Payer:

Current Balance: **\$0.00**
Total Balance: **\$1,641.69**
Delinquent Balance: **\$0.00**
Last Payment Date: **7/16/2025**
Last Payment Amount: **\$1,835.96**

Bills

2025-2

Due: **12/5/2025** Status: **Active** Paper Bill: **Not Sent** Bill Cycle: **2**

Tax:	\$1,641.69
Total Owed:	\$1,641.69
Balance:	\$1,641.69

2025-1

Due: **6/20/2025** Status: **Paid In Full** Paper Bill: **Sent On 5/5/2025** Bill Cycle: **1**

Tax:	\$1,641.69
Late Payment Penalty:	\$164.17
Interest:	\$30.10
Total Owed:	\$1,835.96
Payments:	(\$1,835.96)
Balance:	\$0.00