



Board of Zoning Appeals Meeting Agenda

June 3, 2025

Board of Supervisors' Meeting Room at 5:00 p.m.

1. Call to Order– Chairman Harvey
2. Pledge of Allegiance and Invocation– Chairman Harvey
3. Approval of Minutes from October 12, 2022, meeting
4. Public Hearing– Variance 25-0440 Amanda Pavlik
5. Unfinished Business– *None.*
6. New Business– *None.*
7. Adjournment

Board of Zoning Appeals

Minutes

October 12, 2022

The Rockingham County Board of Zoning Appeals met on Wednesday, October 12, 2022, in the Community Room in the Rockingham County Administration Center. Members present were Mike Harvey (via phone), Keith Hurst, Randy Whitmore, Jon D. Ritenour, and Charles Dean. Staff member present was Code compliance office Carley Stackpole.

At 5:00 p.m., Chairman Mike Harvey called the meeting to order.

MINUTES

On motion by Mr. Dean and seconded by Mr. Whitmore, the December 6th, 2021, minutes were approved with a roll call vote of 5-0.

UNFINISHED BUSINESS

There was no Unfinished Business.

MISCELLANEOUS

There were no miscellaneous items.

ADJOURNMENT

At 5:02 p.m., having no further business, the Board of Zoning Appeals adjourned.

Kelly Getz, Agent for BZA

**ROCKINGHAM COUNTY
ZONING VARIANCE APPLICATION**

FOR OFFICE USE ONLY

FEE: \$350.00

DEADLINE DATE: _____

RECEIPT # _____

HEARING DATE: _____

DATE REC _____

TAXES PAID _____

BZA # _____

APPLICANT: Amanda Pavlik

ADDRESS: 435 Surrey Pl., McGaheysville, VA 22840

CONTACT PERSON: Amanda Pavlik Daytime No. 954-654-4969
Address: 1673 Centennial Dr, Toano, VA 23168

LOCATION: (N S E W) side of Road Name Surrey Pl. (Route Number) N/A
approximately 103 miles/feet (N S E W) of Road Name McGaheysville (Route
Number) 996 in the Region 4 Magisterial District, Election District # 5

TAX MAP # 142B-10-2B ZONING: R2 ACRES: 0.298

TO THE BOARD OF ZONING APPEALS:

I (We) respectfully request that the Board of Zoning Appeals decide our appeal for a variance. This appeal is for a variance to the Rockingham County Code and is relative to the: _____ Area, **Sideyard**, _____ Height, _____ Use, _____ Parking or _____ Other (specify other) _____ provisions of the Code; specifically

I (We) request the Board of Zoning Appeals grant a variance for the back corner of the porch encroaching on the setback 8'-0"
for the following reason(s): the back porch was built larger than originally designed by mistake of the builder. A small section of the corner of the porch encroaches on the setback a small triangle size totalling no more than a square foot.

A previous appeal on this (has/has not) been filed on this property. My (Our) interest in this property is as owner, lessee, contract purchaser).

(Firm or Corporation)

By: Amanda Pavlik

(SEE OTHER SIDE)

ADDITIONAL DETAILS REQUIRED WITH APPLICATION:

Attach a drawing on 8 1/2" x 11" plain paper showing the following:

- A. Size and Shape of property.
- B. Location of proposed or existing building - distance from public highway/street and from adjoining property.
- C. Size and shape of proposed or existing building.
- D. Show other buildings, driveway, septic, etc. located on the property.

NAMES AND COMPLETE MAILING ADDRESSES (USE E-911 ADDRESSES) OF ALL ADJACENT LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD. IF ADJACENT TO CITY, A TOWN, OR ANOTHER COUNTY, YOU NEED TO SUPPLY THOSE NAMES AND ADDRESSES ALSO. Name of owners may be found in Real Estate and Land Use office located in the Rockingham County Administration Center. Complete mailing addresses are listed in Land Use Books in front of the Treasurer's Office also (located next to the Land Use Office).

NAME

ADDRESS

Melloy, Levi - Jordan C.

425 Surrey Pl., McGaheysville, VA
22840

Mutangu, Josue

9242 McGaheysville Rd.
McGaheysville, VA 22840



Zoning Variance Case Report VAR25-0440:

Applicant	Amanda Pavlik
Tax Map #	142B-10-2B
Address	435 Surrey Place, Mcgaheysville
Present Zoning	R-2 - Medium Residential
Acreage	0.298
Election District	5
Board of Zoning Appeals	Scheduled for June 3, 2025

Overview and Background

A rear deck attached to the dwelling at 435 Surry Place, Mcgaheysville, was built larger than designed by the original builder. This caused the deck to encroach into the side setback. The original owner has passed away and the home has been inherited. The heir had no knowledge of this encroachment and is requesting a zoning variance for a setback reduction of one foot to bring the deck into compliance.

Staff and Agency Analysis

Virginia Department of Transportation (VDOT)

No concerns currently.

Public Works

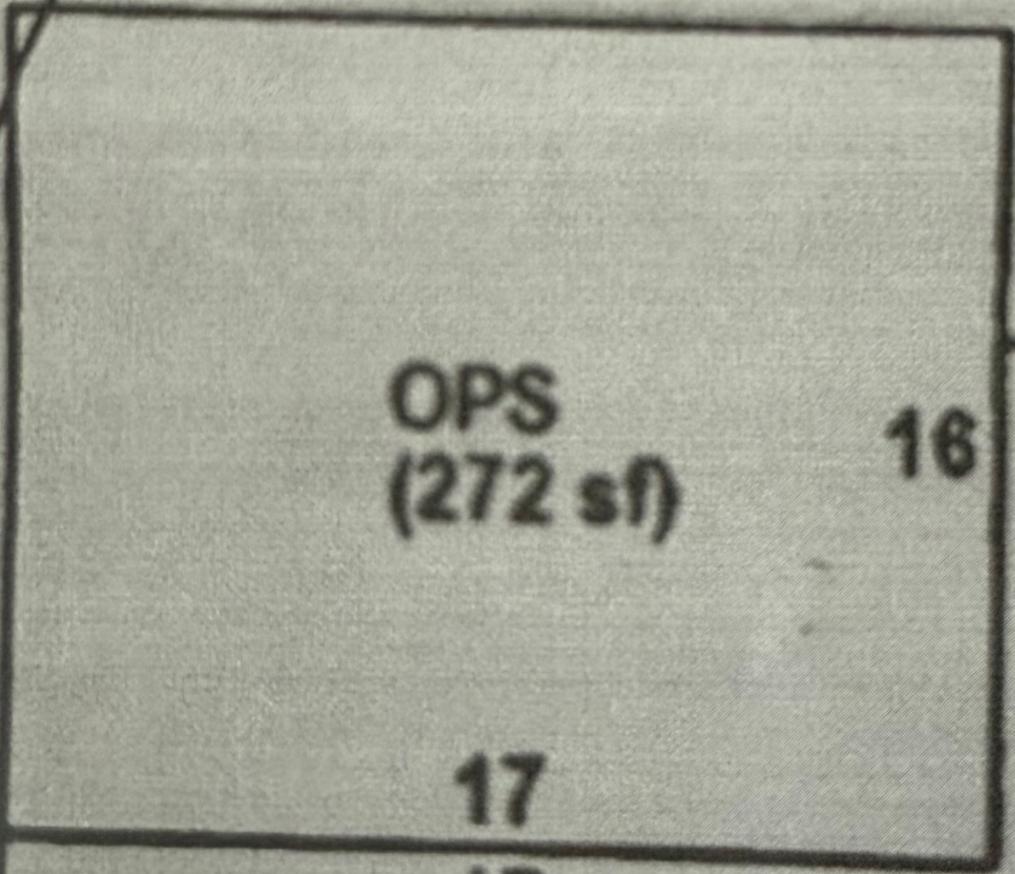
The included site sketch shows a deck encroaching on the 10-foot utility easement approximately 1-foot. Since there are no existing county utilities in this easement and the minor encroachment shown should not affect any future utility installation or maintenance, Public Works has no concerns with this variance.

Virginia Department of Health (VDH)

Public utilities served. No concerns from the local health department.

← setback line

- Corner of porch is $9' 5\frac{1}{2}$ inches from property line
- The corner of the porch is encroaching on the set back $6\frac{1}{2}$ inches.



**OPS
(272 sf)**

16

10

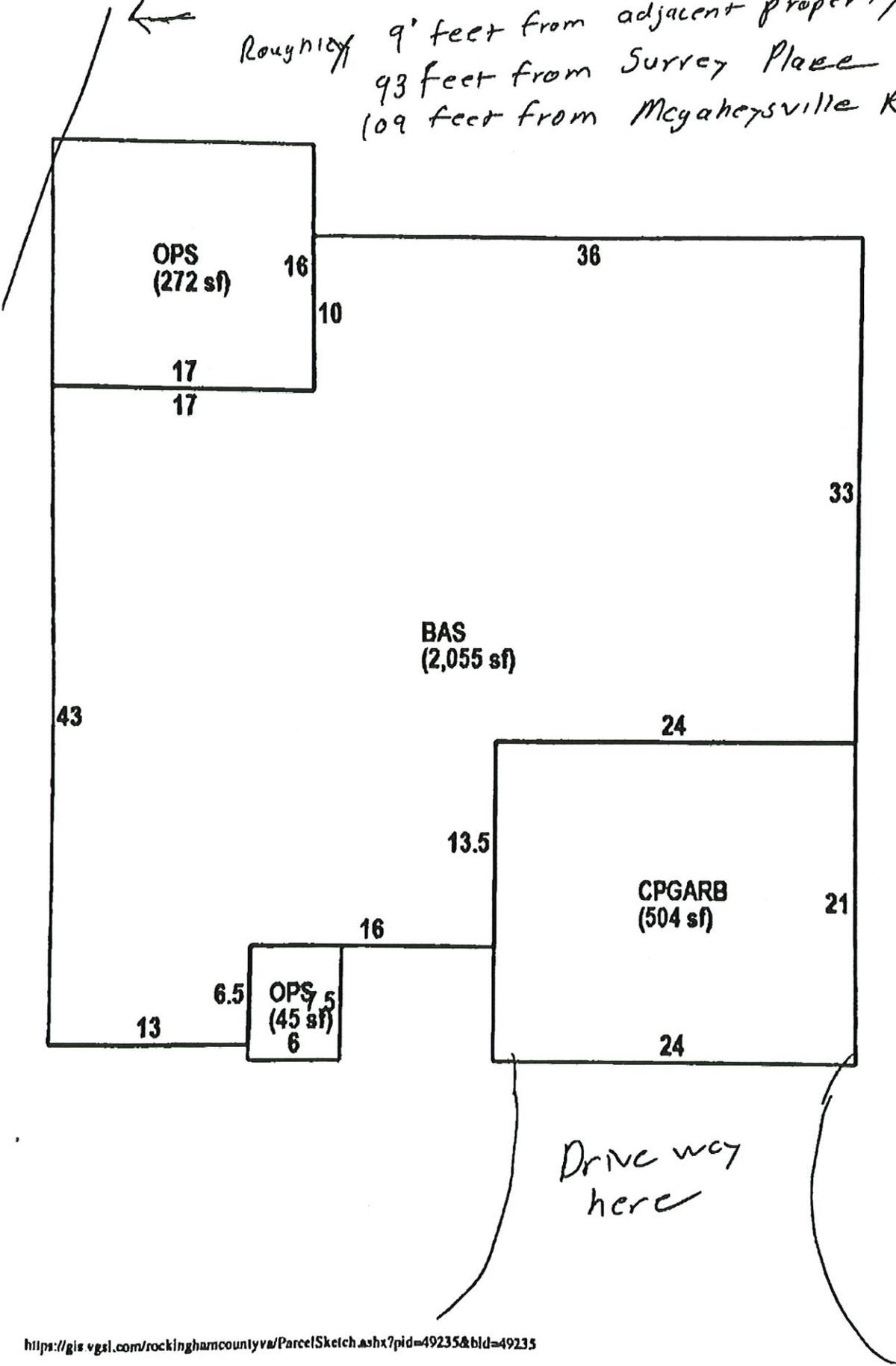
17

17

**BAS
(2,055 sf)**

Setback Line

Roughly 9' feet from adjacent property
93 feet from Surrey Place
109 feet from Mcmahersville Road



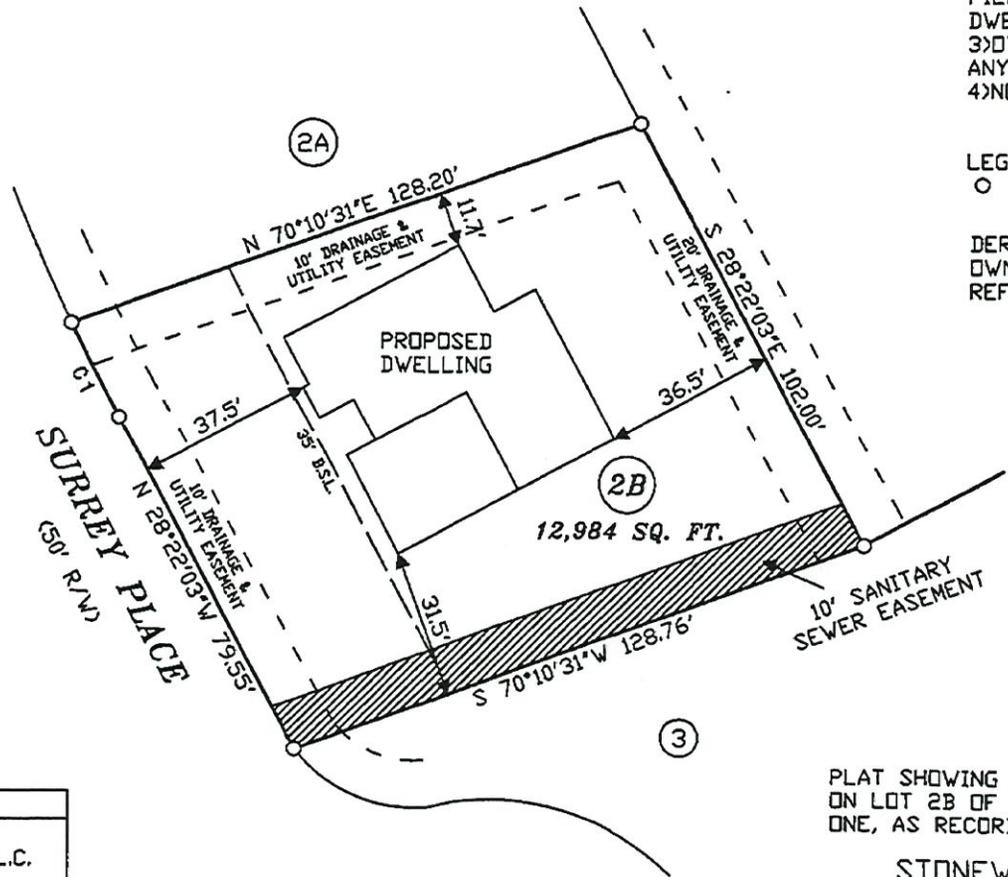
MAGNETIC
SCALE: 1"=30'

Curve	Radius	Length	Chord	Chord Bear.
C1	455.00'	22.38'	22.37'	N 26°57'18" W

1) TAX MAP: 142B-10-2B
 2) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY FOR LOCATION OF PROPOSED DWELLING ONLY.
 3) OTHER RIGHTS OF WAY AND EASEMENTS, IF ANY, ARE NOT SHOWN.
 4) NO TITLE REPORT FURNISHED.

LEGEND
 O = IRON PIN FOUND

DERIVATION OF TITLE
 OWNER: ASSET BUILDERS, LLC
 REFERENCE: DB 5518, PG 280



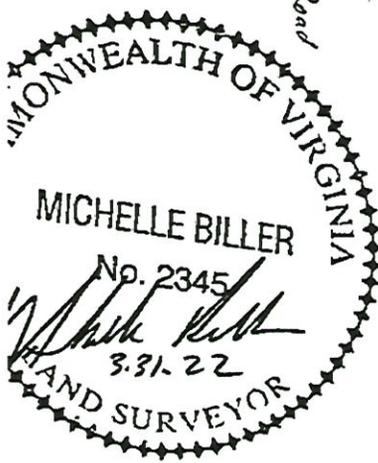
MARCH 31, 2022
 PREPARED BY,
 VALLEY SURVEYING, P.L.L.C.
 7911 SENEDD ROAD
 MT. JACKSON, VIRGINIA 22842
 PHONE: (540) 477-3686

PLAT SHOWING THE LOCATION OF A PROPOSED DWELLING ON LOT 2B OF VILLAGE GREEN SUBDIVISION, SECTION ONE, AS RECORDED IN DEED BOOK #5510, PAGE #246.

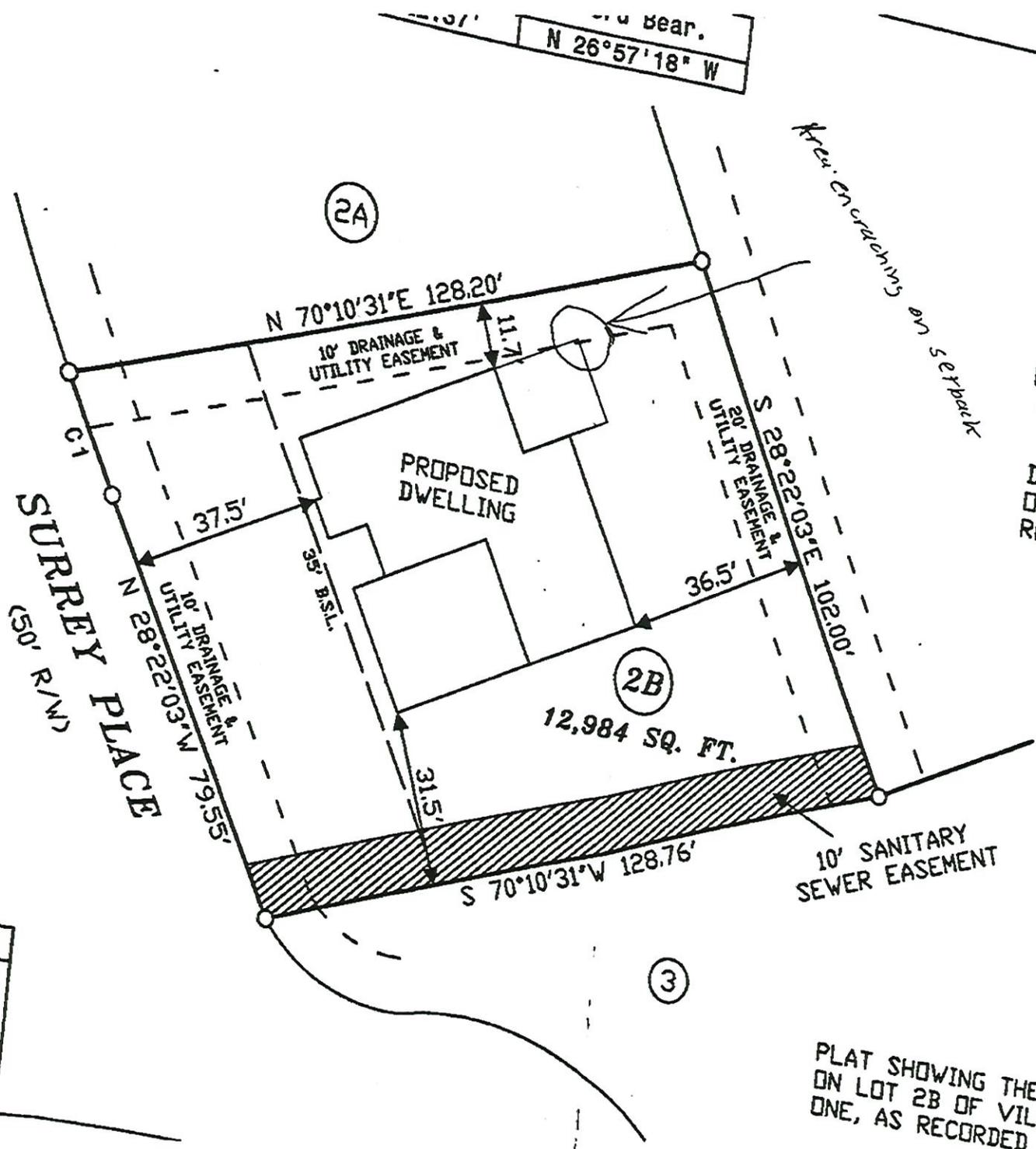
STONEWALL MAGISTERIAL DISTRICT
 ROCKINGHAM COUNTY, VIRGINIA

15

-93 feet from Surrey Place
-109 feet from Maggoysville Road



MARCH 31, 2022
PREPARED BY,
EY SURVEYING, P.L.L.C.
SENEDO ROAD
ACKSON, VIRGINIA 22842
(540) 477-3686



- 1) TAX MAP
- 2) DATUM
- RECORDED
- FIELD SURVEY
- DWELLING
- 3) OTHER REFERENCE
- ANY, ARE
- 4) NO TITLE

LEGEND
O = IRON

DERIVATION
OWNER: ASSESSOR'S
REFERENCE

PLAT SHOWING THE LOCATION
ON LOT 2B OF VILLAGE GREEN
ONE, AS RECORDED IN DEED BOOK
STAMP

**REDIVISION OF LOT 2, SECTION ONE
VILLAGE GREEN SUBDIVISION
STONEWALL DISTRICT, ROCKINGHAM CO., VIRGINIA**

SEE PLAT OF VILLAGE GREEN SUBDIVISION, SECTION ONE @ 2708/499.

SCALE: 1" = 50'
DATE: 11 NOV 21

TOTAL AREA - 26,076^{sq} ft

⊕ - JDOT MARK FOR APPROVED ENTRANCE

R= 30.00'
L= 17.05'
CB= N30°02'06"E
CH= 12.37'

R= 155.00'
L= 84.63'
CB= N20°13'17"W
CH= 84.51'

NOTE:
PUBLIC WATER AND SEWER SHALL BE PROVIDED TO LOT 2A BY THE DEVELOPER.

LOT 2 IS A PORTION OF THE LAND CONVEYED TO CLINTON A. HENSLEY @ 390/461 & 475/354. IT IS ZONED R2
LOT 2 - TM# 142B-10-2

SURVEY LOTS ARE NOT IN A FLOOD HAZARD AREA.

VARIABLE R/W
MCGAHEYSVILLE ROAD

SURVEY PLACE
50' R/W

