



# Montgomery County, Virginia

**FILE COPY**

## BOARD OF ZONING APPEALS APPLICATION

### OWNER INFORMATION

USE CURRENT CONTACT INFORMATION FOR ALL PROPERTY OWNERS.  
(AN ADDITIONAL SHEET MAY BE ATTACHED FOR MULTIPLE OWNERS)

Name: Walter H Dickerson and Carol E Dickerson

Mailing address: 1124 Union Valley Rd

City: River State: Va ZIP Code: 24149

Phone: 540-239-1703 Email: wdickerson74@gmail.com Fax:

### AGENT INFORMATION

Name:

Corporation:

Mailing address:

City: State: ZIP Code:

Phone: Email: Fax:

### APPLICATION DETAILS

Application For: Appeal of Zoning Decision:  Variance:  Special Use Permit:

**Appeal Details:**  
Date of Decision: Regarding:

**Variance Details:**  
Section of Zoning Ordinance: To Allow:

**Special Use Permit (SUP) Details:**  
Zoning District: A1  
To Allow: A personal use garage, in excess of 1200 SQFT, that is 38' x 40' x 17' (1520 SQFT). Also a future open shed addition 12' x 40' x 10' (480 SQFT)

### PROPERTY INFORMATION

911 Address of Property: 1124 Union Valley Rd, River Va 24149

Parcel ID #: 140087 Zoning District: A1 Tax Map #: 120-23

### APPLICATION CHECKLIST

Letter detailing justification for request (Variance & Appeals) or SUP Additional Requirements

A scale drawing of the property & proposed project, with location map

Application Fee

Ten (10) copies of application & associated materials

### SIGNATURES

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. I further agree to submit payment to the newspaper for costs associated with the legal advertisement of the above request. In addition, I hereby grant permission to the agents and employees of Montgomery County and the State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

Signature of Owner: Walter H Dickerson Date: 4/26/16

Signature of Owner: Carol E Dickerson Date: 4/26/16

Signature of Agent: Date:

### OFFICE USE ONLY

Date Received: 4/27/2016 Application Number: SU-2016-13953

Mr Walter Dickerson  
1124 Union Valley Road  
Riner, VA 24149  
Tel: 540 239 1703  
Email: wdickerson74@gmail.com

April 27th 20016

Board Of Zoning Appeals  
Montgomery County, Virginia

**Re: Special Use Permit for 38' x 40' x 17' Garage**

Dear BZA Members,

Please find enclosed our application for a 38'x40'x17' steel garage to be built at the above address per the attached engineered drawings. Also, planned for the near future is a 12'x40' open shed addition on the eastern side of the garage.

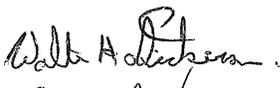
**PURPOSE:** This structure is solely intended for storage and safe keeping of our RV, truck, tractor and other land equipment.

**LOCATION:** Garage will be 79' from property boundry line/driveway with our only neighbour. It will be situated nestled amongst a wooded area so as to be as least visable as possible. On completion of the garage we intend to landscape and plant a double row of 6ft tall Leyland Cypress at 15ft on center between property line/driveway and garage. The double row of Leyland Cyress will extend for 75' adjacent to property line (see sketch)

**APPEARANCE:** The front of the garage with 3 roll up doors ( 2x 10' doors and 1x14'x14')will face our home. The siding (light stone), trim (ivory) and roof (charcoal) will match as closely to our home as possible (see attached floor sample) The garage will not be visible from any public road.

Thank you inadvance for your consideration on our request and I am available if there are any further questions regarding this Special Permit Use.

Yours Sincerely

Walter Dickerson   
Carol Dickerson 

**CONFORMING STATEMENT:**

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA, AND FURTHER IS IN STRICT ACCORDANCE AND COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

*L.J. Quisenberry*  
 L.J. QUESENBERRY, L.S. #1270 15 FEB 2007

**OWNER'S STATEMENT:**

THIS IS TO CERTIFY THAT THE S IN STRICT ACCORDANCE WITH 1 OWNERS THEREOF AND THEY H OWN FREE WILL AND CONSENT.

THE OWNERS HEREBY DEDICAT OF-WAY AS SHOWN ON THIS PL  
*Regulines Under*  
 R & J PARTNERSHIP

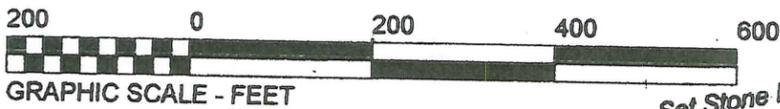
BY COUNTY SUBDIVISION AND IS HEREBY APPROVED FOR

BY MONTGOMERY COUNTY, 19-137 OF THE MONTGOMERY

FEB 26, 2007

DATE

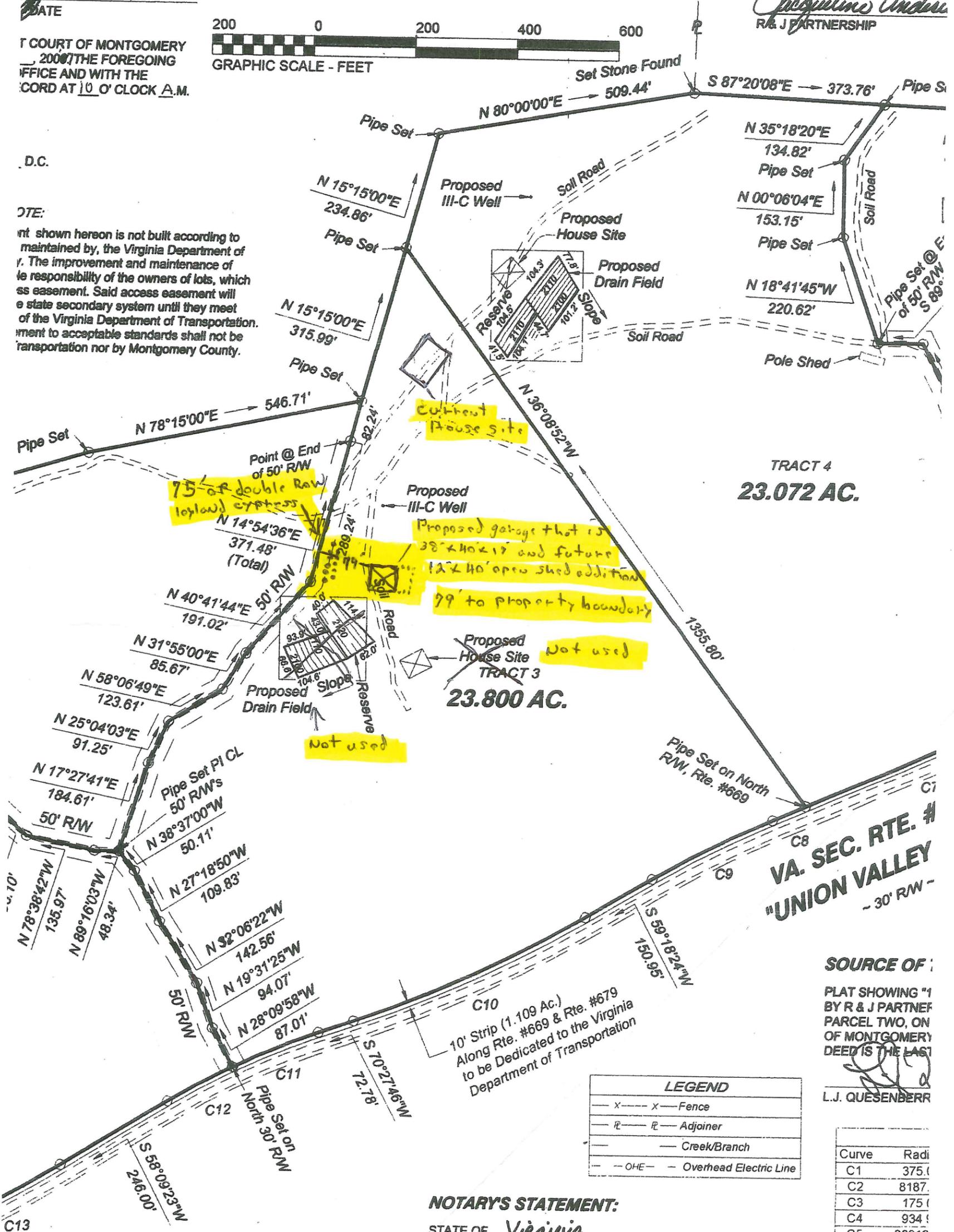
COURT OF MONTGOMERY 2007 THE FOREGOING OFFICE AND WITH THE RECORD AT 10 O'CLOCK A.M.



D.C.

NOTE:

not shown hereon is not built according to maintained by, the Virginia Department of y. The improvement and maintenance of le responsibility of the owners of lots, which ss easement. Said access easement will e state secondary system until they meet of the Virginia Department of Transportation. ment to acceptable standards shall not be ransportation nor by Montgomery County.



TRACT 4  
 23.072 AC.

TRACT 3  
 23.800 AC.

VA. SEC. RTE. #  
 "UNION VALLEY"  
 - 30' RW -

**SOURCE OF :**

PLAT SHOWING "1 BY R & J PARTNER PARCEL TWO, ON OF MONTGOMERY DEED IS THE LAST

*L.J. Quisenberry*  
 L.J. QUESENBERRY

**LEGEND**

- x-x- Fence
- R-R- Adjoiner
- C- Creek/Branch
- OHE- Overhead Electric Line

Curve	Radi
C1	375.0
C2	8187.
C3	175.0
C4	934.0
C5	30916
C6	30916
C7	30916
C8	30916
C9	2187.
C10	2575.
C11	1525.
C12	1525.
C13	3875.
C14	375.0
C15	625.0

**NOTARYS STATEMENT:**

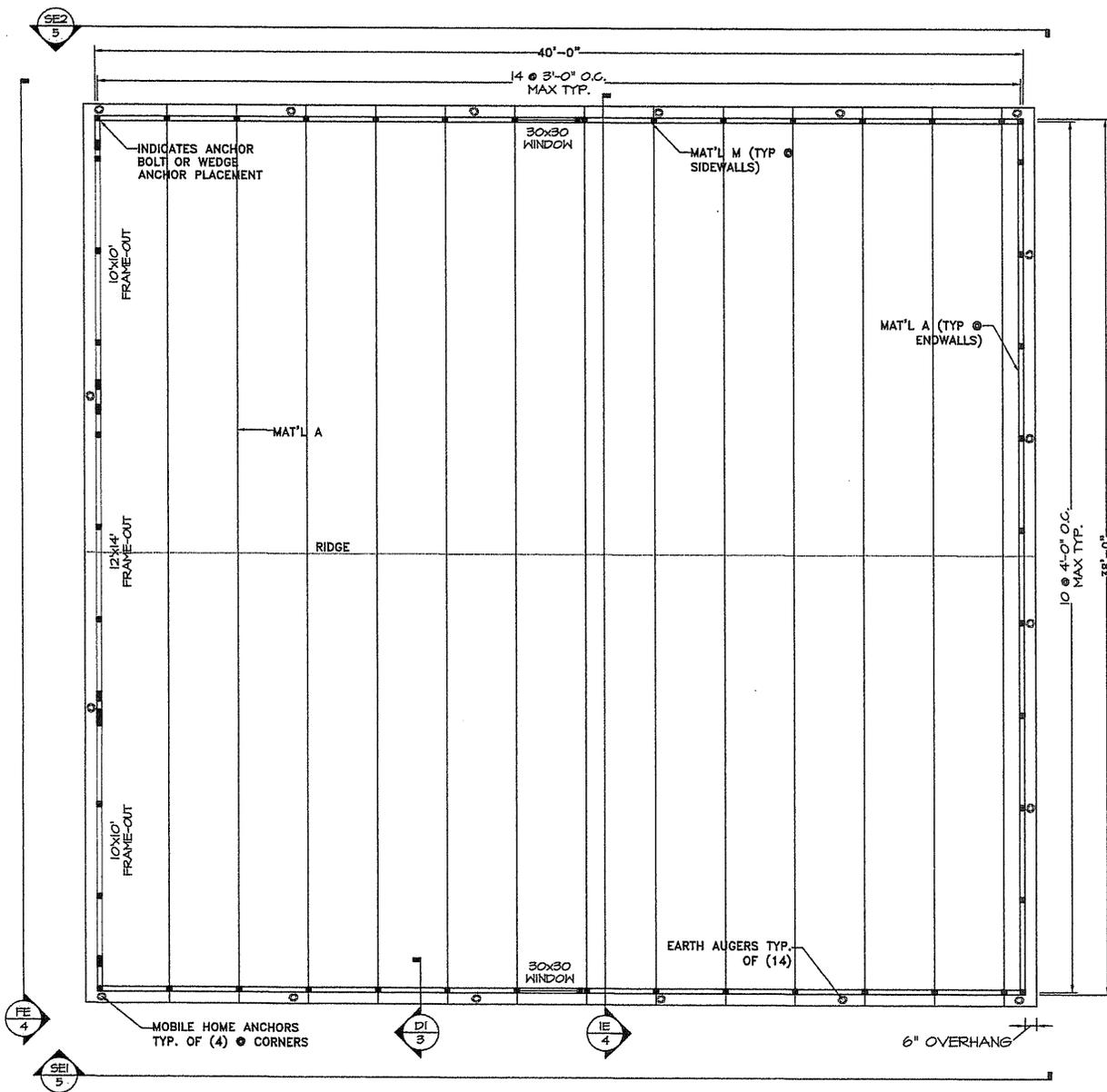
STATE OF Virginia  
 COUNTY OF Montgomery, TO WIT:  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF February, 2008, BY R & J PARTNERSHIP.  
 MY COMMISSION EXPIRES 1-31-2011  
*Judice A. Scalfani*  
 NOTARY PUBLIC

**PUBLIC UTILITY EASEMENT NOTE:**  
 A Right-of-Way and easement for a 20-foot PUE (Public Utility Easement) is hereby Granted unto American Electric Power and other utilities, their successors and assigns, along, around and parallel to the existing roads, right-of-ways and property lines for the purpose of constructing and maintaining power lines and other utilities to serve all tracts in the division of property described herein. Also the right to cut, trim or otherwise control trees and other obstructions that may endanger the power lines and other utilities and the right of ingress and egress.



M 1:7197

Walter H Dickerson & Carol E Dickerson Property  
1124 Union Valley Rd  
River, Va 24149



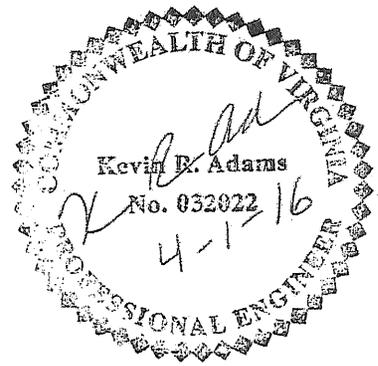
38' Wide Enclosed  
As Provided By  
**Better-Built Garages**  
268 Old Hwy. 601  
Mt. Airy, NC  
844-654-4825 (Tel.)  
336-374-3680 (Fax)

**ACE Solutions, Inc.**  
Kevin R. Adams, P.E.  
Phone: 336-993-5114  
950 Graves Street, Suite C  
Kernersville, NC 27284

Project:  
Walter Dickerson  
1124 Union Valley Rd,  
Riner, VA 24149  
Date:  
03-22-16  
Scale:  
As Noted  
Drawn By:  
AIV  
Checked By:  
KRA  
Sheet Title:  
Plan  
Sheet No.:  
1 of 5

FP FLOOR/FOUNDATION PLAN  
1 NO SCALE

NOTE:  
ALL WINDOW(S), WALK  
DOORS, & GARAGE DOORS  
PER OWNER/ CONTRACTOR  
& FIELD LOCATED



## GENERAL NOTES

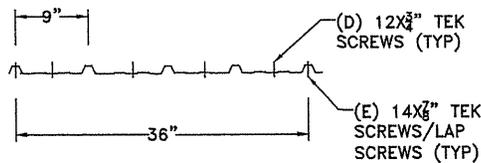
- The 28-day compressive strength of all concrete work is 2,500 psi
- Minimum soil bearing shall be 2,000 psf
- All construction shall be provided in accordance with the 2012 International Residential Code, and all applicable local requirements.
- Basic Wind Speed 3-second Gust = 105 MPH
- Wind Factor = 0.6
- Building Type II-B
- Wind Exposure = B
- All steel to be minimum of Grade 55.

### Design Loadings

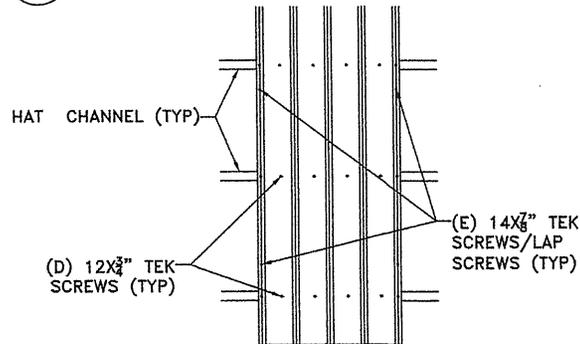
Dead Load = 2 PSF  
 Live Load = 12 PSF SPECIAL SCAFFOLDING REQUIRED AS A WORK SURFACE FOR WORKMEN AND MATERIALS DURING ROOF MAINTENANCE AND REPAIR.  
 Wind Load Forces = 105 MPH  
 Ground Snow Load = 30 PSF  
 These plans are in compliance with the 2012 International Residential Code

### Note on Roof Section

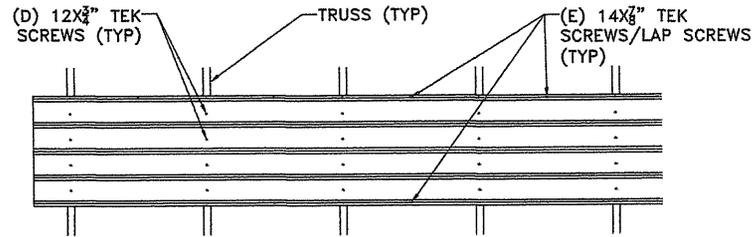
29GA corrugated steel. (sheeting to be continuous over three or more supports)



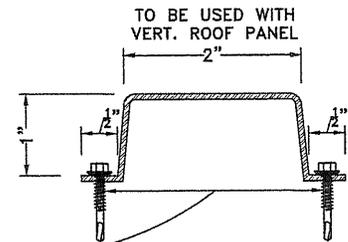
D1 SECTION - SCREW PATTERN  
2 NO SCALE



D3 ELEVATION - ROOF SCREW PATTERN  
2 NO SCALE



D2 ELEVATION - WALL SCREW PATTERN  
2 NO SCALE



FASTEN TO EA. MEMBER W/ (2) 12X1" TEK SCREWS  
 NOTE: ROOF SECTION HAS HAT CHANNEL PURLINS. 16GA SPACED 48" O.C. MAX OR 42" MIN. APART.

D4 TYPICAL HAT CHANNEL  
2 NO SCALE

CHART OF MATERIAL	
A	2.5"SQ. X 14GA. TUBING
B	4X4X1/4" ANGLE MIN. A36 STEEL
C	2.25"SQ. X 14GA. TUBING
D	12X3/4" TEK SCREW
E	12/14X7/8" TEK SCREW/LAP SCREW
F	14X1 1/4" TEK SCREW / LAP SCREW
G	29 GA METAL ROOF PANELS
H	20 GA. GALVANIZED TP15 TIE PLATE 1 13/16"X5" OR SIMPSON STRONG TIE A-21
J	2X2X3/16L 36KSI STEEL ANGLE
K	4X12 GA BAR
L	29 GA. METAL WALL PANELS
M	NESTED 2.5"SQ X 14GA TUBING

38' Wide Enclosed  
 As Provided By  
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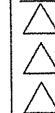
As Noted

Drawn By:

AIV

Checked By:

KRA

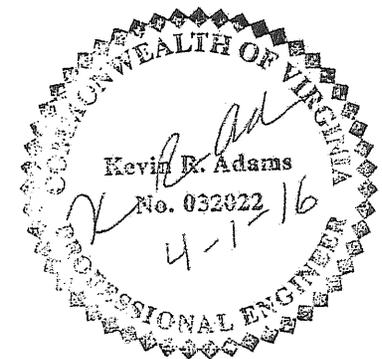


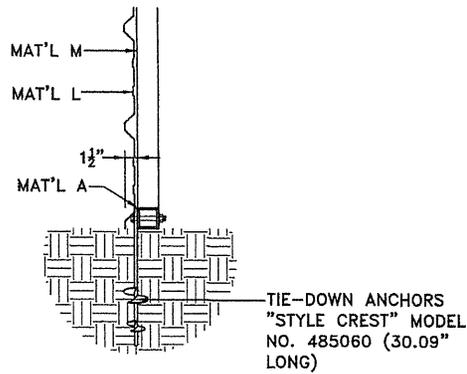
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Notes and Details

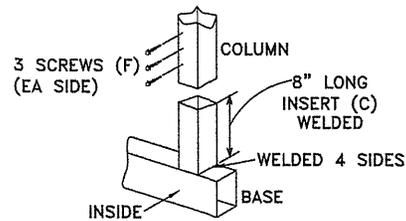
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2 of 5

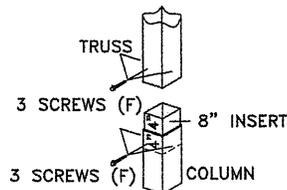




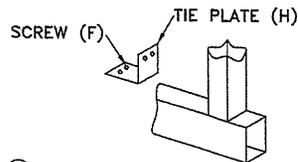
**D1 FOUNDATION DETAIL**  
3 NO SCALE



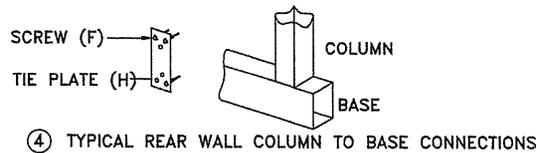
① TYPICAL COLUMN TO BASE SIDE CONNECTIONS



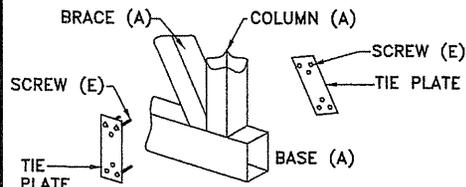
② TYPICAL TRUSS/POST CONNECTIONS



③ 90 DEGREE CONNECTIONS

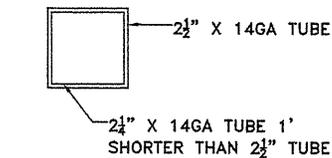


④ TYPICAL REAR WALL COLUMN TO BASE CONNECTIONS

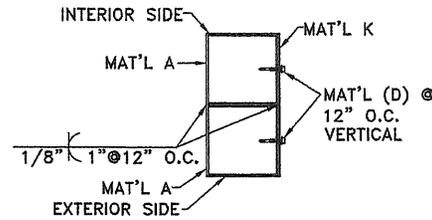


⑤ TRUSS/ WIND BRACE CONNECTION

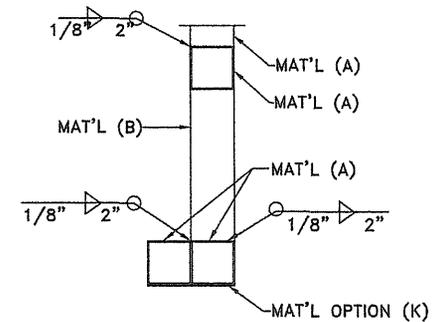
**D3 CONNECTION DETAILS**  
3 NO SCALE



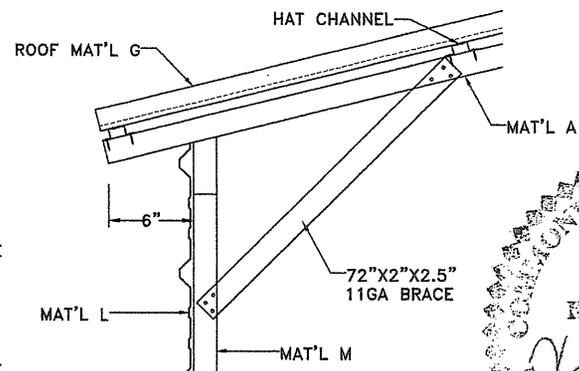
**D7 NESTED TUBE DETAIL**  
3 NO SCALE



**D4 OPENING JAMB**  
3 NO SCALE



**D5 OPENING JAMB**  
3 NO SCALE

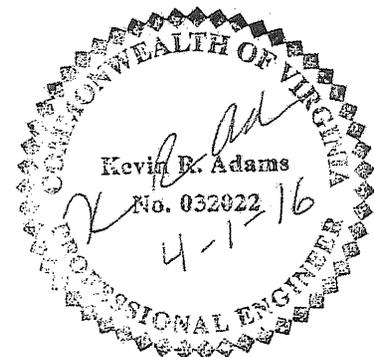


**D6 KNEE BRACE**  
3 NO SCALE

38' Wide Enclosed  
As Provided By  
**Better-Built Garages**  
268 Old Hwy. 601  
Mt. Airy, NC  
844-654-4825 (Tel.)  
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**ACE Solutions, Inc.**  
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Project:	Walter Dickerson 1124 Union Valley Rd, Riner, VA 24149
Date:	03-22-16
Scale:	As Noted
Drawn By:	AIV
Checked By:	KRA
Sheet Title:	Details
Sheet No.:	3 of 5



38' Wide Enclosed  
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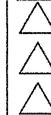
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Drawn By:

AIV

Checked By:

KRA

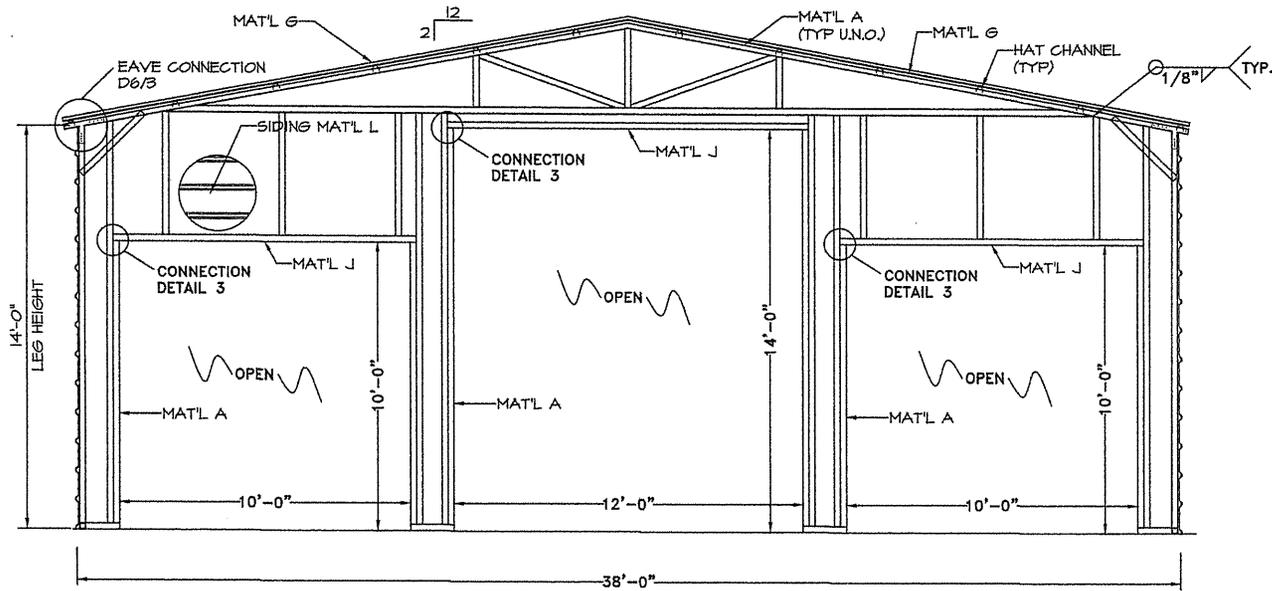


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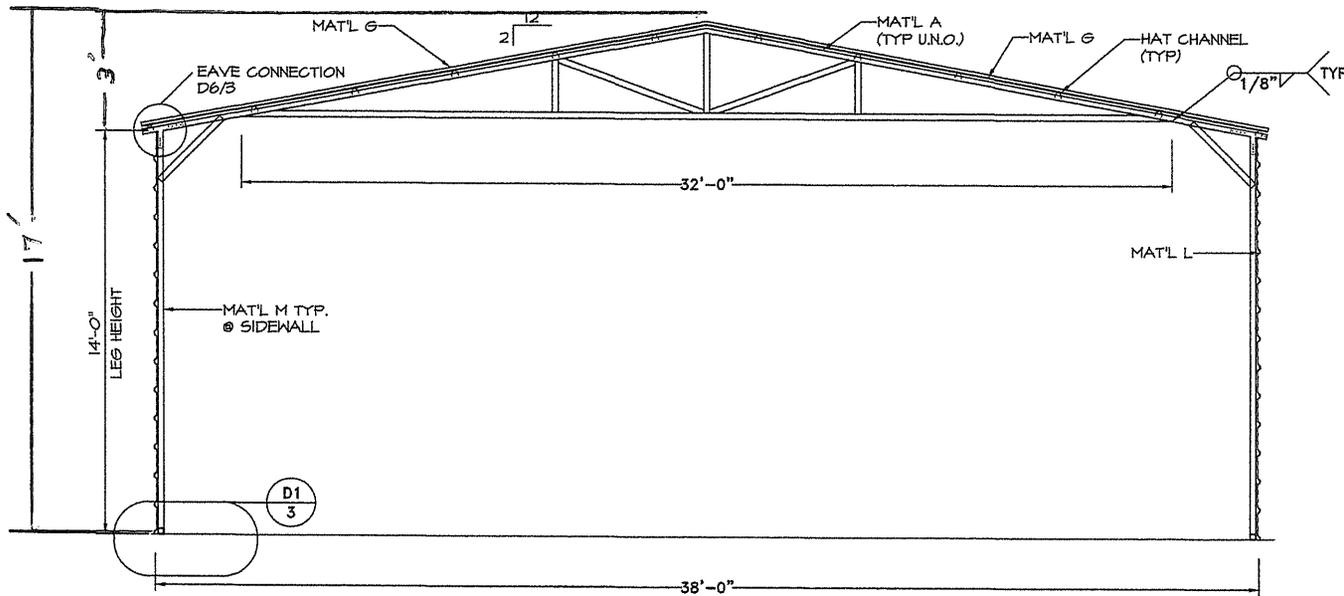
Elevations

Sheet No.:

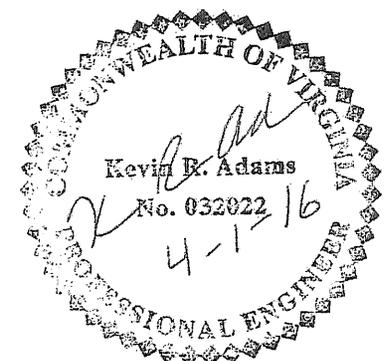
4 of 5



FE 4 ENDWALL FRAMING ELEVATION  
NO SCALE



IE 4 INTERIOR ELEVATION  
NO SCALE



38' Wide Enclosed  
As Provided By  
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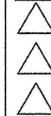
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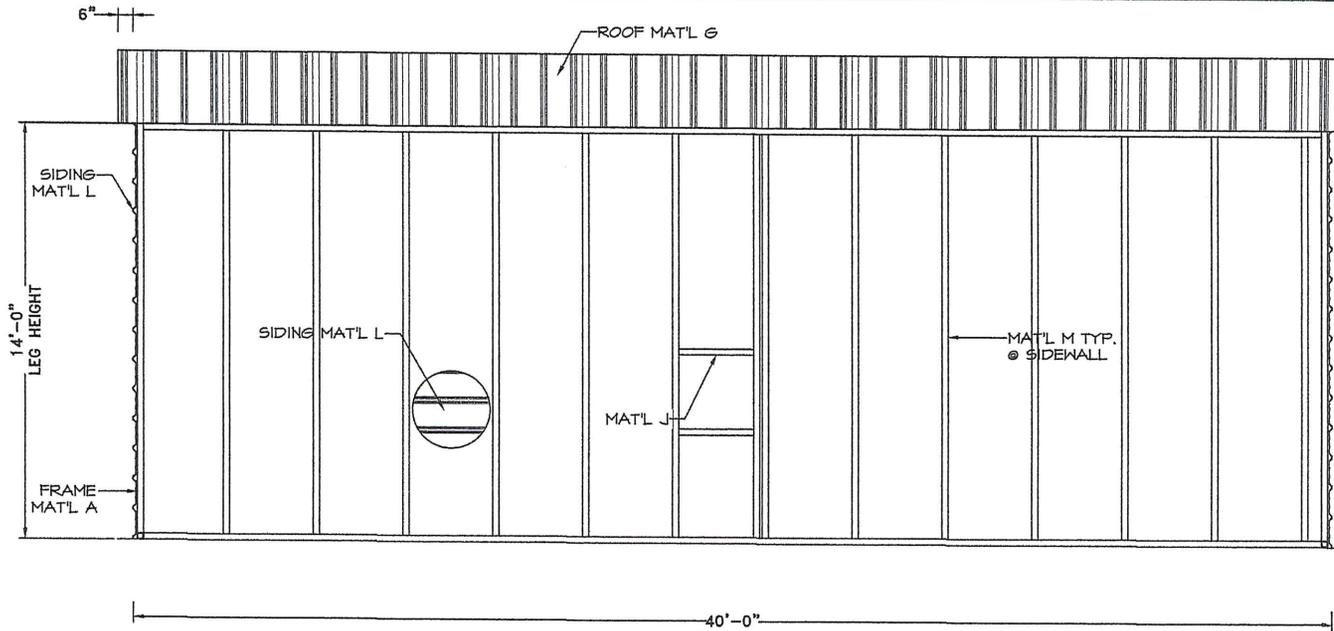


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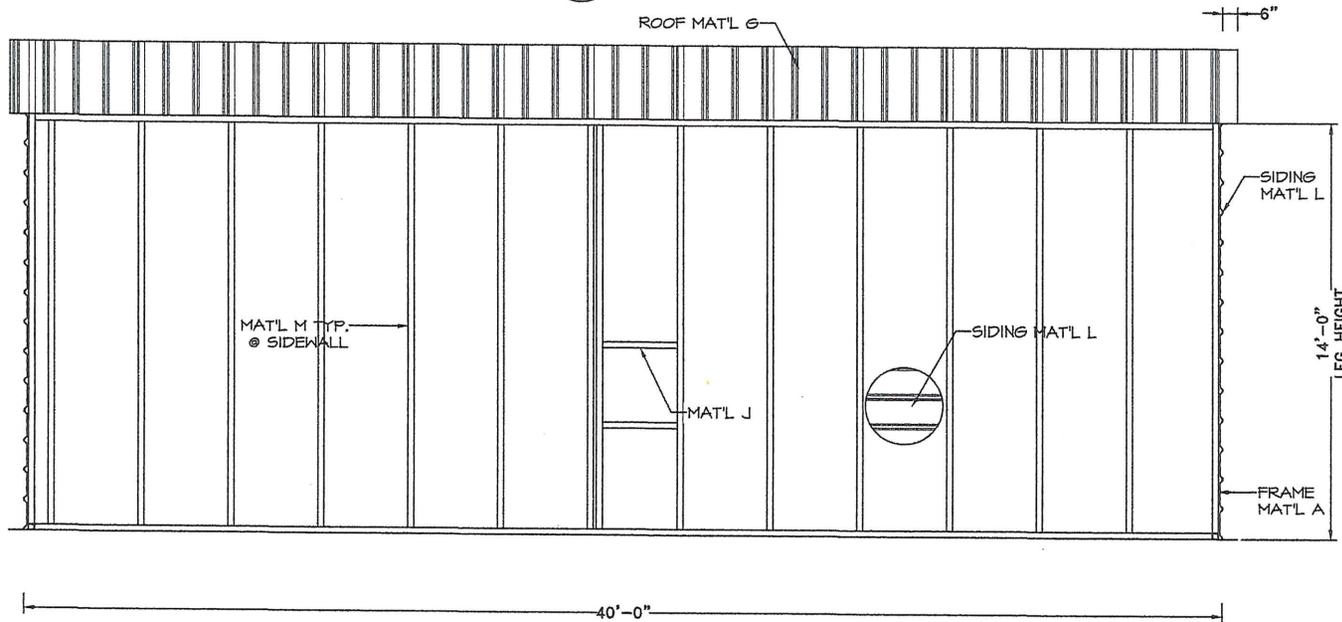
Elevations

Sheet No.:

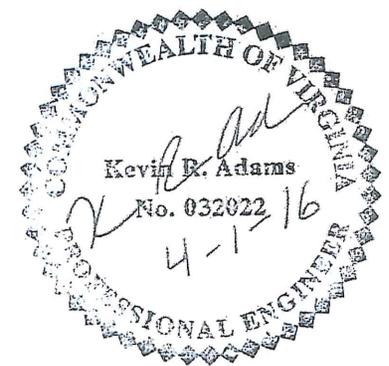
5 of 5

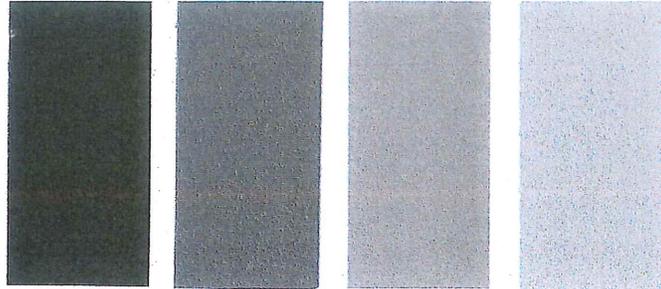


SE1 SIDEWALL FRAMING ELEVATION  
5 NO SCALE



SE2 SIDEWALL FRAMING ELEVATION  
5 NO SCALE  
**HORIZONTAL SIDING**





**Black**  
Prime

**Charcoal**  
Thrifty • Prime • Ultra

**Taupe**  
Prime • Ultra

**Gray**  
Thrifty • Prime • Ultra

**Alamo**  
Thrifty • Prime • Ultra  
Trim in 29g only

**Brilliant/  
Arctic**  
Thrifty • Prime • Ultra

Brilliant Prime uses  
G90 substrate.  
Contact your sales person for  
accurate pricing.

**Forest**  
Prime • Ultra

**Hunter**  
Thrifty • Prime • Ultra

**Gold**  
Prime

**Crimson**  
Prime • Ultra

**Rustic**  
Thrifty • Prime • Ultra

**Burgundy**  
Prime • Ultra

**Gallery**  
Prime • Ultra

**Ocean**  
Prime • Ultra  
Trim in 29g only

**Ivory**  
Prime

Trim →

Siding →

**Light Stone**  
Thrifty • Prime • Ultra

**Tan**  
Thrifty • Prime • Ultra

**Brown**  
Thrifty • Prime • Ultra

**CentralGuard**® powered by **valspar**

# Panel-Loc Plus™

Including  
Panel-Loc

Color Selection Tool



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All colors meet ENERGY STAR® requirements for steep slope roofs

**Copper Metallic\***  
29g Galvalume  
Kynar 500®/Hylar 5000®



**Galvanized†**  
Prime • Ultra  
Clear Acrylic coating  
NOT ENERGY STAR RATED



**Galvalume†**  
Prime • Ultra  
Clear Acrylic coating  
NOT ENERGY STAR RATED



**Burnished Slate**  
Prime • Ultra



\* Kynar 500®/Hylar 5000® color. Contact your sales person for accurate pricing. Color variation between orders is normal and not cause for rejection. Panels manufactured in Copper Metallic must be installed in the same direction. See directional arrows or stickers provided on your panels. Copper Metallic available in Prime Only.

† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

CentralGuard is a trademark of Central States Manufacturing, Inc.



Dickerson residence. (looking North) See attached color chart to see  
1124 Union Valley Rd Garage color comparison,  
River, Va 24149



View of proped building site from the driveway. (looking South East)

The vehicles are arranged to represent the orientation of the garage and its size. The camper is 13' tall, that will give a height comparison.

Walter H Dickerson

Cecil E Dickerson

1124 Union Valley Rd

River, Va 24149



Neighbors driveway entrance. The only one that will see the garage

Proposed building site. (looking South East) The garage will be tucked back in the trees.

Walter H Dickerson

Catal E Dickerson

1124 Union Valley Rd

River, Va 24149



View of the vehicles that will be stored. Tractor, 3/4 ton truck, camper and utility trailer. They are currently in my front yard. The proposed building site is in the background, (looking South East)

Walter H Dickerson  
Carol E Dickerson  
1124 Union Valley Rd  
River, Va 24149