



# Montgomery County, Virginia

## 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: Michael C. Bolding and Jayme S. Bolding

Mailing address: 1010 Green Ridge Road

City: Christiansburg

State: Virginia

ZIP Code: 24073

Phone: 540-449-2921

Email: chadbolding@hotmail.com

Fax: 540-231-3330

### 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: A-1

To Allow: construction of 30'x65' accessory building

### PROPERTY INFORMATION

911 Address of Property: ## Rustic Trail, Radford, VA 24141

Parcel ID #: 000428

Zoning District: A-1

Tax Map #: 076- 1 5

### 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:

Date: 1/23/16

Signature of Owner:

Date: 1/23/16

Signature of Agent:

Date:

### OFFICE USE ONLY

Date Received: 1/25/2016

Application Number: SU-2016-13061

M. Chad Bolding  
1010 Green Ridge Road  
Christiansburg, VA 24073  
Phone: 540-449-2921  
Email: chadbolding@hotmail.com

January 18, 2016

Board of Zoning Appeals  
Montgomery County, Virginia

**RE: Special Use Permit for 30'x65' Workshop**

Dear Board Members:

My name is Chad Bolding and I am a Forestry Professor at Virginia Tech. I have been at VT since 2008. In the Fall of 2013 my wife and I bought lots 5, 6, 7, 9, 10, 11, and 12 in Walton Estates off of Pepper's Ferry Road. Our goals for the property are to build a home there, establish a small farm, and raise our four children in a rural setting.

Our property consists of 38 acres of mostly fields with some surrounding woods. Most of the property is currently leased to Willow Springs Tree Farms who raise nursery stock there including conifer species such as Norway Spruce, Serbian Spruce, White Pine, Eastern Redcedar, Concolor Fir, and numerous species of shade trees such Bradford Pear and Red Maple. After establishing residence, we intend to slowly transition the land from tree farming into pasture land for grazing and/or hay. To maintain land with these goals, equipment and tools are needed. We are seeking a special use permit to build a workshop on lot 5 (parcel 000428) that will be used to store equipment, tools, and provide a workspace suitable for meeting our goals.

We will be building our residence simultaneously on lot 6 (000429). The workshop exterior trim color (burnished slate) will match the metal roof color on the porches of our home. I intend to make the shop area look nice by preparing a lawn, establishing appropriate landscaping, and planting trees to complement those features of our home as well. We do not feel that the workshop will be unsightly in any way. If so, we would not build it next to our home. We own several of the surrounding parcels and there is very minimal development within sight of the area. In fact, most of our neighboring land is used for forest, tree farming, or cattle grazing.

Thanks in advance for your consideration of our request. I hope this brief overview and presentation of our goals and plans for the future aids in your decision making. I am happy to answer any questions.

Sincerely,



M. Chad Bolding

# 30'x65' Garage/Workshop Site plan

**BOLDING; VICTORIA LANE, 5.15 ACRES, PARCEL ID 000428; ZONED A-1**



2015 PICTOMETRY  
AERIAL PHOTO

Legend	TYPE
Corporate Boundary	
Interstate	
Major Collectors	
Minor Arterials	
Minor Collectors	
Principal Arterials	
Local Roads	
Interstate	
Planned Highway	
Private	
Tour_VisTech_Roads	
Railroads	
Unnamed Roads Right of Way	
Major Rivers Creeks	
Streams Creeks	
Tax Parcels	
Utility Addresses	
Gas Pipelines	
A1 - Agriculture	
C1 - Conventional	
CB - Community Business	
FL - Federal Lands	
GB - General Business	
M1 - Manufacturing	
ML - Manufacturing Light	
PI - Planned Industrial	
PIUR - Planned Mobile Home Residential	
UDCOM - Planned Unit Development Commercial	
RUDRES - Planned Unit Development Residential	
R1 - Residential	
R2 - Residential	
R3 - Residential	
R3C - Residential Compact	
RFM1 - Multi-Family Residential	
RR - Rural Residential	
RR2C - Rural Residential Compact	

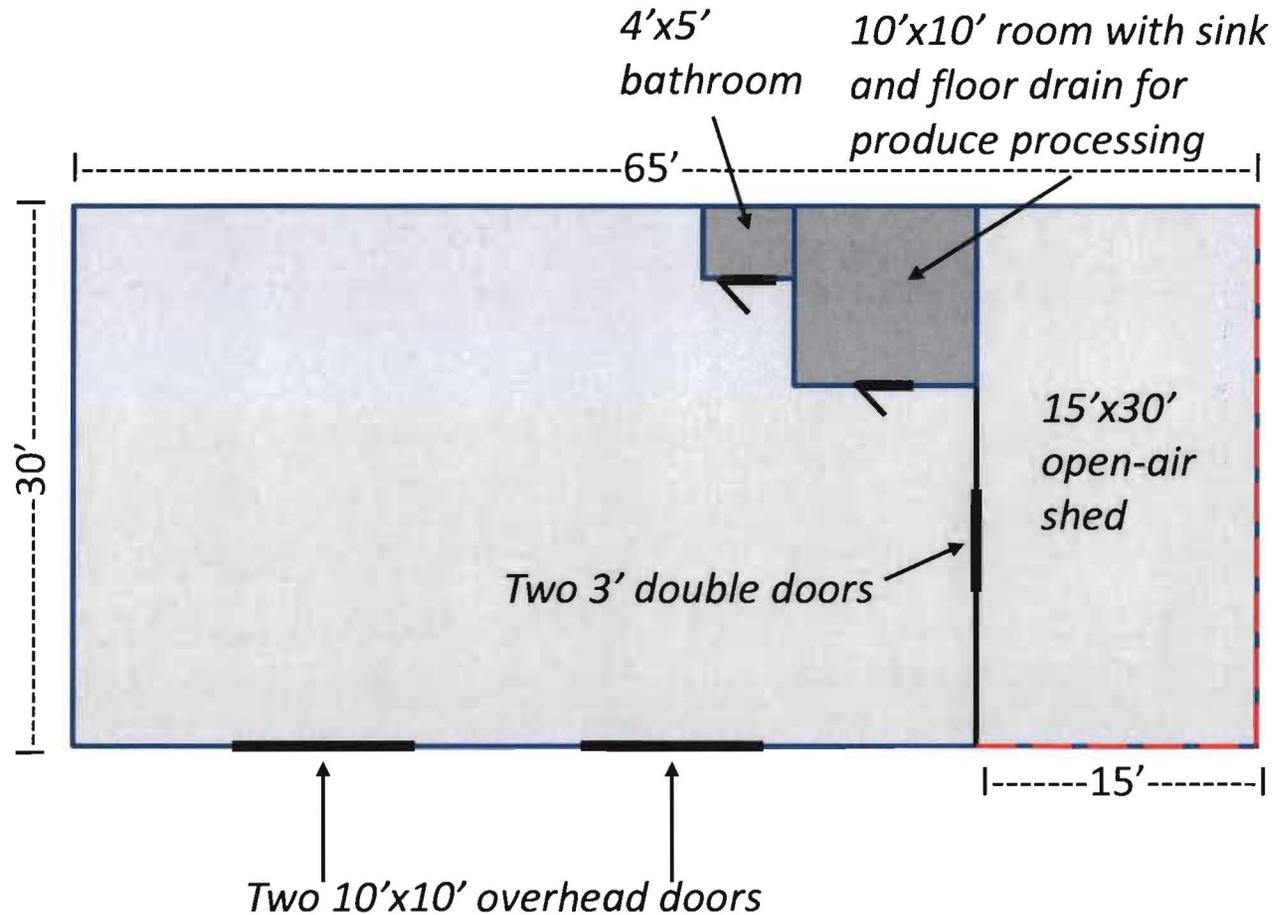
Montgomery County, Virginia  
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY THE



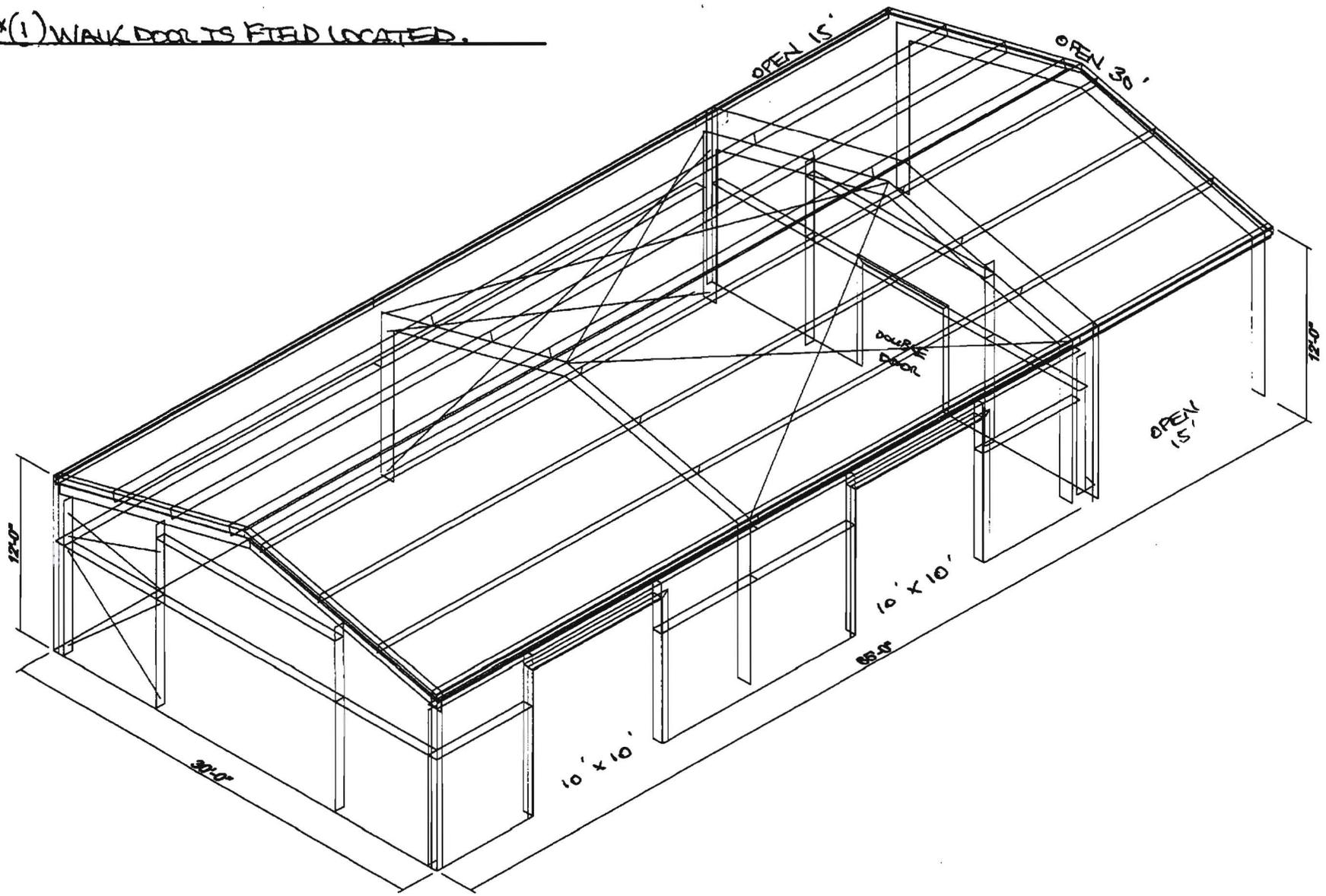
Minimum set backs will be met on all sides

# 30'x65' Garage/Workshop Floorplan



30' x 65' x 12' 3:12 PITCH (30' x 50' ENCLOSED)

\*(1) WALK DOOR IS FIELD LOCATED.



# 30'x65' Garage/Workshop Building Materials

- Steel beam construction
- Metal exterior siding
  - Roof color: galvalum
  - Wall color: lightstone
  - Trim color (including 3 ft wainscotting around bottom): burnished slate
- Doors
  - Two, 10'x10' overhead doors
  - Two, 3' double walk doors



Example photo showing representative material types

# 30'x65' Workshop Proposed Use

- Storage of:
  - Farming and agricultural equipment including tractors, mowers, and implements
  - Tools and basic mechanic supplies
  - Overflow household items as needed
- Processing and storage of garden and farm produce
- Light hobby woodworking