



BOARD OF ZONING APPEALS REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

April 17, 2025

10:00 AM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Variance application PZ25-00209 filed by VADA Danville MHP LLC, requesting an expansion of nonconforming use in accordance with Chapter 41 Article 7 of the Zoning Code at Parcel 56018 (120 Old Piney Forest Road).
2. Variance Application PZ25-00213, filed by Justin Johnson, requesting a variance from Article 3.B Section A of Chapter 41 of the Code of the City of Danville, Virginia that states public sewer is required and lots shall not be permitted with private septic systems at 665 Jenny Lane (Parcel 78582).
3. Special Exception Permit application PZ25-00214 filed by Amie Richards requesting a Special Exception Permit at Parcel 53513 (7 Oak Ridge Avenue) to allow short-term rental as principal use in accordance with Article 2 Section Y.
4. Special Exception Permit application PZ25-00215 filed by Amie Richards requesting a Special Exception Permit at Parcel 56899 (35 Oak Ridge Avenue) to allow short-term rental as principal use in accordance with Article 2 Section Y.
5. Special Exception Permit application PZ25-00216 filed by Good Living Group, LLC requesting a Special Exception Permit at Parcel 52425 (70 Morris Avenue) to allow short-term rental as principal use in accordance with Article 2 Section Y.
6. Special Exception Permit application PZ25-00217 filed by GoldenJewell, LLC requesting a Special Exception Permit at Parcel 54067 (58 Glen Oak Drive) to allow short-term rental as principal use in accordance with Article 2 Section Y.
7. Special Exception Permit application PZ25-00219 filed by Legacy Home Collective, LLC requesting a Special Exception Permit at Parcel 55024 (133 Garden Grove Street) to allow short-term rental as principal use in accordance with Article 2 Section Y.

PLANNING STAFF UPDATES

E. MINUTES

1. Minutes from March 20, 2025

F. ADJOURN

STAFF REPORT

DATE: April 17, 2025
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Variance application PZ25-00209 filed by VADA Danville MHP LLC, requesting an expansion of nonconforming use in accordance with Chapter 41 Article 7 of the Zoning Code at Parcel 56018 (120 Old Piney Forest Road).

SUMMARY

120 Old Piney Forest Road is zoned MHP-R, Mobile Home Park Residential and has operated as a mobile home park for at least forty-five (45) years. Danville Mobile Home Court currently has eighty (80) mobile home lots available. Mobile homes have cycled in and out of the park as standard protocol for the operation of a mobile home park.

Danville Mobile Home Court has operated under the legal non-conforming status based on the setbacks of the property. The setbacks for the mobile home park zoning classification are fifty (50) feet to a public street, fifteen (15) feet to a private street, twelve (12) feet to side lot lines and twenty-five (25) feet between homes within the park. These setbacks are not met at 120 Old Piney Forest Road.

Lot 35 within the park has remained vacant for more than two (2) years. Its vacancy for this length of time has resulted in the loss of its nonconforming status. Therefore, Lot 35 may only be occupied if it meets current setback regulations or a variance is received.

The applicant is requesting a variance to allow the setbacks at Lot 35 of 120 Old Piney Forest Road to maintain four (4) feet from the private roadway, seventeen (17) feet between mobile homes at the rear, and sixteen (16) feet between mobile homes at the side so that they may fill the vacant mobile home lot.

VARIANCE REVIEW STANDARDS

A variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and the request meets each of the following five (5) review standards (Article 13, Section F.2.a.-e.):

A. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.

The property was acquired in good faith, but the current hardship was created by the

applicant. The applicant allowed the lots within the park to remain vacant for more than two (2) years, losing their non-conforming status and creating a hardship. This application DOES NOT meet this standard.

B. Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Granting the variance will not affect adjacent property. This application DOES meet this standard.

C. The property's condition or situation is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.

Very few, if any, of the existing mobile home parks within the City of Danville meet current setback regulations. The only relief offered from the regulations is through a variance application. It would be a reasonable request to formulate a code amendment that would address setbacks within the MHP-R, Mobile Home Park Residential district. A Code Amendment could assist with occupancy numbers in parks that were established prior to the current Zoning Code and are operating under a legal nonconforming status. This application DOES NOT meet this standard.

D. Granting the variance will not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

Granting the variance will not change the use. This application DOES meet this standard.

E. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A.4 of § 15.2-2286 at the time of the filing of the variance application.

The applicant cannot request special use, special exception, or rezoning to satisfy the zoning requirement. Therefore, this application DOES meet this standard.

Therefore, this variance request meets three (3) out of the five (5) criteria needed to grant a variance.

In February 2025, this Committee approved Variance application PZ24-00645 filed by Westover Manor, requesting an expansion of nonconforming use in accordance with Chapter 41 Article 7 of the Zoning Code at Parcel 70909 (4020 Westover Drive) to allow 15 feet between units' side to side, 34 feet between units face to face, and 15 feet off adjoining property lines.

RECOMMENDATION

The Planning Division recommends that the Board of Zoning Appeals approve Variance application PZ25-00209 filed by VADA Danville MHP LLC, requesting an expansion of nonconforming use in accordance with Chapter 41 Article 7 of the Zoning Code at Parcel 56018 (120 Old Piney Forest Road).

ATTACHMENTS

1. Application

2. Plan
3. Aerials Map
4. Owners Zoning Map



CITY OF DANVILLE

Community Development Board of Zoning Appeals

VARIANCE APPLICATION

We cannot accept Board of Zoning Appeals (BZA) applications unless the following steps are completed by the twentieth (20th) day of the prior month. BZA meetings are on the third Thursday of each month. This timeline assures the City can meet Virginia public notice laws.

1. The applicant attended a pre-application conference with the Zoning Administrator or designated staff.
2. The applicant completed this application.
3. The property owner or a duly authorized (in writing) representative signed this application.
4. The applicant submitted a plot plan drawn to scale showing the actual dimensions and shape of the property; and the exact size and location all existing and proposed buildings, signs, and required parking spaces.
5. The Zoning Administrator certified that the proposed use and construction plans comply with all Zoning Code provisions, except for the provisions necessitating a variance; and
6. The applicant paid the \$250.00 application fee.

A variance shall be granted if evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and:

- i. The property interest for where the variance is requested was acquired in good faith and any hardship was not created by the variance applicant;
- ii. Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the surrounding geographic area;
- iii. The subject property's condition or situation is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an ordinance amendment;
- iv. Granting the variance does not result in a use that is not otherwise permitted on such property or change the zoning classification of the property; and
- v. The variance application relief or remedy sought is not available through a special exception process that is authorized in City Code Chapter 41, Article 6 or the process for zoning ordinance amendment in City Code Chapter 41, Article 4 at the time of variance application filing.

The BZA may impose conditions regarding the location, character, and other features of proposed buildings and use it deems necessary in the public interest and may require a performance guarantee or bond to insure compliance.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ25-66209 PC Meeting Date: April 17
Date Received: 3-19 Received By: Williams
Parcel ID: 56D18 Address: 120 Old Piney Forest
Existing Zoning: MHPR Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 120 Old Piney Forest Rd lot 35 Danville, VA 24541

Applicant: VADA Danville MHP /Linda Casper RVP

Applicant's Address: 120 Old Piney Forest Rd. #1 Danville, VA 24541 Community address

Applicant's Phone Number: 812-571-0761

Applicant's E-mail: linda@endeavorcommunities.com

Variance Request Description: Lot 35 does not meet the upgraded setbacks for 2025 we only have 4 ft from the road and 16 ft home to home and rear 17ft. This the measurements of the Prior home that was on the lot that was removed 12-31-2022. We are asking to get permission to use these set backs to bring in a new home back to that lot

I (we) appeal to the Board of Zoning Appeals for a variance permitting the action described above in that:

i. Explain how you did not create the hardship you need a variance to overcome:

If we do not get the variance granted this could potentially prevent someone from having affordable housing in the community

ii. Explain how granting the variance will not negatively impact your neighbors and properties close by:

This will cause negative impact.

iii. Explain why the hardship on your property is unique and not something that affects similar properties in the same zoning district.

This is unique due to us not being able to extend the lot to meet current set backs

iv. Explain why granting the variance will not result in a use that is not otherwise allowed on the property or a change in the property's zoning classification.

If the variance is not granted we will have a useable to lot that cannot put a home on

v. The relief or remedy sought by the variance application is not available with a Special Use Permit.

Correct we had to use this route due the lot being vacant over 2yrs

Linda Casper

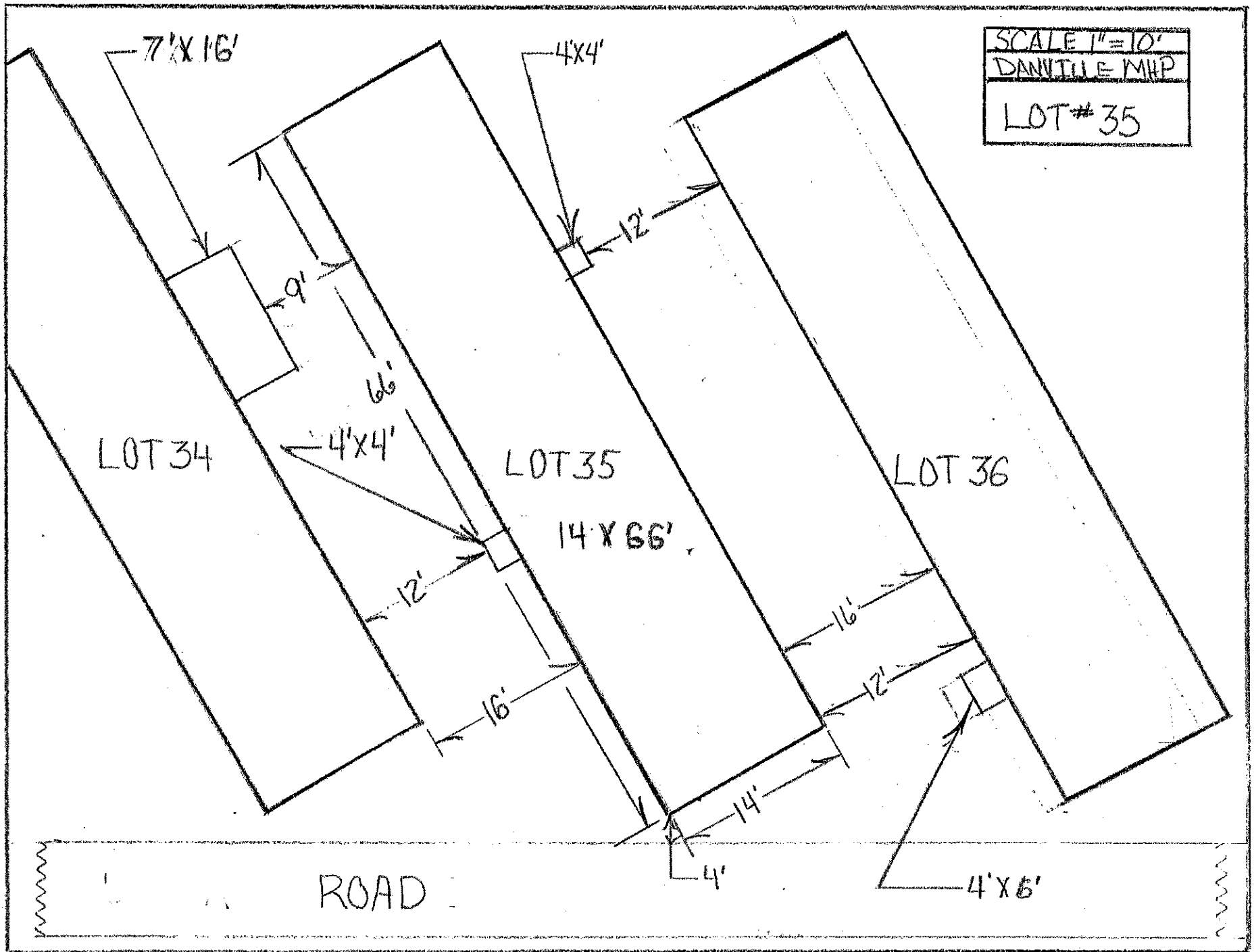
3-7-2025

Applicant Signature

date

Property Owner Signature
(if not applicant)

date



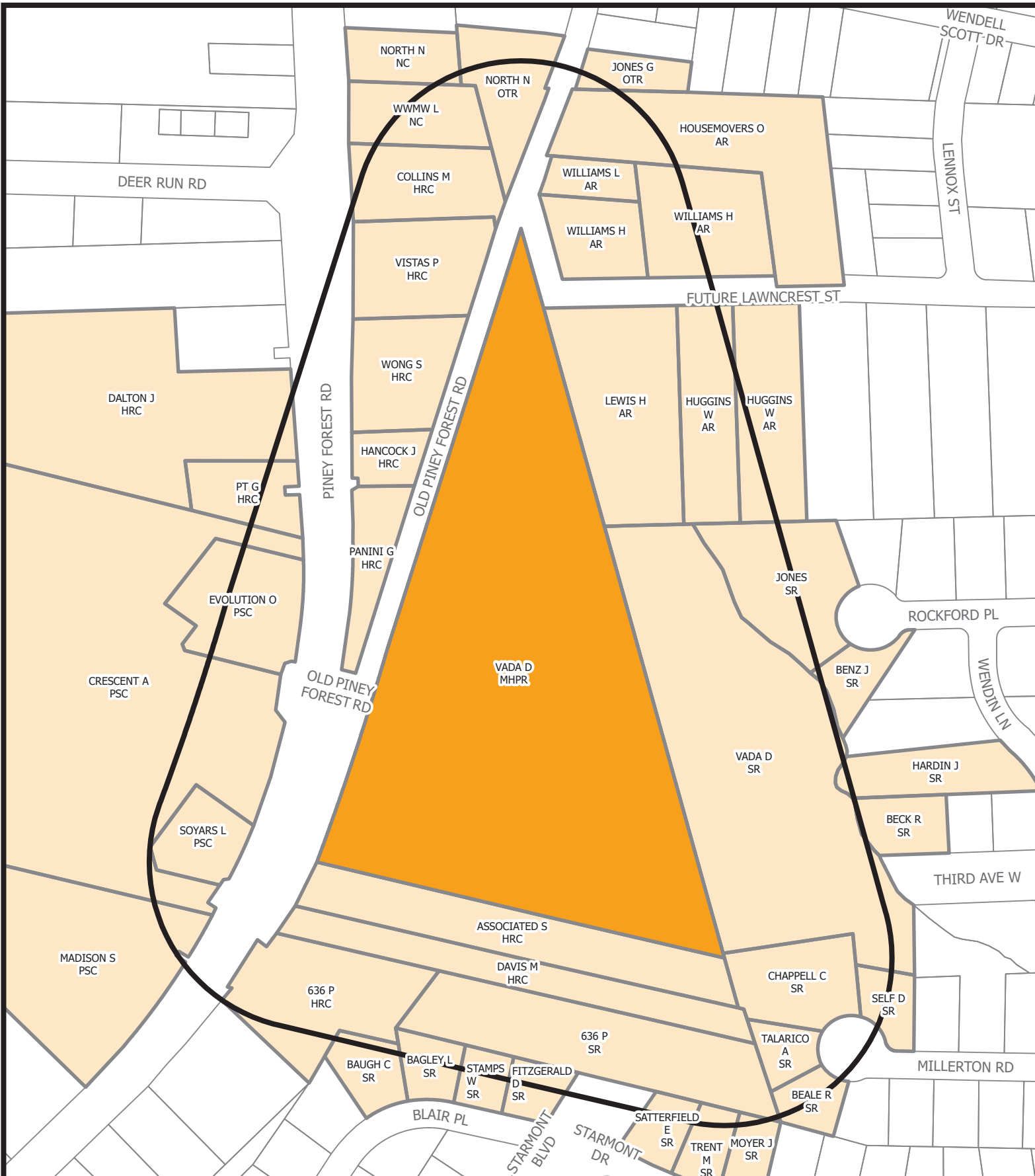


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/20/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/20/2025



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STAFF REPORT

DATE: April 17, 2025
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Variance Application PZ25-00213, filed by Justin Johnson, requesting a variance from Article 3.B Section A of Chapter 41 of the Code of the City of Danville, Virginia that states public sewer is required and lots shall not be permitted with private septic systems at 665 Jenny Lane (Parcel 78582).

SUMMARY

The applicant, Justin Johnson, is requesting a variance from Article 3.B Section A at 665 Jenny Lane (Parcel 78582), which requires public water and sewer service for improvements. The applicant would like to construct a new home on the property which is a vacant lot zoned TR Threshold Residential. Public water is available, but public sewer services are not.

VARIANCE REVIEW STANDARDS

A variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and the request meets each of the following five (5) review standards (Article 13, Section F.2.a.-e.):

A. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.

The property was acquired in good faith in 2024 and the hardship for a variance was not created by the applicant. The property was annexed in 1988. Neighboring properties have existing wells and septic. Since then, public water and sewer services have not been extended to the area. This application DOES meet this standard.

B. Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Allowing this variance would not directly affect adjacent properties. This application DOES meet this standard.

C. The property's condition or situation is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.

A variance from the requirement for public water and sewer is commonly seen in areas of annexation and/or agricultural use that are not served by these public utilities. Public utilities are available for the majority of the city and development may occur in those areas without the need for a variance. Therefore, this situation is not general in nature or recurring to warrant a Code Amendment. This application DOES meet this standard.

D. Granting the variance will not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

Granting the variance will allow the applicant to construct a single-family detached dwelling which is an allowed use in the T-R Threshold Residential district. This application DOES meet this standard.

E. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A.4 of § 15.2-2286 at the time of the filing of the variance application.

The applicant cannot request special use, special exception, or rezoning to satisfy the zoning requirement. Therefore, this application DOES meet this standard.

Therefore, this variance request meets five (5) of the five (5) criteria needed to grant a variance.

RECOMMENDATION

The Planning Division recommends approval of PZ24-00037 for a variance from Article 3.B Section A at 665 Jenny Lane (Parcel 78582).

ATTACHMENTS

1. Application
2. Aerials Map (1)
3. Owners Zoning Map



CITY OF DANVILLE

Community Development Board of Zoning Appeals

VARIANCE APPLICATION

We cannot accept Board of Zoning Appeals (BZA) applications unless the following steps are completed by the twentieth (20th) day of the prior month. BZA meeting are on the third Thursday of each month. This timeline assures the City can meet Virginia public notice laws.

1. The applicant attended a pre-application conference with the Zoning Administrator or designated staff.
2. The applicant completed this application.
3. The property owner or a duly authorized (in writing) representative signed this application.
4. The applicant submitted a plot plan drawn to scale showing the actual dimensions and shape of the property; and the exact size and location all existing and proposed buildings, signs, and required parking spaces.
5. The Zoning Administrator certified that the proposed use and construction plans comply with all Zoning Code provisions, except for the provisions necessitating a variance; and
6. The applicant paid the \$250.00 application fee.

A variance shall be granted if evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and:

- i. The property interest for where the variance is requested was acquired in good faith and any hardship was not created by the variance applicant;
- ii. Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the surrounding geographic area;
- iii. The subject property's condition or situation is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an ordinance amendment;
- iv. Granting the variance does not result in a use that is not otherwise permitted on such property or change the zoning classification of the property; and
- v. The variance application relief or remedy sought is not available through a special exception process that is authorized in City Code Chapter 41, Article 6 or the process for zoning ordinance amendment in City Code Chapter 41, Article 4 at the time of variance application filing.

The BZA may impose conditions regarding the location, character, and other features of proposed buildings and use it deems necessary in the public interest and may require a performance guarantee or bond to insure compliance.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00213 PC Meeting Date: April 17
Date Received: March 19 Received By: Williams
Parcel ID: 78582 Address: 665 Jenny Ln
Existing Zoning: T-R Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 665 Jenny LaneApplicant: Justin JohnsonApplicant's Address: 434 Johnson Rd Dry Fork VA 24549Applicant's Phone Number: 434-770-2276Applicant's E-mail: ja.johnsoninc@yahoo.comVariance Request Description: Variance needed for private septic

I (we) appeal to the Board of Zoning Appeals for a variance permitting the action described above in that:

i. Explain how you did not create the hardship you need a variance to overcome:

No public sewer available

ii. Explain how granting the variance will not negatively impact your neighbors and properties close by:

All surrounding homes already have private septic.

iii. Explain why the hardship on your property is unique and not something that affects similar properties in the same zoning district.

This affects all surrounding similar properties as well.

iv. Explain why granting the variance will not result in a use that is not otherwise allowed on the property or a change in the property's zoning classification.

Property is zoned for residential, therefore it will be necessary to build a new home.

v. The relief or remedy sought by the variance application is not available with a Special Use Permit.

No special use Permit needed.Justin Johnson 3-19-25
Applicant Signature dateChris May 3-19-25
Property Owner Signature date
(if not applicant)

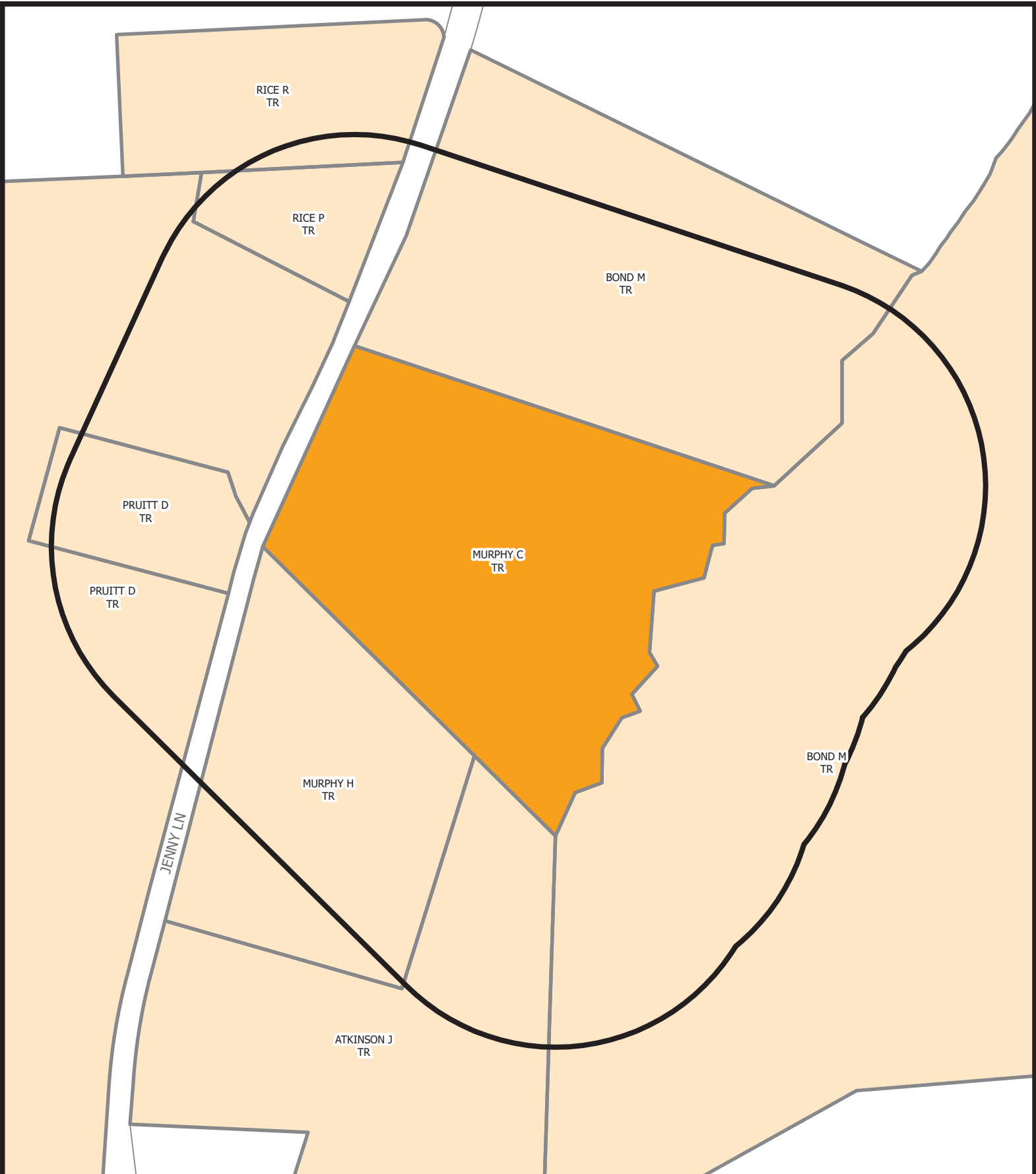


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/20/2025



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/20/2025



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STAFF REPORT

DATE: April 17, 2025
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ25-00214 filed by Amie Richards requesting a Special Exception Permit at Parcel 53513 (7 Oak Ridge Avenue) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

7 Oak Ridge Avenue is a two (2) bedroom single-family dwelling that is zoned OT-R Old Town Residential. This application for a Special Exception Permit for a short-term rental is in accordance with Article 2, Section Y, Item 2. A Certificate of Occupancy inspection has been completed. The owner needs to provide emergency exit plans. The occupancy load has been established at 4 people based on the City of Danville Real Estate Card and inspection.

ADDITIONAL INFORMATION

Off-Street Parking: Yes (Gravel)
Property management: Nikki Dodson
Nearby Short-Term rentals: Yes (24 Oak Ridge Avenue)

RECOMMENDATION

The Planning Division recommends approval of Special Exception Permit Application PZ25-00214 to allow a short term rental.

ATTACHMENTS

1. 7 oak ridge sep
2. Aerials Map
3. Owners Zoning Map
4. Short Term Rental
5. 7 oak ridge c of o draft



CITY OF DANVILLE
Community Development
Board of Zoning Appeals

**SPECIAL EXCEPTION PERMIT APPLICATION
(STR ONLY)**

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

PLANNING DIVISION PROVIDED INFORMATION

Application #: **P225-00214**

PC Meeting Date:

April 17 2025

Date Received: **March 20, 2025**

Received By:

Arsenio Day

Parcel ID: **63513**

Address:

7 Oak ridge

Existing Zoning: **Otr**

Future Land Use:

Otr

DANVILLE, VA

Applicant Provided Information

Property Location (Address/ID#): 7 Oakridge Ave. Danville, VA 24541
Property Owner: Amie Richards
Owner's Address: 160 Winsom Dr. Kernersville, NC 27284
Owner's Phone Number: 336-442-9341
Owner's E-mail: amie3464@aol.com
Property Manager: N/A
Property Manager Address: N/A
Property Manager Phone #: N/A
Property Manager E-mail: N/A
Is there off-street parking available? yes
Describe Proposed Request: short-term rental

Owner Name (Print) Date
Amie Richards 3/20/25

Owner Signature Date
Amie Richards 3/20/25

Applicant Name (Print) Date
Amie Richards 3/20/25

Applicant Signature Date
Amie Richards 3/20/25

427 Patton St. | Danville, Virginia 24541 | 434.799.5260 | DanvilleVA.gov

DANVILLE, VA

Applicant Provided Information

Property Location (Address/ID#):

Property Owner:

Owner's Address:

Owner's Phone Number:

Owner's E-mail:

Property Manager: Nikki Dodson

Property Manager Address: 2276 Franklin Turnpike

Property Manager Phone #: 434-429-9092

Property Manager E-mail: sellinhouses@comcast.net

Is there off-street parking available?

Describe Proposed Request:

Owner Name (Print)

Date

Owner Signature

Date

Applicant Name (Print)

Date

Applicant Signature

Date

427 Patton St. | Danville, Virginia 24541 | 434.799.5260 | DanvilleVA.gov

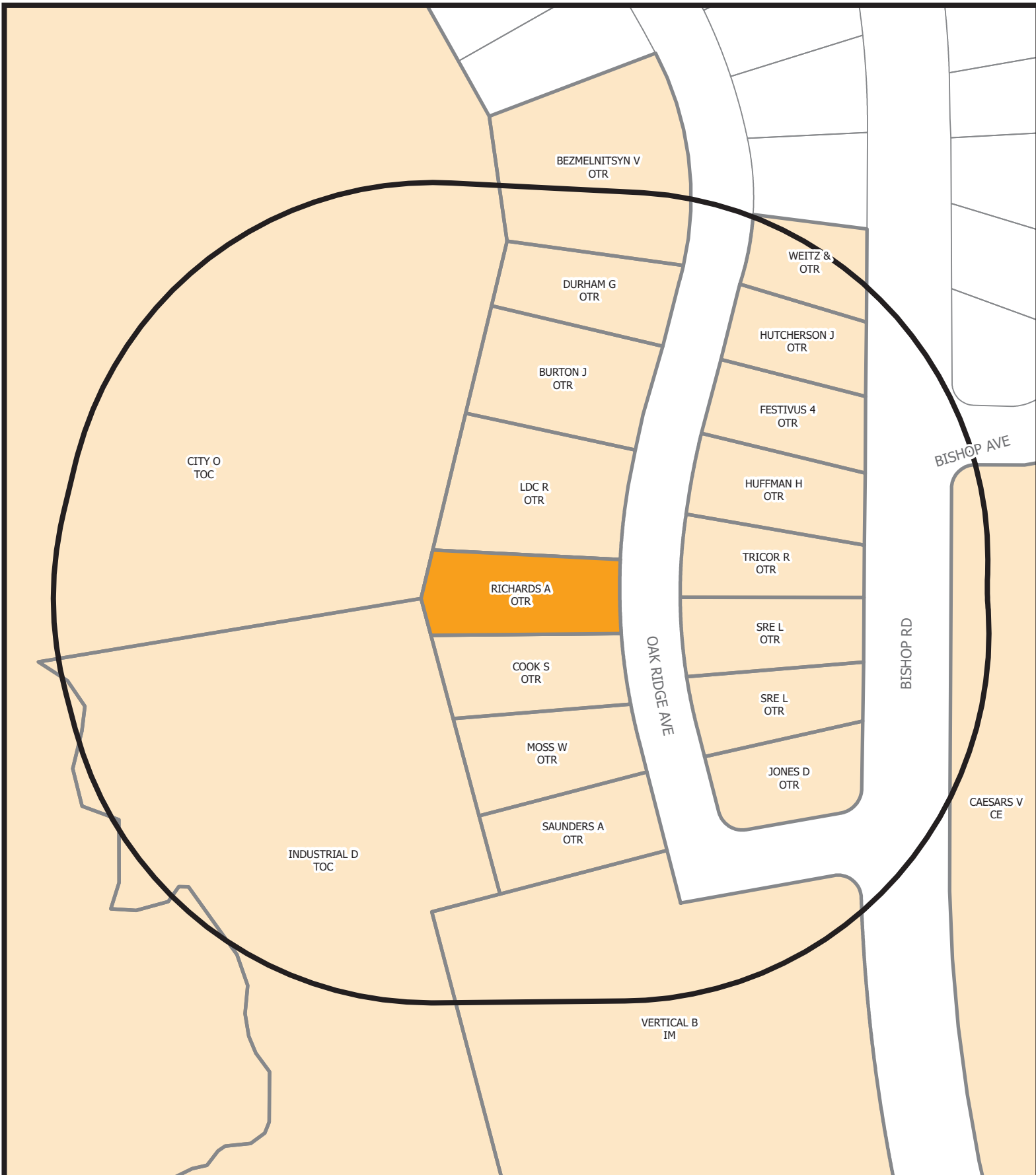


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/21/2025



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/21/2025



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SUBJECT PROPERTY WITH 300 FT BUFFER

Prepared by:
Planning Division
3/21/2025



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Certificate of Use and Occupancy

CITY OF DANVILLE, VIRGINIA
Department of Community Development

This Certificate issued pursuant to the requirements of Section 116 of the 2021 Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City and the Virginia Uniform Statewide Building Code regulating building construction or use.

For the following location:

7 OAK RIDGE AVE, 24541
DANVILLE, VA 24541

For occupancy by: Short Term Rental

Use Group:

R-5 = Single Family Dwelling Detached

Type of Construction:

5B = Wood framing with NO rating

Building Owner and Address:

RICHARDS AMIE
160 WINSOM RD
KERNERSVILLE NC 27284

Occupancy Load: 4 Persons

FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED

NOTE: Legal use of this structure may also require a Certificate of Zoning Compliance.



Building Official

Date

STAFF REPORT

DATE: April 17, 2025
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ25-00215 filed by Amie Richards requesting a Special Exception Permit at Parcel 56899 (35 Oak Ridge Avenue) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

35 Oak Ridge Avenue is a two (2) bedroom single-family dwelling that is zoned OT-R Old Town Residential. This application for a Special Exception Permit for a short-term rental is in accordance with Article 2, Section Y, Item 2. A Certificate of Occupancy inspection has been completed. The owner needs to provide emergency exit plans. The occupancy load has been established at 4 people based on the City of Danville Real Estate Card and inspection.

ADDITIONAL INFORMATION

Off-Street Parking: Yes (paved)
Property management: Nikki Dodson
Nearby Short-Term rentals: Yes (24 Oak Ridge Avenue)

RECOMMENDATION

The Planning Division recommends approval of Special Exception Permit Application PZ25-00215 to allow a short term rental.

ATTACHMENTS

1. 35 oak ridge sep
2. oak ridge management
3. Aerials Map
4. Owners Zoning Map
5. Short Term Rental
6. 35 Oak Ridge C of O Draft



CITY OF DANVILLE
Community Development
Board of Zoning Appeals

**SPECIAL EXCEPTION PERMIT APPLICATION
(STR ONLY)**

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

PLANNING DIVISION PROVIDED INFORMATION

Application #: **P225-00215**

Date Received: **3-20-25**

Parcel ID: **56899**

Existing Zoning: **OT-C**

PC Meeting Date:

April, 17, 2025

Received By:

Arsenio Day

Address:

35 Oak ridge Ave

Future Land Use:

OT-C

DANVILLE, VA

Applicant Provided Information

Property Location (Address/ID#): 35 Oak Ridge Ave, Danville, VA 24541
Property Owner: Amie Richards
Owner's Address: 160 Winsom Dr. Kernersville, NC 27284
Owner's Phone Number: 336 4429341
Owner's E-mail: amie3464@aol.com
Property Manager: N/A
Property Manager Address: N/A
Property Manager Phone #: N/A
Property Manager E-mail: N/A
Is there off-street parking available? YES
Describe Proposed Request: short-term lease

Owner Name (Print) Date
Amie Richards 3/20/25

Owner Signature Date 3/20/25
Amie Richards

Applicant Name (Print) Date
Amie Richards 3/20/25

Applicant Signature Date 3/20/25
Amie Richards

DANVILLE, VA

Applicant Provided Information

Property Location (Address/ID#):

Property Owner:

Owner's Address:

Owner's Phone Number:

Owner's E-mail:

Property Manager: **Nikki Dodson**

Property Manager Address: **2276 Franklin Turnpike**

Property Manager Phone #: **434-429-9092**

Property Manager E-mail: **sellinhouses@comcast.net**

Is there off-street parking available?

Describe Proposed Request:

Owner Name (Print)

Date

Owner Signature

Date

Applicant Name (Print)

Date

Applicant Signature

Date

427 Patton St. | Danville, Virginia 24541 | 434.799.5260 | DanvilleVA.gov

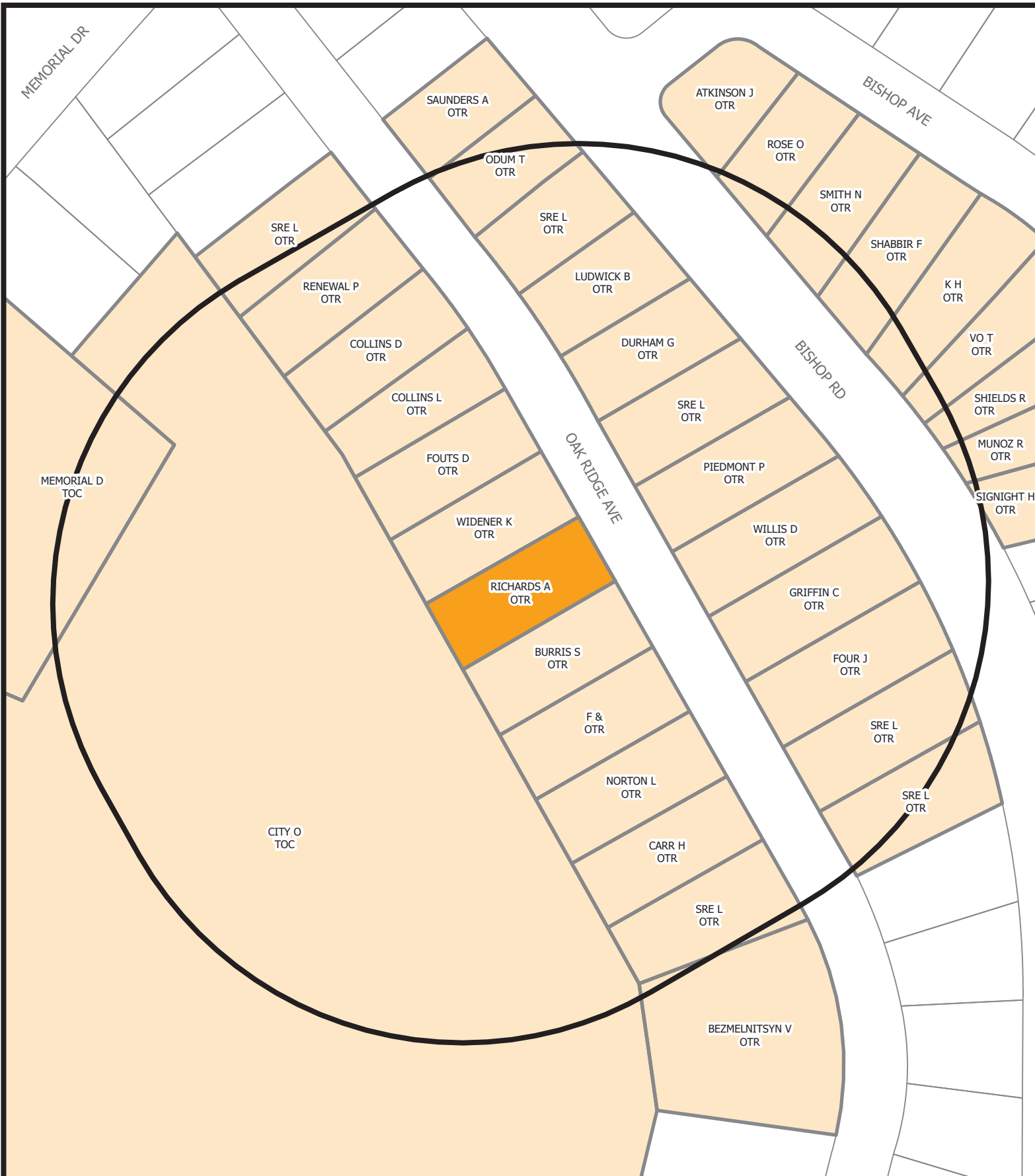


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/21/2025



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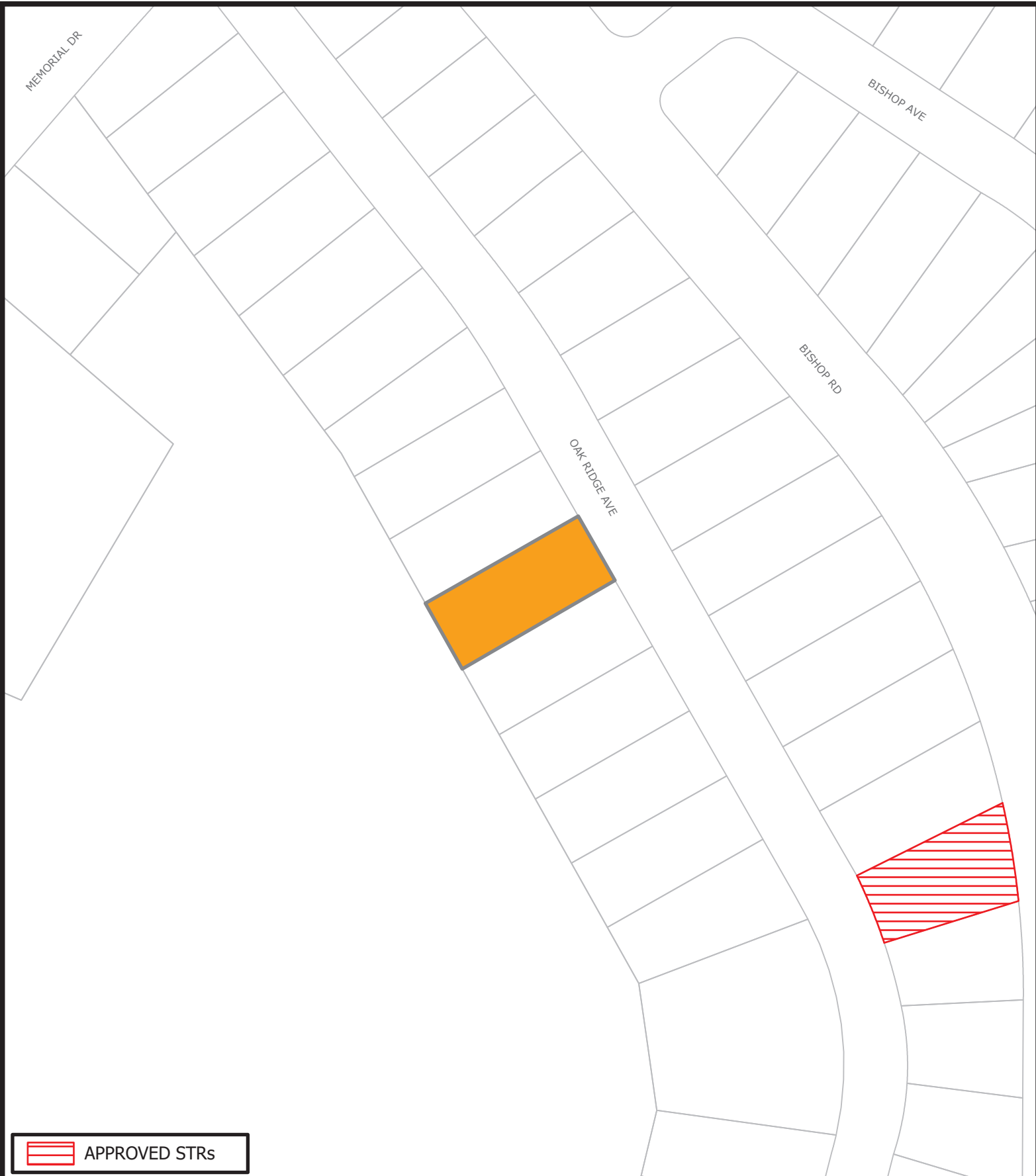


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/21/2025



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SUBJECT PROPERTY WITH 300 FT BUFFER

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Certificate of Use and Occupancy

CITY OF DANVILLE, VIRGINIA
Department of Community Development

This Certificate issued pursuant to the requirements of Section 116 of the 2021 Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City and the Virginia Uniform Statewide Building Code regulating building construction or use.

For the following location:

35 OAK RIDGE AVE
DANVILLE, VA 24541

For occupancy by: Short Term Rental

Use Group:

R-5 = Single Family Dwelling Detached

Type of Construction:

5B = Wood framing with NO rating

Building Owner and Address:

RICHARDS AMIE
160 WINSOM RD
KERNERSVILLE, NC 27284

Occupancy Load: 4 Persons

FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED

NOTE: Legal use of this structure may also require a Certificate of Zoning Compliance.



Building Official

Date

STAFF REPORT

DATE: April 17, 2025
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ25-00216 filed by Good Living Group, LLC requesting a Special Exception Permit at Parcel 52425 (70 Morris Avenue) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

70 Morris Avenue is a one (1) bedroom single-family dwelling that is zoned OT-R Old Town Residential. This application for a Special Exception Permit for a short-term rental is in accordance with Article 2, Section Y, Item 2. A Certificate of Occupancy inspection has been completed. The owner needs to provide emergency exit plans, and an ABC-type fire extinguisher. The occupancy load has been established at 4 people based on the City of Danville Real Estate Card and inspection.

ADDITIONAL INFORMATION

Off-Street Parking: Yes (Partial Gravel)

Property management: Preferred Management Group

Nearby Short-Term rentals: Yes (73 Carlson Avenue and 70 Ashlawn Drive)

RECOMMENDATION

The Planning Division recommends that the Board of Zoning Appeals carefully consider Special Exception Permit Application PZ25-00216. There are several short-term rentals nearby.

ATTACHMENTS

1. Application
2. Aerials Map
3. Owners Zoning Map
4. Short Term Rental
5. 70 morris C of O Draft



CITY OF DANVILLE

Community Development Board of Zoning Appeals

SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

PLANNING DIVISION PROVIDED INFORMATION

Application #: 1725-00216 PC Meeting Date: April 17, 2025
Date Received: March 20, 2025 Received By: Arsenio Day
Parcel ID: 52425 Address: 70 Morris Ave.
Existing Zoning: Of-r Future Land Use: Of-r

DANVILLE, VA

Applicant Provided Information

Property Location (Address/ID#): 70 Morris Avenue Danville VA, 24541

Property Owner: Margie Barr

Owner's Address: 3905 Railroad Avenue Suite 205S Fairfax VA, 22030

Owner's Phone Number: 703 930 4131

Owner's E-mail: Margie@barrnoneteam.com

Property Manager: Katie Newcomb

Property Manager Address: 321 Lynn Street Danville VA, 24541

Property Manager Phone #: 434 770 0187

Property Manager E-mail: Katie@rentwithpmg.com

Is there off-street parking available? No

Describe Proposed Request:

I would like to apply for this property to be used for short term rentals.

Marjorie Barr 3/20/2025
Owner Name (Print) Date

Marjorie Barr 3/20/2025
Applicant Name (Print) Date

DocuSigned by:
Marjorie Barr 3/20/2025
Owner Signature Date

DocuSigned by:
Marjorie Barr 3/20/2025
Applicant Signature Date

DANVILLE, VA

Applicant Provided Information

Property Location (Address/ID#): 70 Morris Avenue Danville VA, 24541

Property Owner: Margie Barr

Owner's Address: 3905 Railroad Avenue Suite 205S Fairfax VA, 22030

Owner's Phone Number: 703 930 4131

Owner's E-mail: Margie@barrnoneteam.com

Property Manager: Katie Newcomb

Property Manager Address: 321 Lynn Street Danville VA, 24541

Property Manager Phone #: 434 770 0187

Property Manager E-mail: Katie@rentwithpmg.com

Is there off-street parking available? No

Describe Proposed Request:

I would like to apply for this property to be used for short term rentals.

Marjorie Barr 3/20/2025
Owner Name (Print) Date

DocuSigned by:
Marjorie Barr 3/20/2025
Owner Signature Date

Marjorie Barr 3/20/2025
Applicant Name (Print) Date

DocuSigned by:
Marjorie Barr 3/20/2025
Applicant Signature Date



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3/21/2025



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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3/21/2025



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SUBJECT PROPERTY WITH 300 FT BUFFER

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Certificate of Use and Occupancy

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Department of Community Development

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For the following location:

70 MORRIS AVE.
DANVILLE, VA 24541

For occupancy by: Short Term Rental

Short Term Rental

Use Group:

R-5 = Single Family Dwelling Detached

Type of Construction:

5B = Wood framing with NO rating

Building Owner and Address:

GOOD LIVING GROUP LLC
3905 RAILROAD AVE #205S
FAIRFAX VA 22030

Occupancy Load: 4 Persons

FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED

NOTE: Legal use of this structure may also require a Certificate of Zoning Compliance.



Building Official

Date

STAFF REPORT

DATE: April 17, 2025
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ25-00217 filed by GoldenJewell, LLC requesting a Special Exception Permit at Parcel 54067 (58 Glen Oak Drive) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

58 Glen Oak Drive is a one (1) bedroom single-family dwelling that is zoned OT-R Old Town Residential. This application for a Special Exception Permit for a short-term rental is in accordance with Article 2, Section Y, Item 2. A Certificate of Occupancy inspection has been completed. The owner needs to install smoke alarms. The occupancy load has been established at 4 people based on the City of Danville Real Estate card and inspection.

ADDITIONAL INFORMATION

Off-Street Parking: Yes (not paved or graveled)

Property management: Isabella Reeves

Nearby Short-Term rentals: Yes (54 Glen Oak Drive; 57 Ashlawn Drive; 49 Glen Oak Drive; 81 Ashlawn Drive; and 70 Ashlawn Drive)

RECOMMENDATION

The Planning Division recommends that the Board of Zoning Appeals carefully review the Special Exception Permit Application PZ25-00217. There are several short-term rentals in the area.

ATTACHMENTS

1. 58 Glen Oak sep application
2. Aerials Map
3. Owners Zoning Map
4. Short Term Rental
5. 58 Glen Oak C of O draft



CITY OF DANVILLE

Community Development Board of Zoning Appeals

SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00217 PC Meeting Date: April, 17, 2025
Date Received: march 26, 2025 Received By: Arsenio Day
Parcel ID: 54067 Address: 58 glen oak Dr
Existing Zoning: otr Future Land Use: otr

Existing Zoning: _____
Land Use: _____

Future: _____

Applicant Provided Information

Property Location (Address/ID#): 58 Glen Oak Dr., Danville, VA
24541

Property Owner: Golden Jewell, LLC

Owner's Address: 5807 Brisbane Dr. Chapel Hill, NC 27514

Owner's Phone Number: 919-609-4775

Owner's E-mail: stepinsidethishouse1@gmail.com

Property Manager: Tsabella Reeves

Property Manager Phone #: 828-989-1167

Property Manager E-mail: i.reeves.smith01@gmail.com

Is there off - street parking available?

Yes

Describe Proposed Request: Permitting for
Airbnb and/or Vrbo.

Juli Reeves
Applicant Name (Print)

2/19/25
Date



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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3/21/2025



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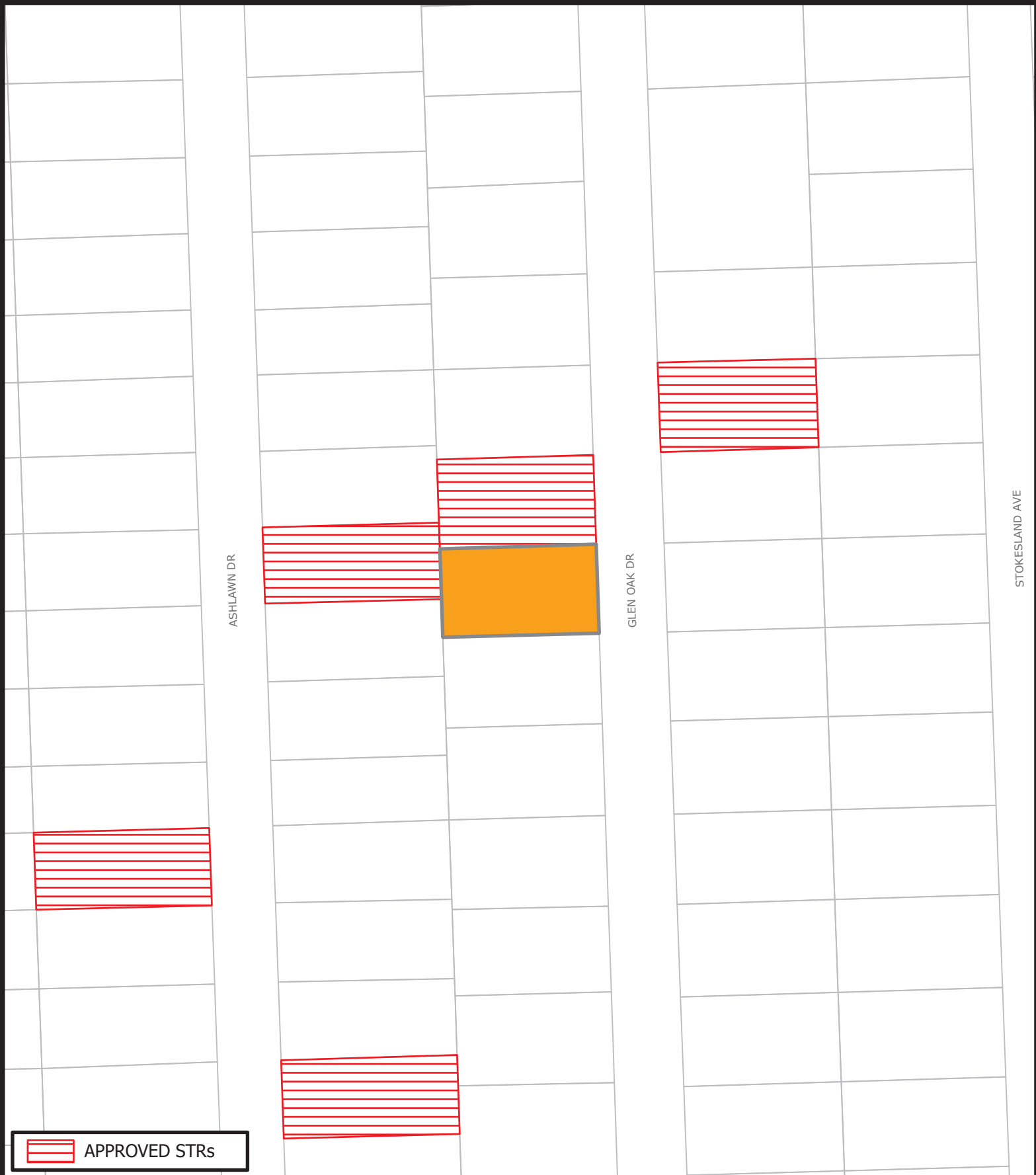


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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Certificate of Use and Occupancy

CITY OF DANVILLE, VIRGINIA
Department of Community Development

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For the following location:

58 GLEN OAK DR, 24541
DANVILLE, VA 24541

For occupancy by: Short Term Rental

Use Group:

R-5 = Single Family Dwelling Detached

Type of Construction:

5B = Wood framing with NO rating

Building Owner and Address:

GOLDENJEWELL LLC
5807 BRISBANE DR
CHAPEL HILL, NC 27514

Occupancy Load: 4 Persons

FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED

NOTE: Legal use of this structure may also require a Certificate of Zoning Compliance.



Building Official

Date

STAFF REPORT

DATE: April 17, 2025
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ25-00219 filed by Legacy Home Collective, LLC requesting a Special Exception Permit at Parcel 55024 (133 Garden Grove Street) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

133 Garden Grove Street is a three (3) bedroom single-family dwelling that is zoned OT-R Old Town Residential. This application for a Special Exception Permit for a short-term rental is in accordance with Article 2, Section Y, Item 2. A Certificate of Occupancy has been completed. The owner is undergoing a complete remodel, including several renovations that have required mechanical and electrical permits to be pulled. A re-inspection will have to be completed before issuing the Certificate of Occupancy. The occupancy load has been established at 7 people based on the City of Danville Real Estate Card and inspection.

ADDITIONAL INFORMATION

Off-Street Parking: Yes (paved)
Property management: Preferred Management Group
Nearby Short-Term rentals: Yes (156 Garden Grove Street)

RECOMMENDATION

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00219 providing the owner passes the reinspection.

ATTACHMENTS

1. 133 garden grove str sep (1)
2. page 2
3. Aerials Map
4. Owners Zoning Map
5. Short Term Rental
6. 133 Garden Grove C of O Draft



CITY OF DANVILLE

Community Development Board of Zoning Appeals

SPECIAL EXCEPTION PERMIT APPLICATION (STR ONLY)

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception. The application shall be submitted to the Director of Planning/Zoning and shall be accompanied by the filing fee of \$250.00.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P225-00219 PC Meeting Date: April 17, 2025
Date Received: March 20, 2025 Received By: Arsenio Day
Parcel ID: 55024 Address: 133 garden grove st
Existing Zoning: otr Future Land Use: otr

DANVILLE, VA

Applicant Provided Information

Property Location (Address/ID#): 133 Garden Grove Street Danville VA, 24541

Property Owner: Kelsey Donley

Owner's Address: 3905 Railroad Ave Suite 205S Fairfax VA, 22030

Owner's Phone Number: 703 303 1433

Owner's E-mail: legacyhomecollective.llc@gmail.com

Property Manager: Katie Newcomb

Property Manager Address: 321 Lynn Street Unit A Danville, VA 24541

Property Manager Phone #: 434 770 0187

Property Manager E-mail: katie@rentwithpmg.com

Is there off-street parking available? Yes

Describe Proposed Request:

I would like to apply for this property to be used as a short term rental.

Kelsey Donley	3/20/2025	Signed by: Kelsey Donley	3/20/2025
Owner Name (Print)	Date	Owner Signature	Date
Kelsey Donley	3/20/2025	Signed by: Kelsey Donley	3/20/2025
Applicant Name (Print)	Date	Applicant Signature	Date



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Department of Community Development

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For the following location:

133 GARDEN GROVE ST.
DANVILLE, VA 24541

For occupancy by: Short Term Rental

Use Group:

R-5 = Single Family Dwelling Detached

Type of Construction:

5B = Wood framing with NO rating

Building Owner and Address:

LEGACY HOME COLLECTIVE LLC
3905 RAILROAD AVE #205S
FAIRFAX, VA 22030

Occupancy Load: 7 Persons

FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED

NOTE: Legal use of this structure may also require a Certificate of Zoning Compliance.



Building Official

Date

BOARD OF ZONING APPEALS MEETING

MARCH 20, 2025

Members Present

Ann Sasser Evans
Nicole Garrison
Lonnie F. Jones
Newton Ray

Members Absent

Lawrence Meder
Gus Dyer

Staff

Cynthia Lester
Renee Burton
Ryan Dodson
Stefanie Jackson
Arsenio Day

Secretary Garrison called the meeting to order at 10:00 a.m.

I. ITEMS FOR PUBLIC HEARING

1. Special Exception Permit application PZ25-00171 filed by Good Living Group, LLC requesting a Special Exception Permit at 372 Jules Street (Parcel 21174) to allow short-term rental as principal use in accordance with Article 2 Section Y.

Ms. Garrison opened the Public Hearing

Ms. Barr stated. I represent Good Living Group, and we have this house ready to go fully furnished, it has been updated top to bottom. Nice driveway.

Ms. Evans stated. Have all the outstanding permits been taken care of?

Ms. Barr stated. As far as I know. We do need to install some detectors.

Mr. Day stated. Yes, that is correct.

Ms. Evans stated. When I rode pass there, I couldn't tell if the driveway went with this house or the next house, there was a car in the driveway.

Ms. Barr stated. The neighbor has decided to utilize our driveway while no one is there.

Mr. Ray stated. What about the smoke alarms and fire extinguishers?

Ms. Barr stated. All that will be done before I leave town this week. I am spending the afternoon with my biggest crew that I have, so they can knock that out very quickly.

Ms. Evans stated. The exit plans will be done?

Ms. Barr stated. Yes, I know Katie and her group are doing the exit plan.

Ms. Evans stated. Do they normally do the exit plan?

Ms. Barr stated. Yes, they do them with me, they print and hang them in the sign holders.

Ms. Garrison closed the Public Hearing

Ms. Evans made a motion to approve application PZ25-00171 providing the exit plan, smoke alarms, and fire extinguishers or anything outstanding is taken care of by tomorrow. Mr. Ray seconded the motion. The motion was approved by a 4-0 vote.

III. APPROVAL OF MINUTES FROM February 20, 2025

The February 20, 2025, minutes were approved by a unanimous vote.

IV. OTHER BUSINESS

Ms. Burton stated. March 18th, we kicked off our zoning code update project. We anticipate completion November with the final draft. So, you guys will be brought into those meetings pretty quickly. Also, would like to introduce Ms. Stefanie Jackson, our new Associate Planner. We are at full staff and extremely grateful to have her.

Mr. Ray stated. Mr. Day what is your plan as far as inspections are you doing them alphabetically, areas that are grouped together or timing?

Mr. Day stated. Chronological, when they became a short-term rental.

With no further business, the meeting was adjourned at 10:07 AM.

APPROVED