



## **BOARD OF ZONING APPEALS REGULAR MEETING AGENDA**

### **CITY COUNCIL CHAMBERS**

**August 21, 2025**

**10:00 AM**

#### **A. CALL TO ORDER**

#### **B. ROLL CALL**

#### **C. ACTION ITEMS**

1. Special Exception Permit Application PZ25-00346 filed by Bienchis Y Esteva Feliz to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 58082 (116 Rockford Place).
2. Special Exception Permit application PZ25-00384 filed by Dreamwalker Investments LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 21920 (504 Hughes Street).
3. Special Exception Permit application PZ25-00385 filed by Dreamwalker Investments LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 02951 (2003 N. Main Street).

#### **D. MINUTES**

1. Approve minutes from July 17, 2025 meeting

#### **E. ADJOURN**

# STAFF REPORT

DATE: August 21, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit Application PZ25-00346 filed by Bienchis Y Esteva Feliz to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 58082 (116 Rockford Place).

## **SUMMARY**

116 Rockford Place is a four (4) bedroom single-family dwelling that is zoned S-R, Suburban Residential. The occupancy load has been established at six (6) people based on the City of Danville Real Estate Card and a site inspection. 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 and passed.

## **ADDITIONAL INFORMATION**

Off-Street Parking: Yes (Graveled)  
Property Management: Misty Adams (Wilkins & Co.)  
Nearby Short-Term Rentals: No

## **RECOMMENDATION**

The Planning Division recommends that the Board of Zoning Appeals approve Special Exception Permit Application PZ25-00346 (Parcel 58082) to allow a short-term rental in accordance with Article 2, Section Y.

## **ATTACHMENTS**

1. 116 Rockford PI\_STR Application
2. 116 Rockford PI\_Aerials Map
3. 116 Rockford PI\_Owners Zoning Map
4. 116 Rockford PI\_Short Term Rental
5. 116 Rockford Sign Photo
6. 116 rockford settlement agreement



# 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 #: pr25-00346 PC Meeting Date: August 21, 2025  
Date Received: June 23 2025 Received By: Arsenio Day  
Parcel ID: 58082 Address: 116 rockford pl  
Existing Zoning: S-r Future Land Use: S-r

## Applicant Provided Information

Property Location (Address/ID#): 116 Rockford Pl Danville VA 24540

Property Owner: Bienchis Y Esteva Feliz

Owner's Address: 3561 S Shiloh Rd Garner NC 27529

Owner's Phone Number: 732-977-7828

Owner's E-mail: bienchis@yahoo.com

Property Manager: Katie Newcomb

Property Manager Address: 321 Lynn St A, Danville, VA 24541

Property Manager Phone #: 434-770-0187

Property Manager E-mail: katie@rentwithpmg.com

Is there off-street parking available? yes also a garage and driveway

Describe Proposed Request: Requesting permit to have the property operate as Airbnb

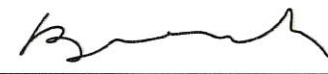
\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_

\_\_\_\_\_

Bienchis Y Esteva Feliz      6/21/2025  
Owner Name      (Print)      Date

      06/21/2025  
Owner Signature      Date

Bienchis Y Esteva Feliz      6/21/2025  
Applicant Name      (Print)      Date

      06/21/2025  
Applicant Signature      Date

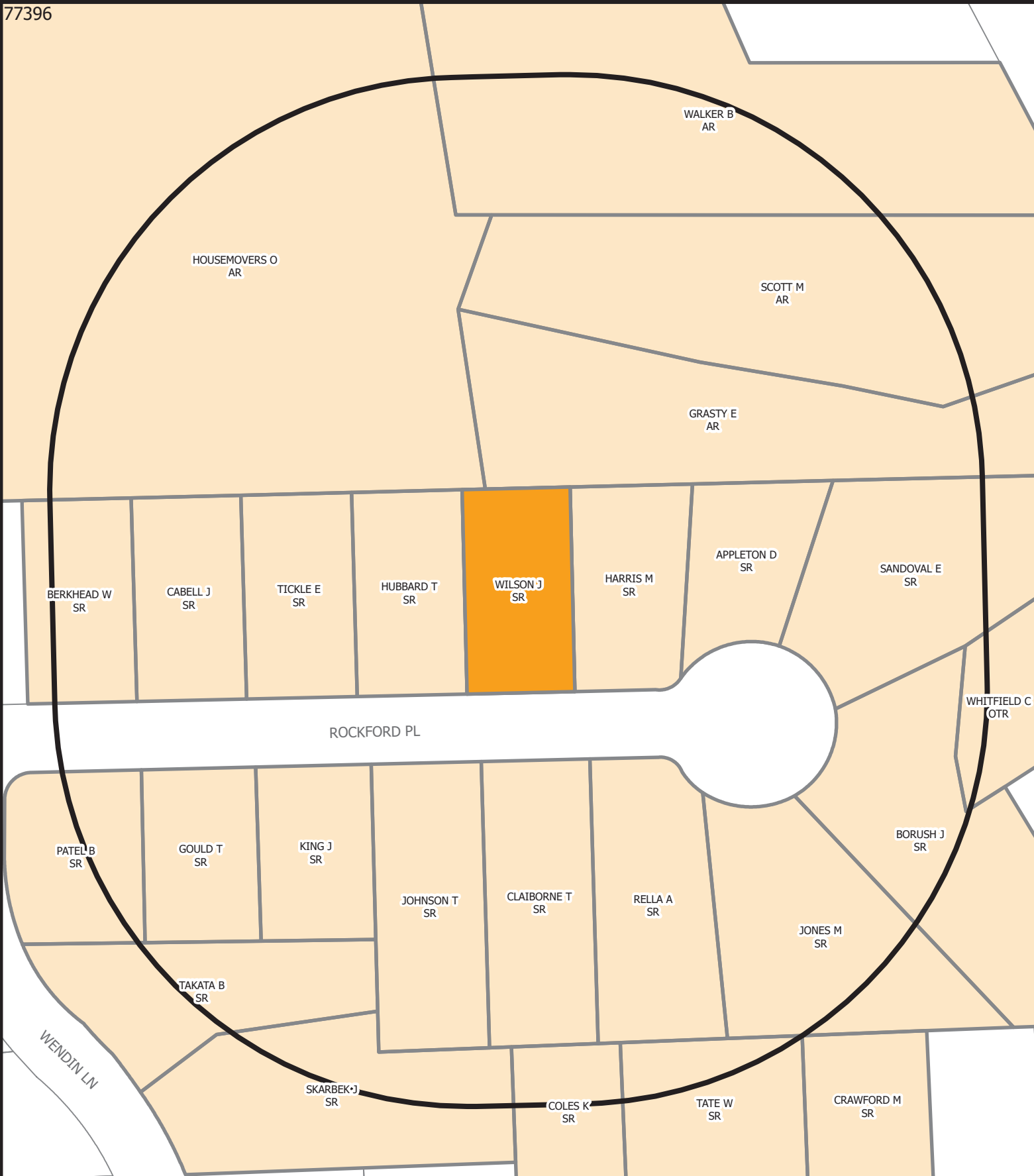


### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
7/15/2025



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  
7/15/2025



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**SUBJECT PROPERTY WITH 300 FT BUFFER**

Prepared by:  
Planning Division  
7/15/2025



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Jul 25, 2025 at 10:38:08 AM  
Danville



PG0032 JUL-9 2025

85-2362  
INSTRUMENT NO.  
CITY OF DANVILLE, VA

Prepared by: Panagiotis C. Kostopanagiotis, VSB #94215  
Daniel, Medley & Kirby, P.C.  
110 N. Union Street  
Danville, VA 24541

PIN: 58082  
Assessed Value: \$118,800.00  
Sales Price: \$285,000.00  
Grantee's Address: 3561 S. Shiloh Road, Garner, NC 27529  
Title Insurer: Fidelity National Title Insurance Company

THIS DEED, made this 3<sup>rd</sup> day of July, 2025, by and between **JOHN HOWARD WILSON and DORETHA C. WILSON**, his wife, Grantors, party of the first part; and **BIENCHIS Y. ESTEVA FELIZ**, Grantee, party of the second part;

**WITNESSETH**

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant and convey with General Warranty and English Covenants of Title unto **BIENCHIS Y. ESTEVA FELIZ**, Grantee, all of their right, title, interest and estate in and to the following described property, together with improvements thereon and appurtenances thereunto belonging, situate in the City of Danville, Virginia, and more particularly described as follows:

**LOT NO. 17, SECTION O**, fronting 80 feet on the northern margin of **Rockford Place**, as shown on Map Showing Sections, A, M, N and O, Starmont Forest, dated November 30, 1971, made by Shanks and Wilmarth, recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, in Map Book 7, at page 64; and **BEING**, in fact, the same property conveyed to Rebecca Lee Wilson, widow, Mark Darry Wilson, unmarried, and John Howard Wilson, married, from Cecil Jeremiah Parker, III, being the same person as Cecil J. Parker, III and Mary Kathryn Hull Parker, being the same person as Mary Kathryn H.

DANIEL, MEDLEY & KIRBY, P.C.  
LAW OFFICES  
POST OFFICE BOX 720  
DANVILLE VIRGINIA 24543

120033 70 -9  
950034 JUL -9 25

COMMONWEALTH OF VIRGINIA  
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this 8th day of July, 2025, by  
John Howard Wilson and Doretha C. Wilson.

My commission expires: 2/29/2028

(SEAL)

Theresa R. Hayden  
NOTARY PUBLIC

THERESA R. HAYDEN  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7017756  
My Commission Expires 2/29/2028

INSTRUMENT 250002362  
RECORDED IN THE CLERK'S OFFICE OF  
DANVILLE CIRCUIT COURT ON  
JULY 9, 2025 AT 11:30 AM  
\$285.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$142.50 LOCAL: \$142.50  
GERALD A. GIBSON, CLERK  
RECORDED BY: RDW

DANIEL, MEDLEY & KIRBY, P.C.  
LAW OFFICES  
POST OFFICE BOX 720  
DANVILLE VIRGINIA 24543

PG0033 JUL-93

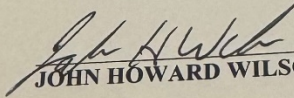
Parker, husband and wife, acting by and through Mildred W. Parker, their duly authorized Attorney-in-Fact, by deed dated July 18, 1991, recorded August 8, 1991, in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, in Deed Book 866, at page 469, to which map and deed specific reference is here made for a more particular description of the property herein conveyed.

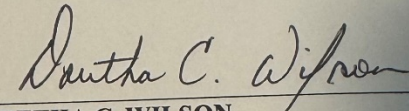
Mark Darryl Wilson (being one and the same person as Mark Daryl Wilson) died December 9, 1993, thereby vesting fee simple title to the subject property in and to Rebecca Lee Wilson and John Howard Wilson by virtue of the survivorship clause contained in aforesaid deed.

Rebecca Lee Wilson died August 29, 2016, thereby vesting fee simple title to the subject property in and to John Howard Wilson by virtue of the survivorship clause contained in aforesaid deed.

This conveyance is further made **SUBJECT** to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof, and **SPECIFICALLY** to the **Protective Covenants and Restrictions** contained in a Declaration of Protective Covenants, Restrictions, and Conditions made by Starmont Forest, Inc. under date of May 22, 1973 and duly recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia in Deed Book 520, at page 492.

**WITNESS** the following signatures and seals:

 \_\_\_\_\_ (SEAL)  
**JOHN HOWARD WILSON**

 \_\_\_\_\_ (SEAL)  
**DORETHA C. WILSON**

EL. MEDLEY & KIRBY, P.C.  
LAW OFFICES  
POST OFFICE BOX 720  
DANVILLE, VIRGINIA 24543

# STAFF REPORT

**DATE:** August 21, 2025  
**TO:** Board of Zoning Appeals  
**FROM:** Renee Burton, Division Director of Planning  
**RE:** Special Exception Permit application PZ25-00384 filed by Dreamwalker Investments LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 21920 (504 Hughes Street).

## **SUMMARY**

504 Hughes Street is a two (2) bedroom single-family dwelling that is zoned OT-R, Old Town Residential. The occupancy load has been established at four (4) people based on the City of Danville Real Estate Card and inspection. 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. As of August 19, 2025, the applicant needs to install exit plans, interconnected smoke alarms and close out existing building, plumbing and electrical permits.

## **ADDITIONAL INFORMATION**

Off-Street Parking: Yes (Graveled)  
Property Management: Austin Coles  
Nearby Short-Term Rentals: Yes (732 Hughes St.)

## **RECOMMENDATION**

The Planning Division recommends that the Board of Zoning Appeals postpone Special Exception Permit Application PZ25-00384 to allow the applicant time to close existing permits and obtain their Certificate of Occupancy.

## **ATTACHMENTS**

1. 504 Hughes Street Application
2. 504 Hughes St. Aerials Map
3. 504 Hughes St. Owners Zoning Map
4. 504 Hughes St. Short Term Rental
5. 504 Hughes Sign Photo
6. 504 hughes poof of home ownership
7. 504 hughes 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 #: P225-00384 PC Meeting Date: July 20, 2025  
Date Received: July 20, 2025 Received By: Arsenio Day  
Parcel ID: 21920 Address: 504 Hughes St  
Existing Zoning: O+R Future Land Use: O+R

### Applicant Provided Information

Property Location (Address/ID#): 504 Hughes St Danville VA

Property Owner: Dreamwalker Investments LLC

Owner's Address: 545 w Main st Danville VA

Owner's Phone Number: 804-502-6775

Owner's E-mail: Austin.Coles@dreamwalkerinvestments.com

Property Manager: Amina Tedder

Property Manager Address: 545 w main st Danville VA

Property Manager Phone #: 804-502-5818

Property Manager E-mail: aminatedder04@gmail.com

Is there off-street parking available? Yes

Describe Proposed Request: Air BnB

Austin Coles 7-20-25

Owner Name (Print) Date

Austin Coles 7-20-25

Owner Signature Date

Austin Coles 7-20-25

Applicant Name (Print) Date

Austin Coles 7-20-25

Applicant Signature Date



### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
7/25/2025



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### SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
7/25/2025



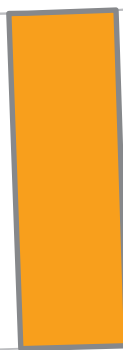
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CHATELAINA AVE

SYDNOR ST

HUGHES ST



 APPROVED STRs

### SUBJECT PROPERTY WITH 300 FT BUFFER

Prepared by:  
Planning Division  
7/25/2025



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Jul 25, 2025 at 10:53:45 AM  
Danville





**CITY OF DANVILLE**  
**Department of Finance**  
**Division of Real Estate**

July 18, 2025

B. Cabell Barrow  
P. O. Box 11111  
Danville, VA 24543

Reference: Property at 504 Hughes St., Parcel#21920.

This letter is in reference to a Quitclaim Deed recorded July 11, 2025, as Inst#25-2412 between Touch of Southern LLC and Dreamwalker Investments LLC. I could not transfer the property by this deed due to incorrect lot number on the deed. The lot number is 11-A and deed has 110A.

For information only: the metes and bounds in deeds as Inst#25-2412, #24-2197, #21-4088, #10-3648, #07-2733, #07-1190, #05-410 and #05-409 are all incorrect. These deeds were only transferring lot number 11-A & that lot is 50x160 feet. The prior deeds in Inst#04-3868, #04-1539 and #96-1848 were transferring lot numbers 10-A and 11-A and those lots were 100x160 feet. I know that each deed was typed up using the same verbage but thought someone may want to know the lot size.

I have attached copies of my research. If you have any questions, please contact me.

Sincerely,

Deborah K. Severt

CC: Austin G. Coles

25-2412  
INSTRUMENT NO.  
CITY OF DANVILLE, VA

200087 JUL 11 2025

PID: 21920

**THIS DEED EXEMPT FROM  
RECORDATION TAX  
PURSUANT TO §58.1-811(D)**

Prepared by/Return to:  
B. Cabell Barrow (VSB # 87299)  
P.O. Box 11111  
Danville, VA 24543

Consideration: \$0.00  
Assessed Value: \$6,000.00

Title Insurance: None

Send Tax Bill To: Dreamwalker Investments LLC  
545 W. Main Street  
Danville, VA 24541

**DREAMWALKER INVESTMENTS LLC**

**FROM: QUITCLAIM DEED**

**TOUCH OF SOUTHERN, LLC**

THIS QUITCLAIM DEED, made this 10<sup>th</sup> day of July, 2025, by and between TOUCH OF SOUTHERN, LLC, a Virginia limited liability company, party of the first part and Grantor herein, and DREAMWALKER INVESTMENTS LLC, a Virginia limited liability company, party of the second part and Grantee herein.

WITNESSETH: That the Grantor does hereby quitclaim, release, grant and convey unto Grantee any and all of Grantor's right, title and interest in and to that certain lot or parcel of land, together with improvements located thereon and appurtenances thereunto appertaining, situate in the City of Danville, Virginia, and more particularly described as follows:

BEGINNING at a point in the northern margin of Hughes Street at the front common corner of Lots Nos. 11-A and 12, as shown on the map hereinafter referred to; thence along the northerly margin of Hughes Street S. 88 degrees 00' E. 100 feet to a point; thence N. 2 degrees 00' E. 160 feet to a point; thence a new line N. 88 degrees 00' W. 100 feet to Lot No. 12; thence with the dividing line between Lots Nos. 11-A and 12,

250083 JUL 11 2024

S. 2 degrees 00' W, 160 feet to the northerly margin of Hughes Street and the point of beginning and being in fact Lot No. 110A as shown on a Map Showing Property to be purchased by the Electric Department of the City of Danville made November 3, 1972 by the City of Danville, Engineering Department, which map is recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, in Map Book 8, page 36.

BEING the same property conveyed to Touch of Southern, LLC, a Virginia limited liability company, by Deed from Dreamwalker Investments LLC, a Virginia limited liability company, dated June 17, 2024, recorded in the Clerk's Office, Circuit Court, City of Danville, Virginia, as Instrument No. 24-2197.

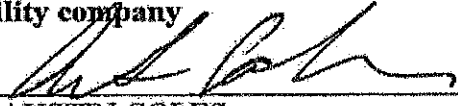
**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OR TITLE EXAMINATION OF ANY TYPE OR KIND BY B. CABELL BARROW, ESQ. FURTHERMORE, THIS DEED, EXCEPT AS OTHERWISE PROVIDED HEREIN, CONTAINS NO REPRESENTATIONS OR WARRANTIES OF ANY TYPE OR KIND ON BEHALF OF THE DRAFTSMAN, B. CABELL BARROW, ESQ., AS TO THE STATUS OF THE TITLE OR AS TO THE MARKETABILITY OF THE PROPERTY HEREIN CONVEYED.**

This conveyance is made subject to all easements, rights-of-way, and restrictive covenants now of record or affecting the said property.

WITNESS the following signature and seal all as of the day and year first written above:

**GRANTOR:**

**TOUCH OF SOUTHERN, LLC, a Virginia limited liability company**

By:  (SEAL)  
AUSTIN COLES  
Its: Member/Manager

350089 JUL 11 3

STATE OF VIRGINIA

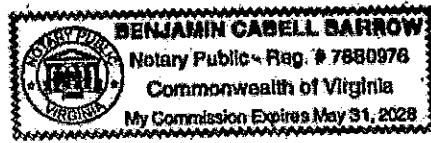
CITY/COUNTY OF DANVILLE, TO-WIT:

The foregoing Quitclaim Deed was sworn to and acknowledged before me this 10<sup>th</sup> day of July, 2025, by Austin Coles, as Member/Manager of Touch of Southern, LLC, a Virginia limited liability company, Grantor herein.



Notary Public

My commission expires: 5.31.2028  
Notary Registration Number: 7880976



INSTRUMENT 250002412  
RECORDED IN THE CLERK'S OFFICE OF  
DANVILLE CIRCUIT COURT ON  
JULY 11, 2025 AT 02:35 PM  
GERALD A. GIBSON, CLERK  
RECORDED BY: CXD

# 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:**

504 HUGHES 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:**

TOUCH OF SOUTHERN LLC  
253 PEACEFUL LN  
CASCADE VA 24069

**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: August 21, 2025  
TO: Board of Zoning Appeals  
FROM: Renee Burton, Division Director of Planning  
RE: Special Exception Permit application PZ25-00385 filed by Dreamwalker Investments LLC to allow a short-term rental as the primary use in accordance with Article 2, Section Y at Parcel 02951 (2003 N. Main Street).

## **SUMMARY**

2003 N Main Street is a four (4) bedroom single-family dwelling that is zoned OT-R, Old Town Residential. The occupancy load has been established at eight (8) people based on the City of Danville Real Estate Card and inspection. 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 exit plans, interconnected smoke alarms and close the existing electrical permit.

## **ADDITIONAL INFORMATION**

Off-Street Parking: Yes (paved)  
Management: Austin Coles  
Nearby Short-Term Rentals: No

## **RECOMMENDATION**

The Planning Division recommends that the Board of Zoning Appeals postpone Special Exception Permit Application PZ25-00385 to allow the applicant time to close the existing permit and obtain their Certificate of Occupancy.

## **ATTACHMENTS**

1. 2003 N. Main Street Application
2. 2003 N. Main St\_Aerials Map
3. 2003 N. Main St\_Owners Zoning Map
4. 2003 N. Main St\_Short Term Rental
5. 2003 N Main Sign Photo
6. 2003 n main 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 #: P725-00385 PC Meeting Date: August 21 2025  
 Date Received: July 20 2025 Received By: Arsenio Day  
 Parcel ID: 02961 Address: 2003 W Main  
 Existing Zoning: OT-5 Future Land Use: OT-5

### Applicant Provided Information

Property Location (Address/ID#): 2003 A Main St Danville VA  
Property Owner: Dreamwalker Investments LLC  
Owner's Address: 545 W Main St Danville VA  
Owner's Phone Number: 804-502-6775  
Owner's E-mail: Austin.Coles@dreamwalkerinvestments.com  
Property Manager: ~~Austin Coles~~ Amina Tedder  
Property Manager Address: 545 W Main St Danville VA  
Property Manager Phone #: 804-502-5818  
Property Manager E-mail: Aminatедder04@gmail.com  
Is there off-street parking available? Yes  
Describe Proposed Request: Air BnB

<u>Austin Coles</u>	<u>7-20-25</u>	<u>Austin Coles</u>	<u>7-20-25</u>
Owner Name (Print)	Date	Owner Signature	Date
<u>Austin Coles</u>	<u>7-20-25</u>	<u>Austin Coles</u>	<u>7-20-25</u>
Applicant Name (Print)	Date	Applicant Signature	Date



## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
7/25/2025



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### SUBJECT PROPERTY WITH 300 FT BUFFER

Prepared by:  
Planning Division  
7/25/2025



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Jul 25, 2025 at 11:42:52 AM  
Danville



# 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:**

2003 N MAIN ST.  
DANVILLE, VA, 24540

**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:**

DREAMWALKER INVESTMENTS LLC  
545 W MAIN ST  
DANVILLE VA 24541

**Occupancy Load:** 8 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

JULY 17, 2025

## Members Present

Ann Sasser Evans  
Newton Ray  
Nichole Garrison  
Nicholas Piccolo  
Gus Dyer  
Lonnie Jones  
Lawrence Meder

## Members Absent

## Staff

Renee Burton  
Stefanie Jackson  
Ryan Dodson  
Arsenio Day

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Mr. Dyer called the meeting to order at 10:00 a.m.

### I. ITEMS FOR PUBLIC HEARING

1. *Variance application PZ25-00345 filed by James Bebeau for a waiver of rear yard setback at 143 Linden Drive (Parcel 20904).*

#### Mr. Dyer opened the Public Hearing

Mr. Bebeau stated. We are looking to build a screen porch on the back of our home but the way the lot is diagonally cut and the way it would hit the house, there's really like two places the wall can hit the house that doesn't hit the window and if you imagine a rectangular screen porch put on the back the variance or the setback is being asked because otherwise we would have to cut the corners. There are a lot of pictures and overhead shots in the application. I hope that gives a visual that's hard to describe in words.

#### Mr. Dyer closed the Public Hearing

**Ms. Evans made a motion to approve application PZ25-00345. Mr. Piccolo seconded the motion. The motion was approved by a 7-0 vote.**

2. *Special Exception Permit application PZ25-00335 filed by Misty Adams to allow short-term in accordance with Article 2 Section Y, at 129 Hartford Street (Parcel 00119).*

#### Mr. Dyer opened the Public Hearing

Ms. Adams stated. I am the applicant.

Mr. Ray stated. When did you get the sign put up, because I went there a couple weeks ago and there was no sign.

Ms. Garrison stated. I went by last Saturday and it was up.

Ms. Evans stated. I went by last week and it was up.

Mr. Piccolo stated. How many occupants are you anticipating having there?

Ms. Adams stated. It sleeps seven.

Ms. Garrison stated. How many bedrooms do you have?

Ms. Adams stated. Three.

Mr. Piccolo stated. The way I saw it you guys had the fence built in the parking lot, it is just for one car.

Ms. Adams stated. Yes, in the driveway and then there's street parking.

Ms. Evans stated. You have installed the fire extinguisher and smoke detectors.

Ms. Garrison stated. Have you done the final inspection?

Mr. Day stated. Yes.

**Mr. Dyer closed the Public Hearing**

**Ms. Garrison made a motion to approve application PZ25-00335. Mr. Meder seconded the motion. The motion was approved by a 7-0 vote.**

Ms. Burton spoke about the 3<sup>rd</sup> Annual Plan Danville Block Party happening tonight from 5-7 at Doyle Thomas Park on Green Street. Hope to see you all there.

Mr. Dyer stated. Will there be written preliminary plans or is this the beginning of the process?

Ms. Burton stated. Right now, we have new zones, and new names and some of them have some new locations.

Mr. Dyer stated. Will there be maps indicating with those?

Ms. Burton stated. Yes, we are looking for feedback on our zoning code updates and design guidelines.

Mr. Jones stated. If there is a way of notifying people who come when things have been pulled from the docket.

Ms. Burton says we do have the ability to send another letter but unfortunately when we receive information that it was pulled, there was not enough time to notify them.

Mr. Dyer. Is it possible to notify people how they can access the agenda package. To make sure that their item will be on the agenda.

Ms. Burton. We will look at our letter and add a separate line or paragraph for that matter.

**III. APPROVAL OF MINUTES FROM JUNE 18, 2025**

**June 18, 2025, minutes were approved by a unanimous vote.**

**IV. OTHER BUSINESS.**

**With no further business, the meeting was adjourned at 10:09 AM.**

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APPROVED