



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

AGENDA
Page County Board of Zoning Appeals
Regular Meeting
Conference Room, 2nd Floor- Page County Government Center
103 South Court Street, Luray, VA 22835
Tuesday, June 17, 2025
10:00 a.m.

Call to Order

Adoption of Agenda

Public Hearing:

- | | |
|---------------------------------------|-----------------|
| A. Danny Freeze- Variance Application | Cassie Richards |
| B. Todd Purdham- Variance Application | Cassie Richards |

Unfinished Business

None

New Business

- A. Adoption of Minutes- June 19, 2024

Adjourn



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Keith Weakley – Chairman - At-Large
D. Keith Guzy, Jr. - District 1
Allen Louderback - District 2
Ryan Cabbage - District
Susan Kile - District 4
Jeff Vaughan - District 5

County Administrator:

Amity Moler

TO: Board of Zoning Appeals
FROM: Cassie Richards, Acting Zoning Administrator II
SUBJECT: Danny Freeze - Variance Request (*Public Hearing*)
DATE: May 20, 2025

SUMMARY:

Variance request for reduction in front & rear setback requirement.

BACKGROUND:

Danny Freeze has filed a variance application for property located on the 1373 Phoebe Ln, Stanley, VA, and further identified by tax map number 70-A-47. The property contains 1 acre and is zoned as Agricultural (A-1). The property is served by private septic and private well. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum front setback requirement for an accessory structure is 50 feet from the right-of-way of the road and the minimum rear setback requirement for an accessory structure is 15 feet. The applicant is requesting that a variance be granted to allow for a 34-foot front setback and a six (6) feet rear setback. If variance is granted, the applicant plans to place an 18'x 80' accessory structure on tax map number 70-A-47. The proposed structure is a mobile home that shall not be used as a single-family dwelling.

AGENCY COMMENTS:

The applicant has reached out to the following agencies/departments for comments as required in the application, and copies of agency responses are included in the application packet:

- Page County Building Official, Per James Campbell “Building department has no objections to the variance request, provided that proper building permits are obtained and inspections confirm that all water and sewer lines have been removed from the structure.” See attached memo.
- Virginia Department of Transportation (VDOT), per Oakley Hill “VDOT has no issues with the proposed variance. It is not expected to have a negative impact on state route 635 (Phoebe Lane).”
- Page County Health Department, Per Ashley Walker “Health department has no objections to the variance request and no objections to the proposed continued use of the sewage system and well-serving the property.” See attached letter.

ADJOINING PROPERTY OWNER COMMENTS:

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Any comments received will be provided to the board at the public hearing.

ATTACHMENTS:

1. Variance Application Packet

PAGE COUNTY VARIANCE APPLICATION TO THE BOARD OF ZONING APPEALS

1) The applicant is the: Owner Lessee Agent for Owner

Owner	Lessee (if applicable)
Name: <u>Danny Lee Freeze</u>	Name:
Mailing Address: <u>1373 Phoebe Ln Stanley VA 22851</u>	Mailing Address:
Phone Number: <u>540 560 0776</u>	Phone Number:
Email (Optional):	Email (Optional):

2) Site of Construction: 1373 Phoebe Ln., Stanley (CR)

3) Please provide detailed directions to the site: Scourt St to Mill Creek Rd,
R Lakewood, L Leaksville Rd, L Boston Rd, R Boston
Rd, R Phoebe Ln

4) Tax Map Number (Office staff can look this up for you): 70-A-47

5) Size of Property: 1⁺/₂ ac

6) Magisterial District: 4 (CR)

7) How is this property Zoned (Office staff can look this up for you):

- Agriculture (A-1) Woodland-Conservation (W-C) Residential (R)
 Commercial (C-1) Industrial (I-1) Park-Recreation (P-R)

8) Water and sewage disposal source for the property:

- Private Well Private Septic Public Water Public Sewer None

9) It is desired and requested that the property be varied from Front: 35' 8" Rear: 15ft to Front: 50ft Rear: 15ft to 4.5"

10) It is proposed that the property will be put to the following use: Residential Storage

11) It is proposed that the following structure(s) will be constructed: 18 x 80 Accessory structure (CR)
Deck (mobile home - will not be used as a dwelling) W
DF Danny Lee

12) Applicants additional comments, if any:

SUBMIT NAMES AND COMPLETE MAILING ADDRESSES OF ALL ADJOINING LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD OR RIGHT-OF-WAY. NAMES AND ADDRESSES OF OWNERS MAY BE FOUND IN THE REAL ESTATE AND LAND USE OFFICE IN THE COMMISSIONER OF REVENUE'S OFFICE.

NAME

MAILING ADDRESS

Autumn Hilliards 70-A-46	1674 Pheobe Ln Stanley VA 22851
Jerod Wade Good 70-A-48	1420 Pheobe Ln Stanley VA 22851
Gloria J Sedwick 70-A-50	28 Woodland Park Dr Luray VA 22835
Gary E & Mary C Alger 70-A-51	137 Boston Rd Luray VA 22835
Donald Good Jr 70-A-59A	2688 Honeyville Rd Stanley VA 22851

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS VARIANCE REQUEST, I (WE) Danny Freeze HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL OF MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OR-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED, AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

Danny Freeze
Signature of Owner

2/27/25
Date

Signature of Applicant

Date

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW PRIOR TO SUBMITTING THIS APPLICATION TO THE ZONING ADMINISTRATOR.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) - HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VA 22802
PHONE: (540) 434-2587

RECEIVED
MAR 11 2025
PAGE COUNTY
COMMUNITY DEVELOPMENT

VDOT has no issues with the proposed variance. It is not expected to have a negative impact on state route 635 (Phoebe Lane).

Oakley Wade Hill
OAKLEY WADE HILL
VDOT OFFICIAL

3/11/2025
DATE

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
PHONE: (540) 743-6528

HEALTH OFFICIAL

DATE

PAGE COUNTY BUILDING DEPARTMENT
103 S COURT STREET, SUITE B
LURAY, VA 22835
PHONE: (540) 743-6674

BUILDING OFFICIAL

DATE

SUBDIVISON PROPERTY OWNERS ASSOCIATION

PRESIDENT OR SECRETARY

DATE



**Lord Fairfax Health District
Page County Health Department**

75 Court Lane
Luray, VA 22835

Tel. (540) 743-6528 ~ Fax (540) 743-3811
www.vdh.virginia.gov



May 8, 2025

Page County Building and Zoning Department
103 S Court St, Ste B
Luray, VA 22835

RE: Danny Freeze Variance Application Comments
Tax Map# 70-A-47 // HDID: 139-25-082
Property Address: 1373 Phoebe Lane Luray, VA 22835
Owner: Danny Freeze

Dear Page County Building and Zoning,

The Page County Health Department has received a request for comment for a Variance of the above property.

- This office has no objections to the variance request.
- This office has no objection to the proposed continued use of the sewage system and well-serving the property.

This report is only intended for the above referenced request. This report is not intended for use as part of a real estate transfer, or any unauthorized use. There is no implied guarantee of future septic system performance based on this report. In the event of any sewage disposal malfunction, the owner will be responsible for any repairs or other actions deemed necessary to correct the situation.

If you have any questions, please feel free to contact me at (540) 743-6528

Sincerely,

A handwritten signature in blue ink that reads "Ashley Walker".

Ashley Walker
Environmental Health Specialist

CC: Danny Freeze

Haldin Soil Consulting, LLC
12 Batman Hill Road
Luray, VA 22835
540-905-5801 susanne.haldin@gmail.com

May 1, 2025

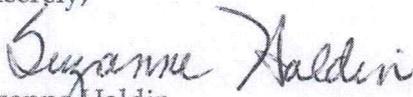
Ms. Tracy Clatterbuck
Zoning Administrator
103 S. Court Street, Suite B
Luray, VA 22835

RE: TM 70-A-47, Page County

Dear Ms.Clatterbuck :

Please find attached a drawing showing the location of the existing septic system on the property referenced above. If you have any questions, please feel free to contact m.

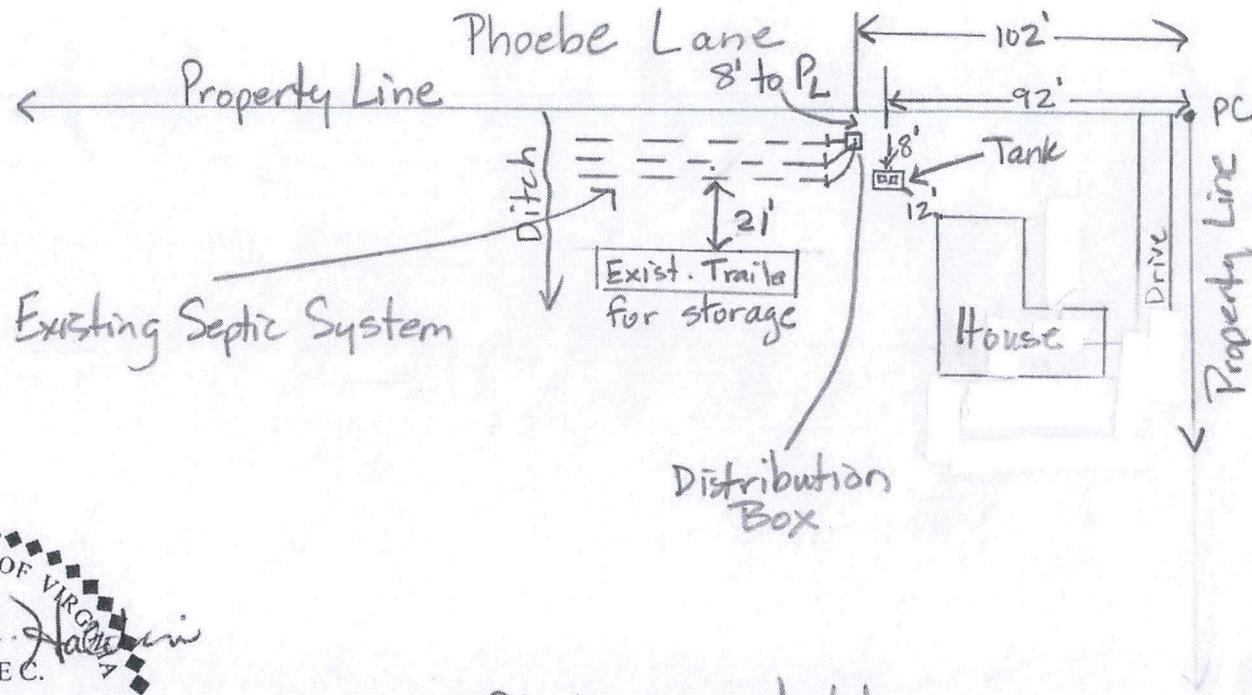
Sincerely,



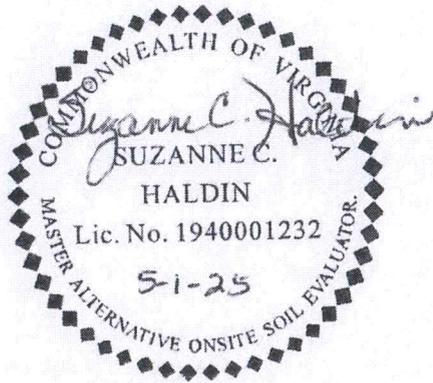
Suzanne Haldin
Haldin Soil Consulting, LLC
Master AOSE, License Number 1940001232
540-905-5801

Attachments





Distribution Box

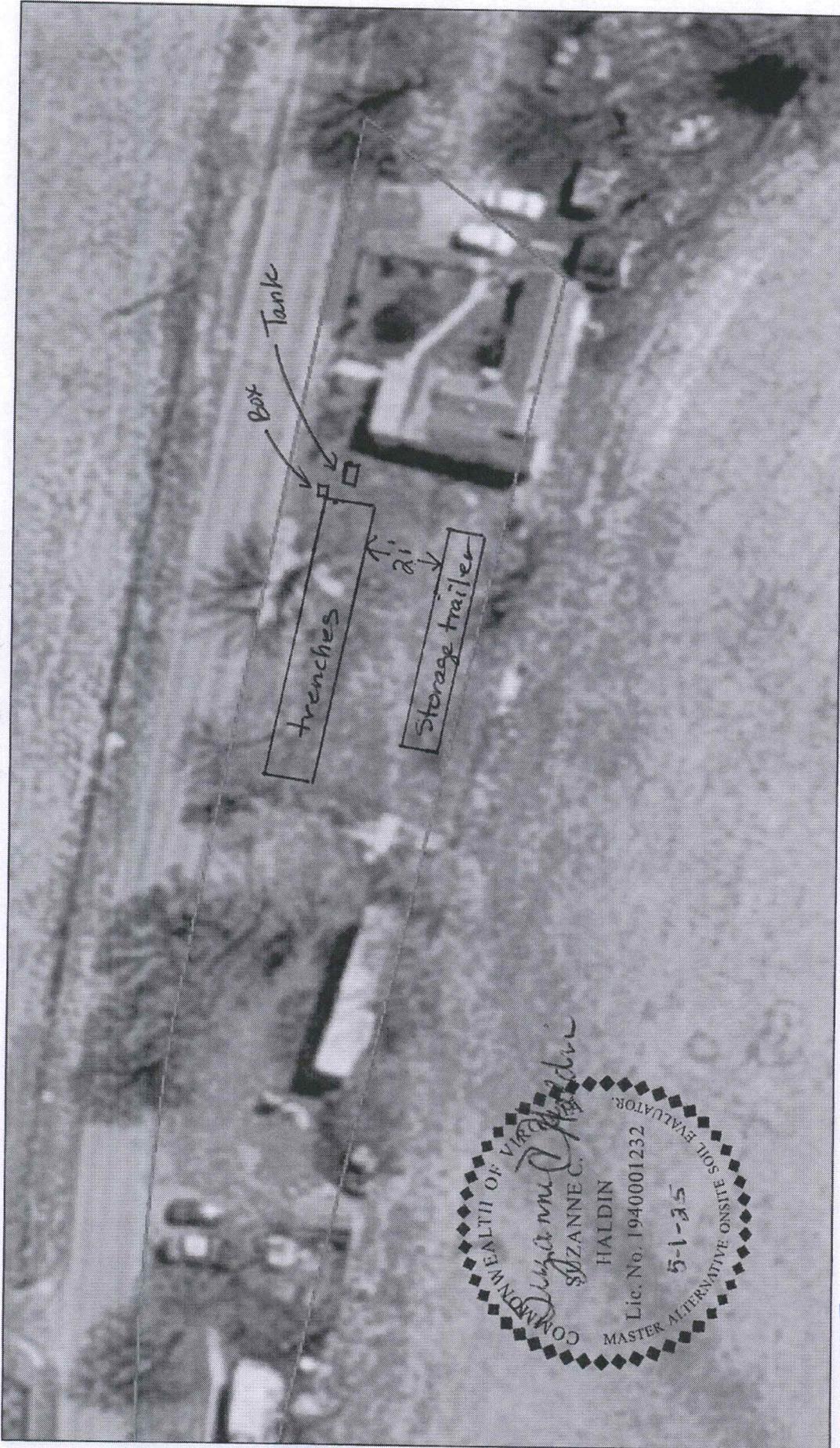


Plat unavailable



Freeze Property As Built Scale: 1" = 60'
TM 70-A-47

Freeze Property TM 70-A-47



Approx. Location of Existing Septic

RECEIVED
MAY -7 2025



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

MEMO

TO: Planning Commission
FROM: James Campbell, Page County Building Official
DATE: May 16, 2025
SUBJECT: Danny Freeze- Variance Applicant

Building Official James Campbell has no objections to the variance request, provided that proper building permits are obtained and inspections confirm that all water and sewer lines have been removed from the structure.

Please feel free to contact me with any further questions. I can be reached via phone at (540) 743-6674 or via email at jcampbell@pagecounty.virginia.gov.

A handwritten signature in black ink that reads "James Campbell". The signature is written in a cursive style with a large initial "J" and "C".

Site Visit January 29, 2025
Pictures by Staff



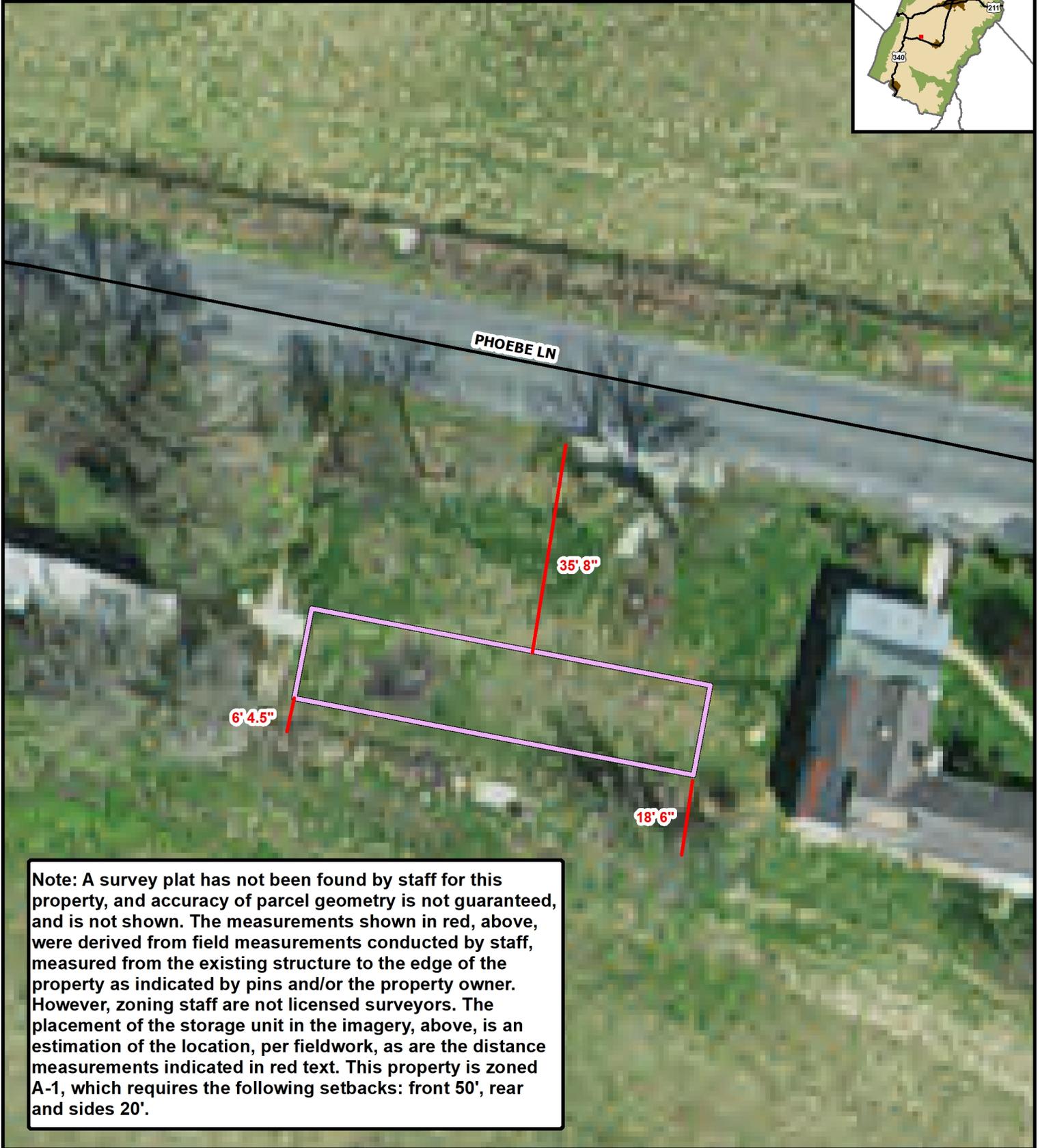
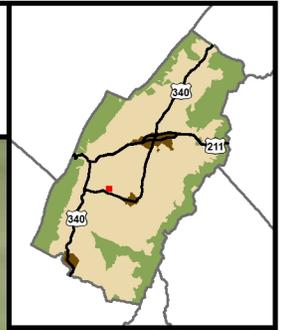
Site Visit January 29, 2025
Pictures by Staff



Site Visit January 29, 2025
Pictures by Staff

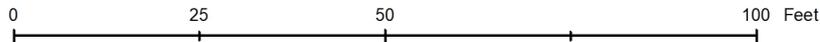


Tax Map ID 70-((A))-47 Staff Analysis



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed, and is not shown. The measurements shown in red, above, were derived from field measurements conducted by staff, measured from the existing structure to the edge of the property as indicated by pins and/or the property owner. However, zoning staff are not licensed surveyors. The placement of the storage unit in the imagery, above, is an estimation of the location, per fieldwork, as are the distance measurements indicated in red text. This property is zoned A-1, which requires the following setbacks: front 50', rear and sides 20'.

- Legend**
-  Storage Building
 -  Roads



March 4, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



i Property Info

- Search Results
- Layers
- Measure Tools
- Abutters

Print

Title:

Size:

Scale:

Preserve Scale:

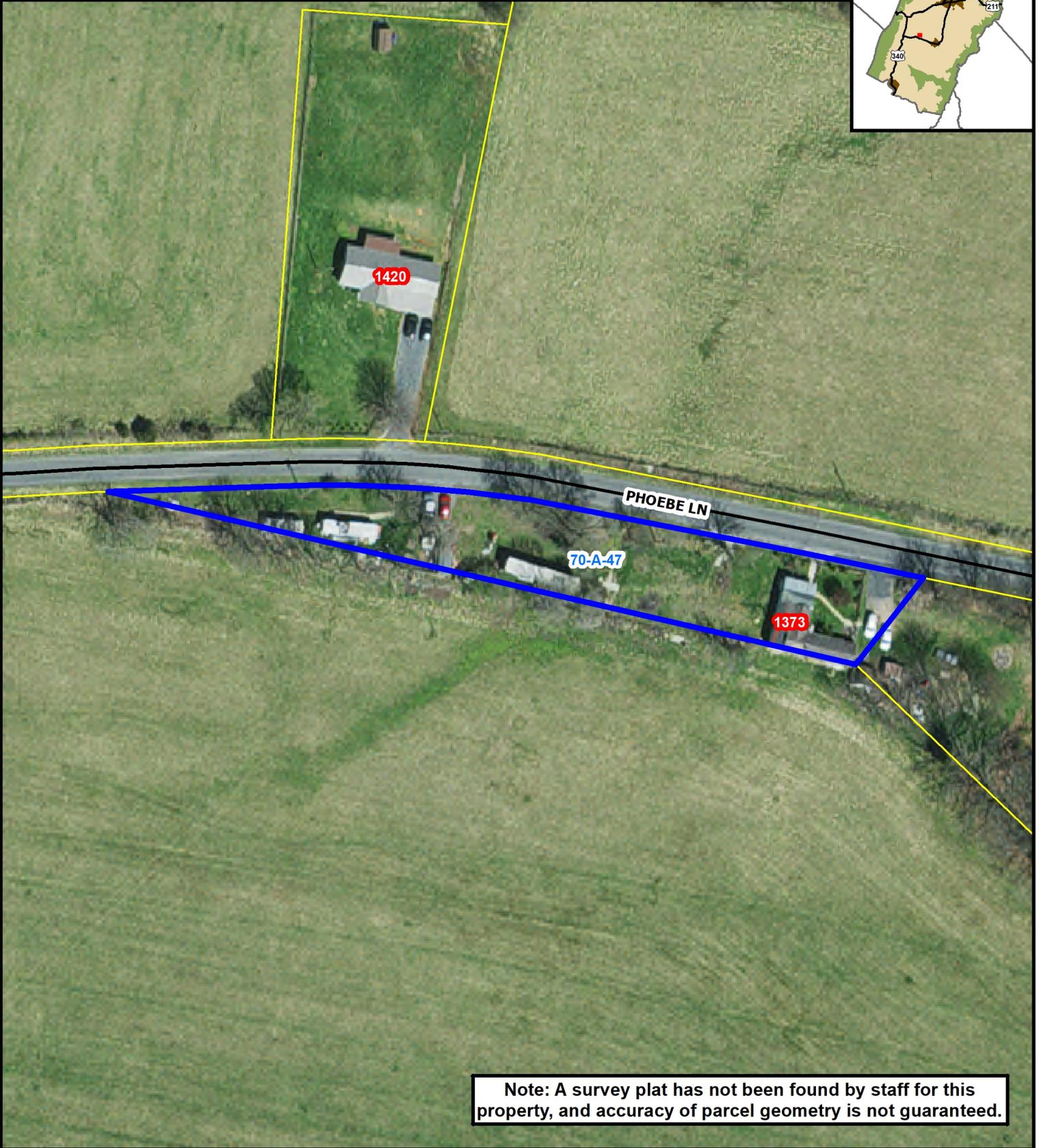
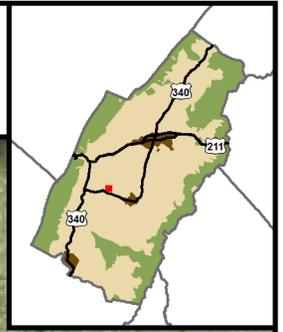
Include Legend:

Enter a title for your map, select paper size, and output format from the above controls. Enter map scale, e.g. 2400, to generate a printed map for that scale. Uncheck the Preserve Scale checkbox to preserve the map extent. Uncheck the Include Legend checkbox to print the map without a legend.

Location of Storage
Accessory Structure
(CR)

Danny J. [Signature]

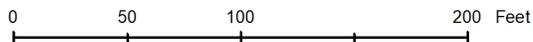
Tax Map ID 70-((A))-47 Aerial Imagery



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.

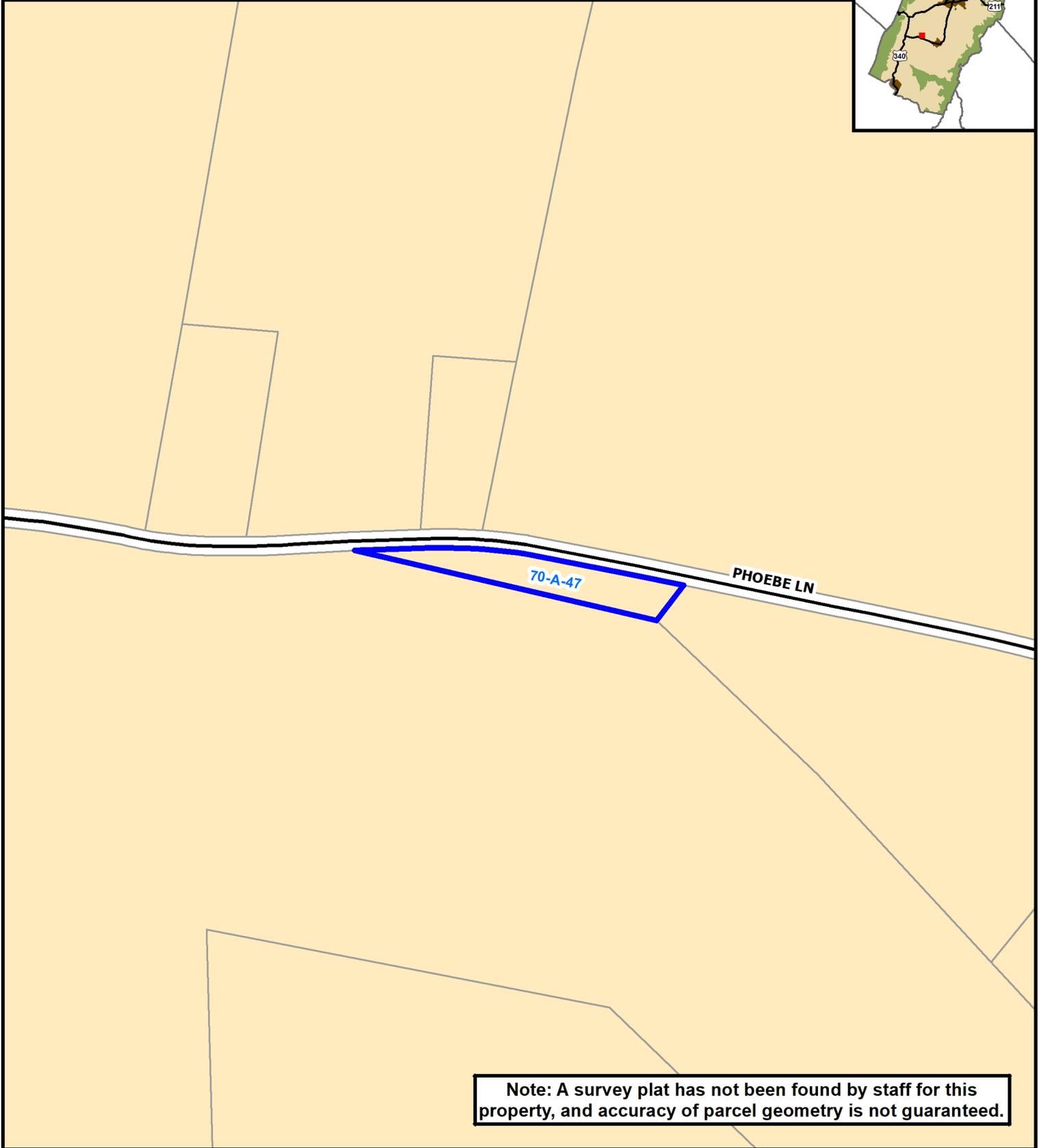
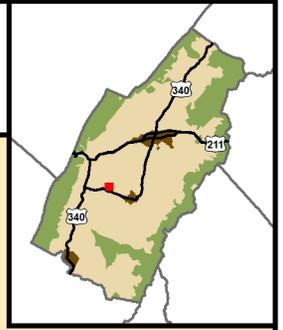
Legend

- Addresses
- Roads
- Other Lots
- Tax Map ID 70-((A))-47



February 27, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map ID 70-((A))-47 Zoning



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.

Legend

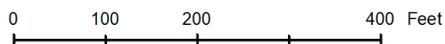
— Roads

▭ Tax Map ID 70-((A))-47

▭ Other Lots

Current Zoning

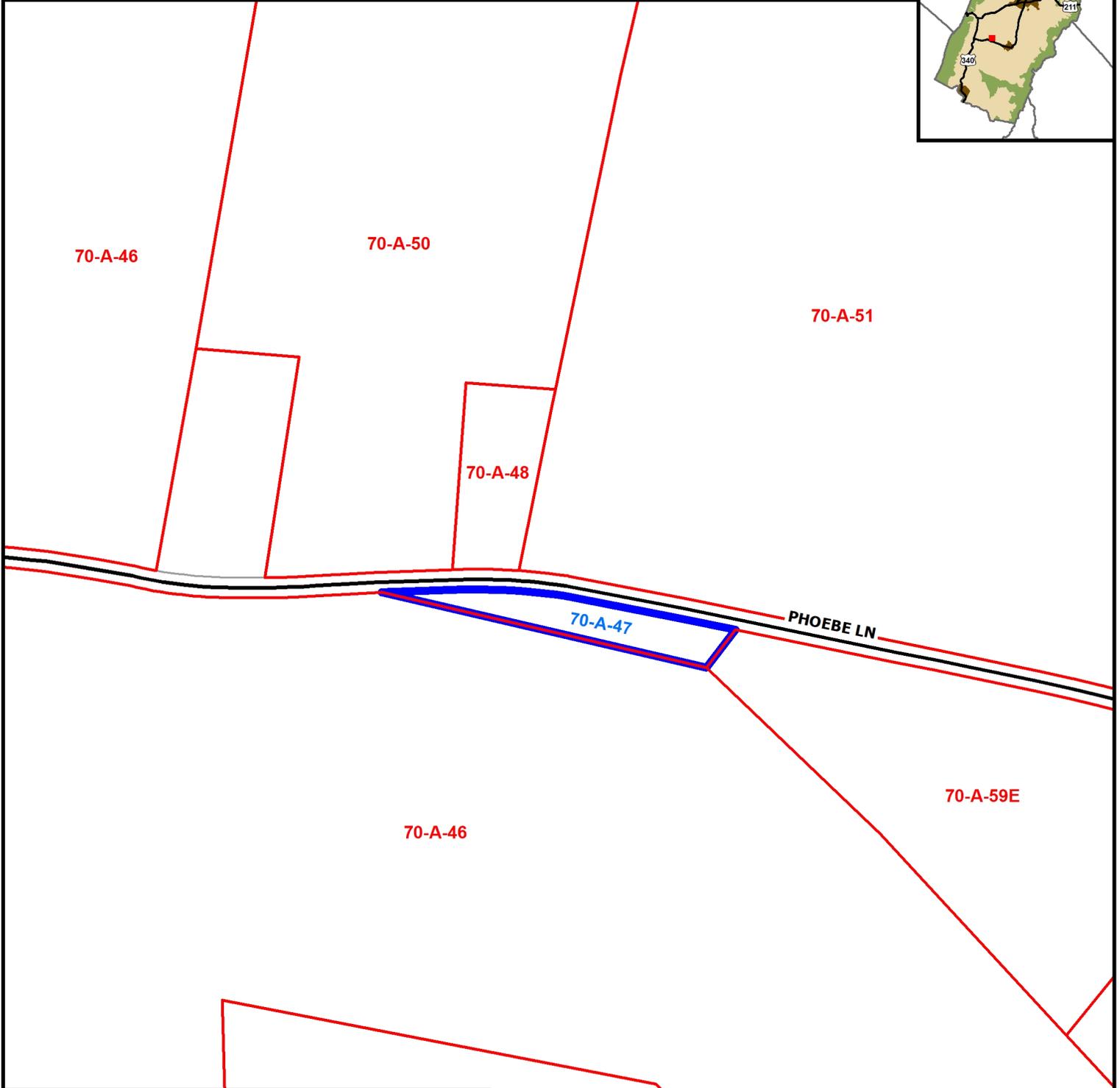
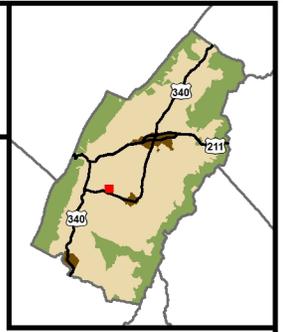
▭ Agricultural



February 27, 2025
Page County GIS Department

Reference Use Only
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Tax Map ID 70-((A))-47 Neighboring Properties

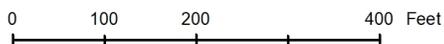


Tax Map ID	Acreeage	Zoning	Property Owner
70-A-46	96	A-1	HILLIARDS AUTUMN R
70-A-48	0.613	A-1	GOOD JEROD WADE
70-A-50	15.394	A-1	SEDWICK GLORIA J
70-A-51	30	A-1	ALGER GARY E & MARY C
70-A-59E	5.23	A-1	GOOD DONALD JR

Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.

Legend

- Roads
- Neighboring Properties
- Tax Map ID 70-((A))-47
- Other Lots



February 27, 2025
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
70-A-46	96	A-1	HILLIARDS AUTUMN R	1674 PHOEBE LN	1674 PHEOBE LN	STANLEY	VA	22851
70-A-48	0.613	A-1	GOOD JEROD WADE	1420 PHOEBE LN	1420 PHOEBE LN	STANLEY	VA	22851
70-A-50	15.394	A-1	SEDWICK GLORIA J		28 WOODLAND PARK DR	LURAY	VA	22835
70-A-51	30	A-1	ALGER GARY E & MARY C		137 BOSTON RD	LURAY	VA	22835
70-A-59E	5.23	A-1	GOOD DONALD JR		2688 HONEYVILLE RD	STANLEY	VA	22851



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Keith Weakley – Chairman - At-Large
D. Keith Guzy, Jr. - District 1
Allen Louderback - District 2
Ryan Cabbage - District 3
Susan Kile - District 4
Jeff Vaughan - District 5

County Administrator:

Amity Moler

TO: Board of Zoning Appeals
FROM: Cassie Richards, Acting Zoning Administrator II
SUBJECT: Todd Purdham- Variance Request (*Public Hearing*)
DATE: May 22, 2025

SUMMARY:

Variance request for reduction in side and rear setback requirement.

BACKGROUND:

Todd Purdham have filed a variance application for property located at 115 Pacer Drive, Luray, VA, and further identified by tax map number 71-(A)-261B. The property contains 0.86 acre and is zoned as Agriculture (A-1). The property is served by private septic and public water. The density range in the area is medium. Pursuant to § 125-16.A(1) [*Accessory uses, structures and buildings*] of the Page County Zoning Ordinance, the minimum side setback requirement for an accessory building is 15 feet. The applicant is requesting that a variance be granted to allow for exhibit (A) a six (6) foot side setback, exhibit (B) a nine (9) foot rear setback, exhibit (C) an eight (8) foot side setback, and exhibit (D) a four (4) foot side setback.

AGENCY COMMENTS:

The applicant has reached out to the following agencies/departments for comments as required in the application, and copies of agency responses are included in the application packet:

- Page County Building Official per James Campbell “Building department has no objections to the variance request, provided the proper building permits are obtained for any building exceeding 256 square feet.” See attached memo.
- Virginia Department of Transportation (VDOT) per Oakley Hill, “VDOT has no issues with the proposed variance. It is not expected to have a negative impact on state route (638 Mill Creek Road).”
- Page County Health Department per Ashley Walker, “Health Department has no objections to the request of the storage building as it does not affect the drain field.” See attached letter.

ADJOINING PROPERTY OWNER COMMENTS:

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Any comments received will be provided to the board at the public hearing.

ATTACHMENTS:

1. Variance Application Packet

PAGE COUNTY VARIANCE APPLICATION TO THE BOARD OF ZONING APPEALS

1) The applicant is the: Owner Lessee Agent for Owner

Owner	Lessee (if applicable)
Name: <u>Todd Purdham</u>	Name:
Mailing Address: <u>115 Pacer Drive</u>	Mailing Address:
Phone Number: <u>276-692-6451</u>	Phone Number:
Email (Optional): <u>JNLP123@hotmail.com</u>	Email (Optional):

2) Site of Construction: 115 Pacer Drive

3) Please provide detailed directions to the site: mill creek Rd to
maple Grove lane to Pacer Drive

4) Tax Map Number (Office staff can look this up for you): 71-A-261B

5) Size of Property: ~~3/4 acre~~ .86 (CR)

6) Magisterial District: 3

7) How is this property Zoned (Office staff can look this up for you):

- Agriculture (A-1) Woodland-Conservation (W-C) Residential (R)
 Commercial (C-1) Industrial (I-1) Park-Recreation (P-R)

8) Water and sewage disposal source for the property:

- Private Well Private Septic Public Water Public Sewer None

9) It is desired and requested that the property be varied from 15ft to
A-6ft, B-8ft, C-8ft, D-4ft

10) It is proposed that the property will be put to the following use: storage buildings,
Garage

11) It is proposed that the following structure(s) will be constructed: storage shed,
Garage

12) Applicants additional comments, if any: Exhibit D
The storage shed proposed is
8 ft. from the property line. This recommendation will
not create a hardship for others

Exhibit A

Also, I am requesting a variance for a building less than the 250 sq ft. for a building permit. The storage building would be left from property line.

Exhibit B

Currently there is a storage building located 9 ft. from property line that needs a variance.

Exhibit C

Another storage building will need to have a variance for 8 ft from property line.

I (WE), THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND TRUE. I (WE) FURTHER UNDERSTAND THAT IN GRANTING APPROVAL OF THIS APPLICATION, THE BOARD OF ZONING APPEALS MAY REQUIRE THAT I (WE) COMPLY WITH CERTAIN CONDITIONS AND THAT SUCH APPROVAL SHALL NOT BE CONSIDERED VALID UNTIL THESE CONDITIONS ARE MET.

[Signature]
Signature of Owner

4/22/25
Date

[Signature]
Signature of Applicant

4/22/25
Date

COMMENTS BY ZONING ADMINISTRATOR:

Zoning Administrator

Date

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW PRIOR TO SUBMITTING THIS APPLICATION TO THE ZONING ADMINISTRATOR.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) - HARRISONBURG RESIDENCY

3536 NORTH VALLEY PIKE
HARRISONBURG, VA 22802
PHONE: (540) 434-2587

VDOT OFFICIAL

DATE

PAGE COUNTY HEALTH DEPARTMENT

75 COURT LANE
LURAY, VIRGINIA 22835
PHONE: (540) 743-6528

HEALTH OFFICIAL

DATE

PAGE COUNTY BUILDING DEPARTMENT

103 S COURT STREET, SUITE B
LURAY, VA 22835
PHONE: (540) 743-6674

BUILDING OFFICIAL

DATE

SUBDIVISON PROPERTY OWNERS ASSOCIATION

PRESIDENT OR SECRETARY

DATE

SUBMIT NAMES AND COMPLETE MAILING ADDRESSES OF ALL ADJOINING LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD OR RIGHT-OF-WAY. NAMES AND ADDRESSES OF OWNERS MAY BE FOUND IN THE REAL ESTATE AND LAND USE OFFICE IN THE COMMISSIONER OF REVENUE'S OFFICE.

NAME

MAILING ADDRESS

Jesse Dalton

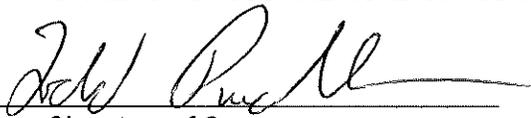
2323 US Hwy 211 E
Luray VA. 22835

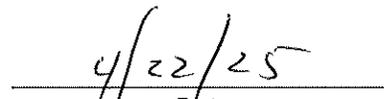
John Taylor

150 maple Grove Lane
Luray VA 22835

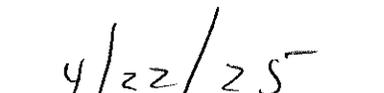
ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS VARIANCE REQUEST, I (WE) _____ HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL OF MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OR-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED, AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.


Signature of Owner


Date


Signature of Applicant


Date

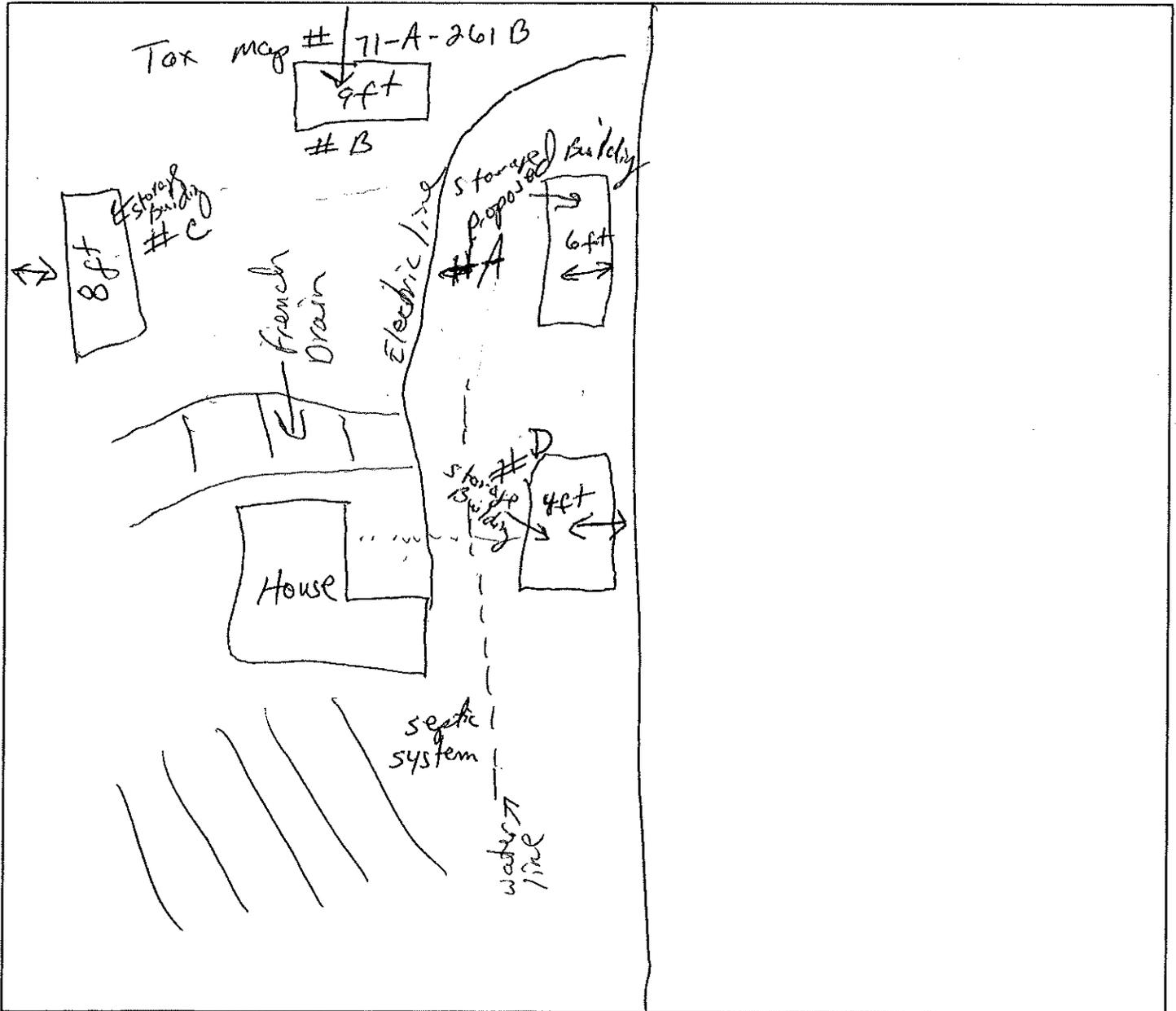
PLEASE READ CAREFULLY:

This report is only intended to address the above referenced request and does not address evaluation procedures for sewage systems being sold through real estate transfers, or systems and water supplies being re-used as part of a subdivision process. This document specifically addresses VDH's implementation of §32.1-165 of the Code of Virginia and is not to be used for any unauthorized use. The property boundaries and building locations are clearly marked or identified at the property. I give permission to the Virginia Department of Health to enter the property described, if necessary, for the purpose of processing this application. An accurate sketch of the property, existing structures, wells, sewage disposal systems, and proposed structure(s) is attached.

Owner or Agent Signature: Ray Todd Purcell Date: 4/22/25

Site Sketch (may be attached)

Please indicate proposed addition(s) in relation to existing structure. Show location of **existing septic tank, drainfield area and water supply** and indicate actual or estimated distances between the proposed improvement and the closest septic system component(s). The footprint of proposed addition(s) must be staked or otherwise marked on the property. **Please note:** you may be required to uncover certain sewage components for evaluation.



Virginia Code § 32.1-165, as amended and effective as of July 1, 2016, provides authority for the procedures outlined herein. Va. Code § 32.1-165 states, "No county, city, town, or employee thereof shall issue a permit for a building designed for human occupancy without the prior written authorization of the Commissioner or his agent." "Safe, adequate, and proper" means a treatment works that complies with the Board of Health's currently effective regulations. VDH may approve an older sewage system that does not comply with current regulations provided the sewage system (1) complies with the regulatory requirements in effect at the time of its installation, (2) is not failing, and (3) can be expected to function properly given its design and construction for the sewage flow and strength.

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW PRIOR TO SUBMITTING THIS APPLICATION TO THE ZONING ADMINISTRATOR.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) - HARRISONBURG RESIDENCY

3536 NORTH VALLEY PIKE
HARRISONBURG, VA 22802
PHONE: (540) 434-2587

VDOT HAS NO ISSUES WITH THE PROPOSED VARIANCE. IT IS NOT EXPECTED TO HAVE A NEGATIVE IMPACT ON STATE ROUTE 638 (MILL CREEK ROAD)


VDOT OFFICIAL

5-5-2025
DATE

PAGE COUNTY HEALTH DEPARTMENT

75 COURT LANE
LURAY, VIRGINIA 22835
PHONE: (540) 743-6528

HEALTH OFFICIAL

DATE

PAGE COUNTY BUILDING DEPARTMENT

103 S COURT STREET, SUITE B
LURAY, VA 22835
PHONE: (540) 743-6674

BUILDING OFFICIAL

DATE

SUBDIVISON PROPERTY OWNERS ASSOCIATION

PRESIDENT OR SECRETARY

DATE



**Lord Fairfax Health District
Page County Health Department**

75 Court Lane
Luray, VA 22835

Tel. (540) 743-6528 ~ Fax (540) 743-3811

www.vdh.virginia.gov



May 15, 2025

Page County Building and Zoning Department
103 S Court St, Ste B
Luray, VA 22835

RE: *Variance Application Request // HDID: 139-25-132*
Property Owner: **Todd Purdham**
Property Address: **115 Pacer Drive, Luray, VA 22835**

Dear Page County Building and Zoning,

The Page County Health Department has received a request for comment for a "Variance" of the above property.

- *This Health Department has no objections to the request of storage building as it does not affect the drainfield*
- *This property currently has an expired construction permit on file 12/03/2016. **NO** Operation Permit for Sewage Disposal System on file.*

Any future dwellings, structures must have proper sewage systems and water supplies.

This report is only intended for the above referenced request. This report is not intended for use as part of a real estate transfer, or any unauthorized use. There is no implied guarantee of future septic system performance based on this report. In the event of any sewage disposal malfunction, immediate pump and haul will be required, and the system will need to be repaired or replaced if possible.

If you have any questions, please feel free to contact me at (540) 743-6528

Sincerely,

A handwritten signature in blue ink that reads "Ashley Walker".

Ashley Walker
Environmental Health Specialist



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

MEMO

TO: Planning Commission
FROM: James Campbell, Page County Building Official
DATE: May 16, 2025
SUBJECT: Todd Purdham - Variance Applicant

Building Official James Campbell has no objections to the variance request, provided that proper building permits are obtained for any building exceeding 256 square feet.

Please feel free to contact me with any further questions. I can be reached via phone at (540) 743-6674 or via email at jcampbell@pagecounty.virginia.gov.

A handwritten signature in black ink that reads "James Campbell".

Todd Purdham 
115 Pacer Drive
Luray, Va 22835

April 22, 2025

Board of Zoning Appeals
Variance Application
103 S Court St. Suite B
Luray, Va 22835
540-743-1324

Dear Members of the Zoning Board of Appeals:

I am writing to request a variance to the property located at 115 Pacer Drive, Luray Va. The current code stipulates the setback requirement of any building should be no less than 15. Ft from the side property lines.

My variance requests involve locating different building structures below the 15 ft set back. This would allow me to place 2 new buildings and relocate one building while leaving another in place.

I am requesting a storage building on the right side of the property. This building would be 4 ft. from the property line and more than 8 ft from any other building (see exhibit D) Secondly, I am requesting a building to be relocated 6 ft from the right-side property line (see exhibit A)

Thirdly, I am requesting that a building currently 8 ft from the property line be allowed to remain where it is currently located (see exhibit B)

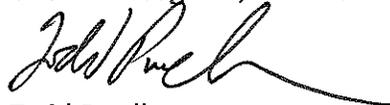
My final request is for a building to be located 8 ft. from the property line (see exhibit C).

The variance request, if approved, will not have any effect on neighboring properties. The request will not have any impact regarding the Health Dept., Building Dept. or any other entities.

The buildings will allow for extra storage while also utilizing the property to its fullest. The property size is roughly $\frac{3}{4}$ of an acre. I am limited in where I can place buildings due to underground electrical lines, water lines and a french drain field from being disturbed.

I look forward to having positive feedback concerning the requested variances. Also, I would appreciate the chance to further discuss the detailed suggestions on how the variances will help me to maximize the current property. The proposed variance would be an improvement to the property and neighborhood and result in an overall increase in property value and tax base created by this improvement.

With kind regards,



Todd Purdham

Exhibit A



Exhibit A



Exhibit C



Exhibit B



Exhibit B



Exhibit A

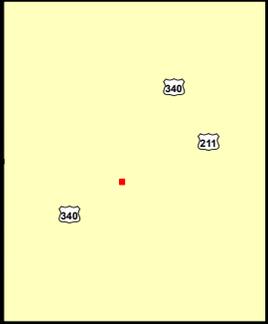


Exhibit D





Tax Map ID 71-((A))-261B Aerial Imagery



Legend

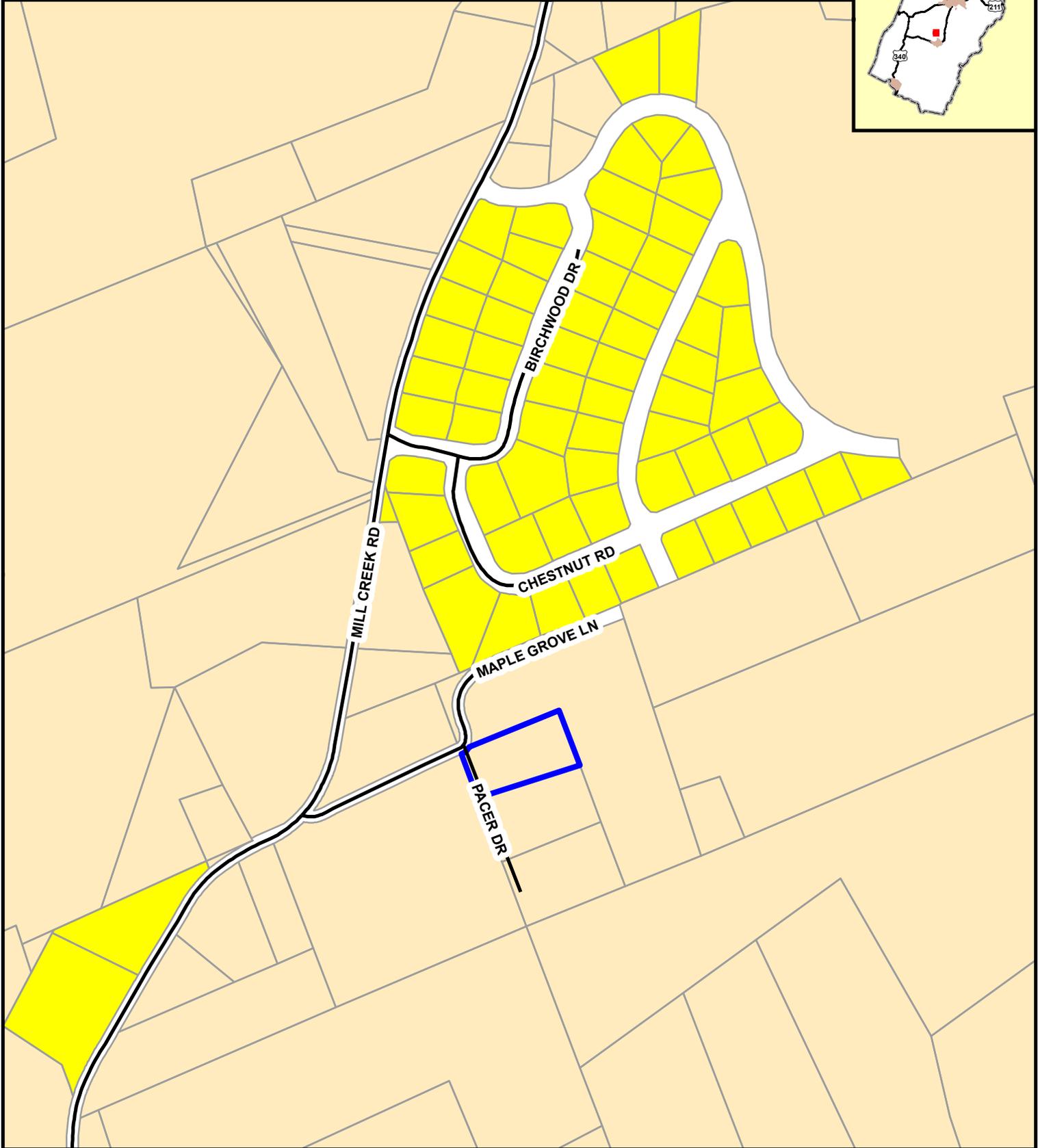
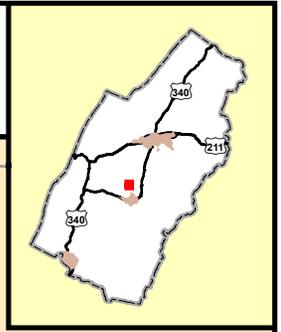
- Roads
- Tax Map ID 71-((A))-261
- Other Lots



May 20, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

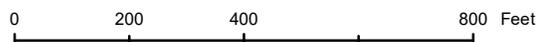


Tax Map ID 71-((A))-261B Zoning



Legend

- | | |
|-------------------------|--------------|
| Roads | Agricultural |
| Tax Map ID 71-((A))-261 | Residential |
| Other Lots | |

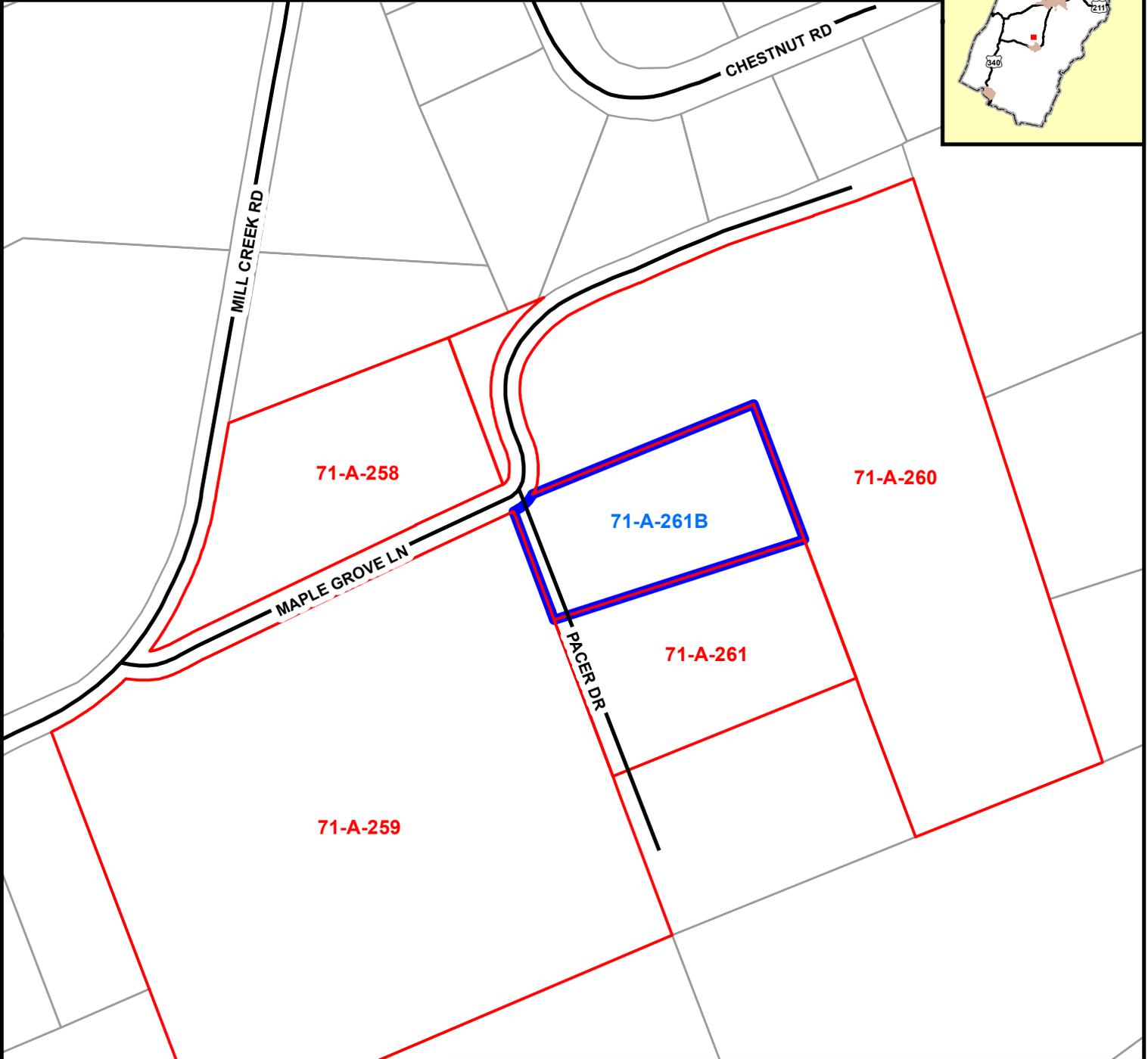
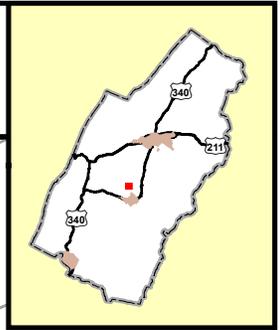


May 20, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 71-((A))-261B

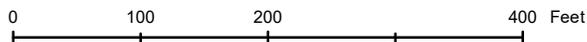
Neighboring Properties



Tax Map ID	Acreage	Zoning	Property Owner
71-A-258	1.45	A-1	GRAY LARRY MARTIN LIFE ESTATE
71-A-259	5.71	A-1	TAYLOR JOHN D
71-A-260	4.6	A-1	DODSON JESSE MORGAN JR
71-A-261	1.04	A-1	PURDHAM ROY TODD & GEORGE MICHAEL

Legend

- Roads
- Neighboring Parcels
- Tax Map ID 71-((A))-261
- Other Lots



May 20, 2025
 Page County GIS Department
 2022 Aerial Imagery
 Reference Use Only
 Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
71-A-258	1.45	A-1	GRAY LARRY MARTIN LIFE ESTATE	5227 MILL CREEK RD	5227 MILL CREEK RD	LURAY	VA	22835
71-A-259	5.71	A-1	TAYLOR JOHN D	150 MAPLE GROVE LN	150 MAPLE GROVE LN	LURAY	VA	22835
71-A-260	4.6	A-1	DODSON JESSE MORGAN JR	166 MAPLE GROVE LN	166 MAPLE GROVE LN	LURAY	VA	22835
71-A-261	1.04	A-1	PURDHAM ROY TODD & GEORGE MICHAEL	133 PACER DR	175 PACER DR	LURAY	VA	22835

MINUTES
PAGE COUNTY BOARD OF ZONING APPEALS
June 18, 2024

Members Present:

John Coleman, Chairman, District 2
Kevin Moyer, District 3
Danny Comer, Vice Chairman, District 4

Members Absent:

Vacant, District 1
Vacant, District 5

Staff Present:

Cassie Richards
Josh Hahn

Call to Order:

Chairman Coleman called the meeting to order of the Page County Board of Zoning Appeals at 10:11 a.m., in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia. Chairman Coleman noted there was a quorum present consisting of three members.

Adoption of Agenda:

Mr. Comer made a motion to adopt the agenda as presented. The motion was seconded by Mr. Moyer. The motion passed unanimously (3-0).

Public Hearing

A. Bobby Kling-Hickory Springs LLC- Variance Application

Ms. Richards presented the following staff report: Bobby Kling-Hickory Springs LLC have filed a variance application for property located on the 163 Hawksbill Pines Rd, Stanley, VA, and further identified by tax map number 81C-1-25. The property contains .446 acres and is zoned as Residential (R). The property is served by private septic and private well. The property is located in the Hawksbill Pines Subdivision. Pursuant to § 125-11. E of the Page County Zoning Ordinance, the minimum front setback requirement for an accessory structure is 35 feet. Due to an undeveloped right-of-way shown on the subdivision plat as located parallel to frontage of parcel, this parcel is considered to be double-frontage, meaning two front setbacks apply. The applicants are requesting that a variance be granted to allow for a 19-foot front setback that would normally be considered the rear of the property. If granted, the applicants plan on placing a 12'x20' shed.

The applicant has reached out to the following agencies/departments for comments as required in the application, and copies of agency responses are included in the application packet:

- James Campbell, Page County Building Official, who has no objections to the request.
- Jeff Nicely, with the Virginia Department of Transportation (VDOT), who notes that VDOT has no issues with the proposed variance request. It is not expected to have a negative impact on state route 694 (Hawksbill Pines Road).
- Lynn Strickler, with the Page County Health Department, notes that the department has no objections to the variance request as long as the proposed structures maintain a 10' setback from any component of any existing septic system.

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Staff provided a copy of the only comment received which was from the adjoining land that the applicants own. They noted no objections to the variance request.

Ms. Richards noted she was available for questions and the applicant was present for discussion/questions.

Chairman Coleman opened the public hearing at 10:14 a.m. There being no comments, the public hearing was closed at 10:16 a.m.

Chairman Coleman asked staff if they had any comments regarding additional comments received. Ms. Richards stated as far as the short-term rental comments and the short-term rental business license application, it has nothing to do with the variance application.

Mr. Moyer asked about the undeveloped right-of-way, whether it was used and maintained. Mr. Kling stated it is not used and that he could provide documentation, if needed.

Mr. Comer made a motion to approve the variance request. The motion was seconded by Mr. Moyer. The motion passed unanimously by roll call vote (3-0).

B. Todd & Mike Purdham- Variance Application

Ms. Richards presented the following staff report: Todd and Mike Purdham have filed a variance application for property located at 133 Pacer Drive, Luray, VA, and further identified by tax map number 71-(A)-261. The property contains 1.276 acres and is zoned as Agriculture (A-1). The property is served by private septic and public water. The density range in the area is medium. Pursuant to § 125-16.A(1) [Accessory uses, structures and buildings] of the Page County Zoning Ordinance, the minimum side setback requirement for an accessory building is 15 feet. The Board of Zoning Appeals unanimously approved (3-0) a request by these same applicants on March 19, 2024 to allow for an eight (8) foot setback. The applicants are now requesting that a variance be granted to instead allow for a four (4) foot side setback. If granted, the applicants plan to do a boundary line adjustment (BLA) between the above listed parcel and tax map number 71-(A)-261B (owned by one of the applicants listed above). There is an existing

building on tax map number 71-(A)-261 that will not meet the minimum side setback requirement if this BLA is approved; therefore, prior to the BLA being approved by the county, a variance for a reduction in the side setback would be required.

The applicant has reached out to the following agencies/departments for comments as required in the application, and copies of agency responses are included in the application packet:

- James Campbell, Page County Building Official, who has no objections to the request.
- Jeff Nicely, with the Virginia Department of Transportation (VDOT), who notes that VDOT has no issues with the proposed variance request.
- Lynn Strickler, with the Page County Health Department, notes that the department has no objections to the variance request as long as the proposed structures maintain a 10' setback from any component of any existing septic system.

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Staff provided a copy of the only comment received which was from the adjoining land that the applicants own. They noted no objections to the variance request.

Ms. Richards concluded to note she was available for questions and also noted the applicant was present for discussion/questions.

Chairman Coleman opened the public hearing at 10:23 a.m. There being no comments, the public hearing was closed at 10:23 a.m.

Mr. Moyer made a motion to approve the variance request. The motion was seconded by Mr. Comer. The motion passed unanimously by roll call vote (3-0).

Unfinished Business:

None

New Business:

A. Adoption of Minutes-March 19, 2024

Mr. Moyer made a motion to approve the minutes of March 19, 2024 as presented. The motion was seconded by Mr. Comer. The motion passed unanimously (3-0).

Chairman Coleman called for a motion to adjourn. With no motion to adjourn, Mr. Comer commented we needed to address this pay problem and getting two more members on the board. Mr. Comer stated this needed to go before the Supervisors to explain this, why we aren't getting any members. Mr. Moyer stated he has a citizen that wants to sign up in his district but his understand they have to be from another district to be appointed. Chairman Coleman stated that this be brought to the board of supervisors for a member at large, which would allow for that person. Mr. Moyer asked how they could make this happen without spending a tremendous amount

of time on it. Mr. Moyer stressed that we needed five members and how important it is. Chairman Coleman stated that he provided his list of thoughts & ideas to Mr. Hahn to help bring administration around to help things along better. Mr. Hahn commented he is still working on the report. Mr. Hahn wanted to note that this board did get a ten-dollar stipend increase per meeting as did the other boards. Mr. Moyer stated the members are just as important as the money, because it gives them an option if they can't be at a meeting. Chairman Coleman stated this was discussed previously with Ms. Clatterbuck during the Covid pandemic for the option to zoom the meetings if that would still be a possibility. Mr. Comer stated he was trying to find someone to replace him as well, he's not here for the money but feels you need something to make people want to join. Chairman Coleman stated Mr. Hahn is working on a rough draft of the fees/cost per application that may go to the board if approved by admin. Chairman Coleman asked that members would like to be involved with the draft report. Chairman Coleman did ask about taking to the board of supervisors, admin, & Mr. Helm to create language to provide for a member at large same as the board of supervisors. Mr. Hahn stated that we have two seats unfilled and that's a tough argument to make. Mr. Moyer has someone from his district that wants to join which would be the argument but they would say you need to fill the seats that are open in those districts first, before they would appoint a member at large. Chairman Coleman would like to ask admin, Mr. Helm, & board of supervisors why a member at large would not be a good idea.

Adjourn

Mr. Comer made a motion to adjourn the meeting. Mr. Moyer seconded the motion. The motion passed unanimously (3-0). The meeting adjourned at 10:35 a.m.

John Coleman, Chairman