



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
Board of Supervisors Room- Page County Government Center
103 South Court Street, Luray, VA 22835
Tuesday, November 18, 2025
10:00 a.m.

Call to Order

Adoption of Agenda

Public Hearing:

A. Johnathan Seeders- Variance Application

Cassie Richards

Unfinished Business

None

New Business

A. Adoption of Minutes- September 16, 2025

B. By-Law Discussion

C. Election of Officers (Chairman, Vice Chairman, and Secretary)

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: Johnathan Seeders - Variance Request (*Public Hearing*)
DATE: October 28, 2025

SUMMARY:

Variance request for reduction in rear, side and distance in between buildings setback requirement.

BACKGROUND:

Johnathan Seeders has filed a variance application for property located on the 318 Shade Tree Ln, Stanley, VA, and further identified by tax map number 71-A-65E. The property contains 1.92 acres and is zoned as Agriculture (A-1). The property is served by private septic and town water. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum rear setback requirement for an accessory structure is 15 feet from the right-of-way of the road, the minimum side setback requirement for an accessory structure is 15 feet and the minimum setback requirement between any other buildings is 5 feet. The applicant is requesting that a variance be granted to allow for a 4.5 feet rear setback, a 4.5 feet side setback, and 2 feet setback in between buildings. If the variance requests are granted, the applicant plans to place a 30' x 32' prefab metal garage on the existing 32' x 32' concrete pad that will be connected to main structure via breezeway and a 16' x 28' stick-built storage shelter on tax map number 71-A-65E.

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. All structures will be required to meet building code for fire rating.” See attached memo.
- Virginia Department of Transportation (VDOT), per Jeff Nicely “VDOT has no issues with the proposed variance request.” See attached comments.
- Page County Health Department, Per Ashley Walker “Page County Health Department has no objections to this variance request” See attached comments.

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: Jonathan Edward Seeders	Name:
Mailing Address: 318 Shade Tree Ln Stanley, VA	Mailing Address:
Phone Number: 540-742-1230	Phone Number:
Email (Optional): 16blad@gmail.com	Email (Optional):

2) Site of Construction: 318 Shade Tree Ln Stanley, VA

3) Please provide detailed directions to the site: _____

4) Tax Map Number (Office staff can look this up for you): 71-A-65E

5) Size of Property: 1.921 acres

6) Magisterial District: _____

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 Side: 15ft Rear: 15ft to
Side: 4 1/2ft Rear: 4 1/2ft. (CR) Between Buildings: 5ft
Between Buildings: 2ft

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

11) It is proposed that the following structure(s) will be constructed: The 16' x 28' ^{existing} concrete
pad nearest to the back of the property would have a pavilion/shelter
built on it. The larger 32' x 32' pad next to it would have a pre fabricated
metal building put on.

12) Applicants additional comments, if any: 30 x 32ft prefab metal garage,
16 x 28ft stick built shelter.

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
James E. Blosser SA & Martha	864 Forrest Dr.
Brandon & Chasity Riner	830 Forrest Dr.
Brandon Angela Stoneburger & Tyler Good	814 Forrest Dr.
Stone A Painter	780 Forrest Dr.
Jackie & Kay Medaniel	215 Shade Tree Ln
Sean & Julia Vaughn	205 Battlefield Bluff DR
John & Sandra Lohr	283 Pond Ave.
David & Penny Morris SR	Route 3 box 229
Larry & Helen Hilliard	Po box 347 and or Route 3 box ²³¹ 231

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

9-19-2025

 Date

 Signature of Applicant

 Date

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

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

VDOT HAS NO ISSUES WITH THE PROPOSED
VARIANCE REQUEST

10/17/2025
DATE


VDOT OFFICIAL

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

DATE _____ HEALTH OFFICIAL _____

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

Page county HD has no objections to this
variance request.

Cashley Walker ETIS

HEALTH OFFICIAL

10/21/2025
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



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

MEMO

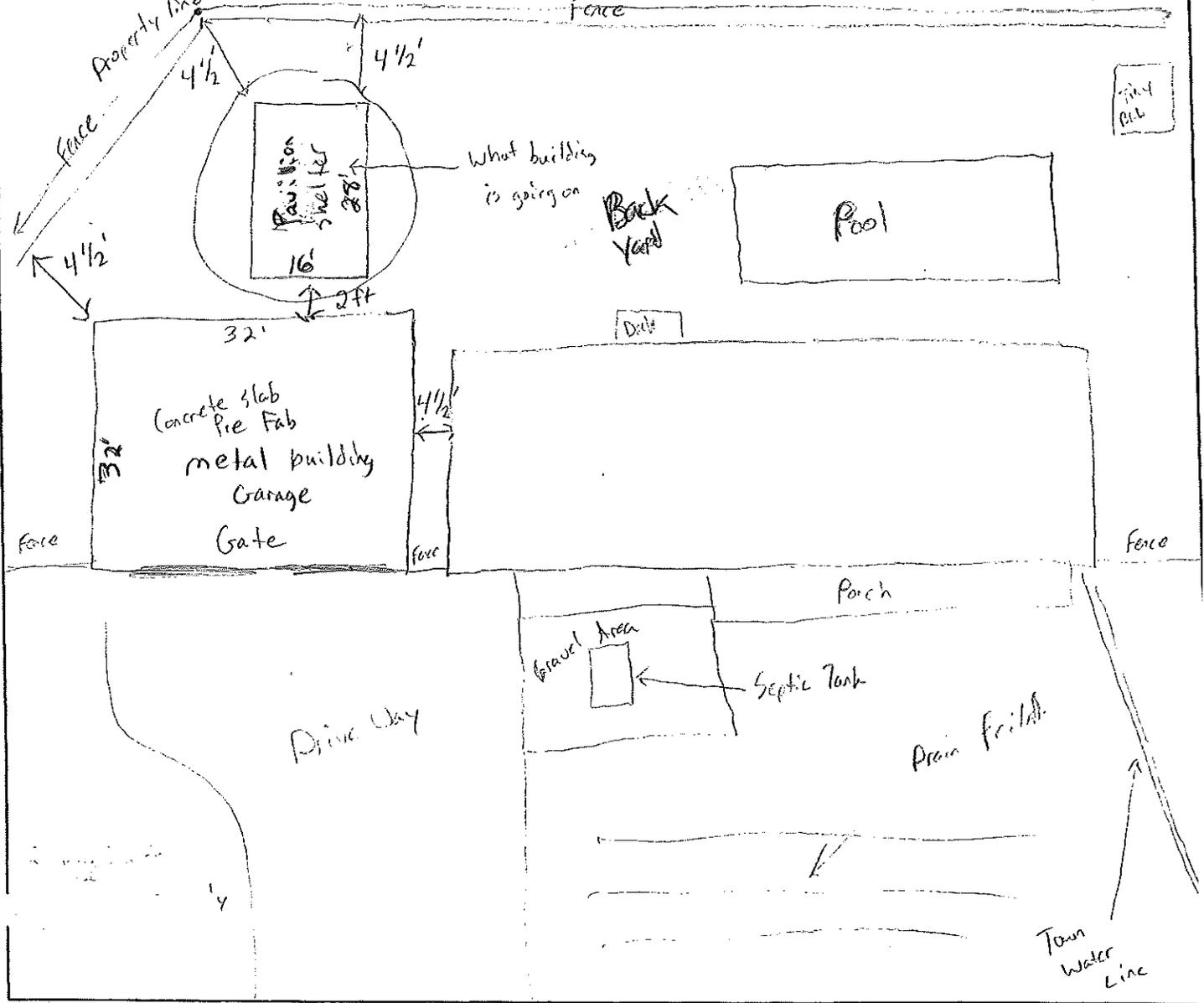
TO: Planning Commission
FROM: James Campbell, Page County Building Official
DATE: October 22, 2025
SUBJECT: Johnathan Seeders- Variance Applicant

Building Official James Campbell has no objections to the variance request, provided that proper building permits are obtained. All structures will be required to meet building code for fire rating.

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 a stylized "C".

****IF YOU HAVE A SURVEY PLAT OF THE PROPERTY, PLEASE ATTACH WITH THE SITE SKETCH****
****THIS SKETCH, WITH INFORMATION, MUST BE COMPLETED, OR WE CANNOT BEGIN TO PROCESS YOUR APPLICATION****



APPLICANT CHECKLIST OF ITEMS TO COMPLETE ON THE SITE SKETCH AND/OR ON THE PROPERTY:
 (Such items listed below are to be provided by the applicant at the time of application, and are to include any of the listed items within a 200' radius of the center of the proposed drain field and well locations. Distances may be paced or estimated. This list is not inclusive, and if there are other distinguishing features or facts about the property that may be of concern, the applicant should note these on the site sketch as well).

- ___ 1.) Dimensions of Property Clearly Shown, Lot lines and Property Corners Clearly Marked in the Field
- ___ 2.) Staked Location and Dimensions of Proposed and/or Existing Structures
- ___ 3.) Existing or Proposed structures with distances to the 2 closest property lines.
- ___ 4.) Location of Proposed and/or Existing Driveways
- ___ 5.) Location of Underground or Above Ground Utilities
- ___ 6.) Location of Easements or Right-of-Ways on the Property
- ___ 7.) Applicants preferred drainfield site with distances to the 2 closest property lines.
- ___ 8.) Applicants preferred well site with distances to the 2 closest property lines.
- ___ 9.) Location of Existing Septic Systems and Wells/Cisterns within 200 feet on This Property **AND** Neighboring Properties
- ___ 10.) Location of Bodies of Water, Streams, Springs (Drinking Use or Not) within 500 feet of the Property.
- ___ 11.) Location of any Drainage Ways or Swales on the Property; or Sinkholes on or within 200 feet of the Property.
- ___ 12.) The property should be sufficiently, but not always totally, cleared of brush to allow easy access for measurements at work, and visibility of topography. Please consult with the EHS-Sr. prior to clearing your lot extensively.

Notes:

Tax Map: 71-(A)-65

Property Address: 283 Pond Avenue

Present Owners: Gerald W. White

Keith Edward White

See Instrument #01-0002999 for Title Reference.

Adjusted Area: 1.792 Acres

Tax Map: 71-(A)-65E

Property Address: 318 Shade Tree Ln.

Present Owner: Jonathan E. Seeders

See Instrument #15-1167 for Title Reference.

Adjusted Area: 1.921 Acres

Line #	Bearing	Distance
L1	N 03°37'15" W	52.50'
L2	S 00°21'29" W	150.00'
L3	S 45°54'30" E	30.71'
L4	S 01°41'23" W	85.00'
L5	S 32°54'14" W	55.78'
L6	S 33°02'46" W	99.37'
L7	S 32°54'52" W	142.33'
L8	N 04°04'21" W	99.67'
L9	N 04°00'56" W	141.14'
L10	N 83°56'08" W	181.52'
L11	S 83°21'02" E	222.69'
L12	S 83°27'59" E	224.17'
L13	S 14°13'45" W	228.38'

*Note: Line 13 is Hereby Vacated

**Boundary Adjustment of
White and Seeders Properties
(Based on a current Field Survey)
Marksville District, Page County, Virginia**

**INGRAM - HAGEN,
A Division of Lineage**

Surveyors - Engineers - Planners

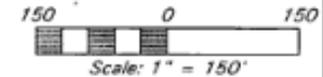
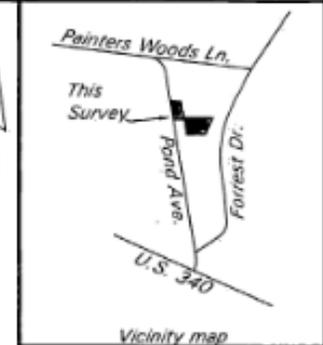
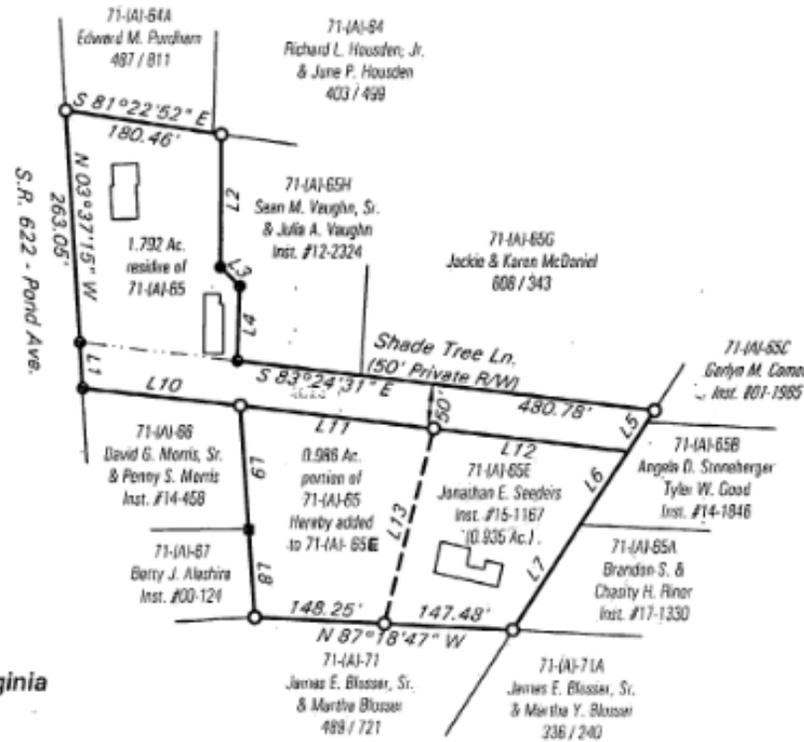
140 OLD BRIDGEWATER ROAD

MOUNT CRAWFORD, VIRGINIA 22841

Telephone: (540) 828-2778

These parcels fall within Zone X, as shown on Page Co. F.I.R.M. #51139C0159D.

- = Iron Pipe Found
- = Iron Pin Found
- = Post



Shade Tree Lane - subject to a maintenance agreement recorded in Deed Book 454, Page 651.

Date: January 18, 2018
Scale: 1" = 150'



Note:
A Current Title Report
was not furnished
for this survey
Job #23527

This is not a true, certified copy unless the signature hereon is an original signing.

This instrument was prepared by Robert S. Janney, Esquire (FSB #1465) of Janney & Janney, P.L.C.
Pursuant to Virginia Code §17.1-213, Fann American Title Insurance Company is the insurer for insuring this instrument.

Tax Map #71-(A)-45E and Portion of Tax Map #71-(A)-45

Consideration: \$1,000.00

**DEED OF BOUNDARY LINE ADJUSTMENT
AND
ACKNOWLEDGMENT OF EASEMENT**

THIS DEED OF BOUNDARY LINE ADJUSTMENT AND ACKNOWLEDGMENT OF EASEMENT, is made and entered into as of this 15th day of March, 2018, by and between GERALD W. WHITE and KEITH EDWARD WHITE, GRANTORS/GRANTEES, whose address is 283 Pond Avenue, Stanley, Virginia 22851, and JONATHAN E. SEEDERS, GRANTOR/GRANTEE, whose address is 318 Shade Tree Lane, Stanley, Virginia 22851, and provides as follows, to-wit:

WITNESSETH:

WHEREAS, Gerald W. White and Keith Edward White are the owners of that certain tract or parcel of land currently assessed as containing 3.124 acres identified as Tax Map #71-(A)-65 on the land records of Page County, Virginia and being the same property which was conveyed to Gerald W. White and Keith Edward White by deed of Clarice C. White, Widow (aka Clarice B. White) by deed dated February 14, 2001 and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia as Instrument #2001-2999, subject however, to a life estate reserved by Clarice C. White; and

WHEREAS, the reserved life estate of Clarice C. White ceased upon her death on November 23, 2010; and

WHEREAS, Jonathan E. Seeders is the owner of that certain tract or parcel of land assessed on the tax map records of Page County, Virginia as Tax Map #71-(A)-65E as now containing 0.935 acres acquired by him by deed of Fannie Mae n/k/a Federal National Mortgage Association dated May 28, 2015 and recorded in the aforesaid Clerk's Office as Instrument #2015-1167; and

WHEREAS, the said Gerald W. White and Keith Edward White and Jonathan E. Seeders, desire to adjust the boundary lines between Tax Map #71-(A)-65 and Tax Map #71-(A)-65E as more particularly shown on the attached plat entitled "Boundary Adjustment of White and Seeders Properties" prepared by Clint Harmon, Land Surveyor, dated January 18, 2018 so that the new and

JANNEY & JANNEY, P.L.C.
ATTORNEYS AT LAW
Lynch, Virginia

correct boundary line between Tax Map #71-(A)-65 and Tax Map #71-(A)-65E shall be as shown on the attached plat and the line delineated as L13 shall be vacated, but no other boundary lines shall be vacated so that as a result of this boundary line adjustment deed, the tract containing 0.986 acres (portion of Tax Map #71-(A)-65) as shown on the attached plat shall become a part of Tax Map #71-(A)-65E (originally containing 0.935 acres, but as a result of this deed will now contain 1.921 acres) and shall not hereafter be sold separate and apart from said tract except in compliance with all of the zoning and subdivision ordinances of Page County, Virginia and with appropriate consent as required by said governmental units.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the boundary lines between the parcels of the parties are hereby adjusted as provided herein and the said Gerald W. White and Keith Edward White do hereby bargain, grant, transfer, sell and convey with General Warranty and English Covenants of Title unto Jonathan E. Seeders, all of that portion of Tax Map #71-(A)-65 which lies west of the line identified as L13 on the attached Harmon plat which said portion of Tax Map #71-(A)-65 herein and hereby conveyed contains 0.986 acres and by this deed, the said 0.986 acres is hereby conveyed with General Warranty and English covenants of title unto the said Jonathan E. Seeders, subject to the covenant that said 0.986 acres shall be attached to Tax Map #71-(A)-65E and shall not hereafter be sold separate and apart from said tract except in compliance with the applicable Page County Code and ordinances.

The said Jonathan E. Seeders joins in the execution of this deed to agree to these boundary line adjustments and to further agree that upon the recordation of this deed, that the true and correct boundary line between Tax Map #71-(A)-65E and the residue of Tax Map #71-(A)-65 will be as shown on the attached plat and as just previously described in this instrument.

The parties hereto further join in the execution of this deed to acknowledge the existence of a 50' private right of way known as Shade Tree Lane which said right of way runs from State Route 622 (Pond Avenue), across the remaining lands of White to and for the benefit of adjacent lands all as more particularly shown on said Harmon plat dated January 18, 2018.

The conveyance of the foregoing real estate is made subject to all easements, restrictions

and conditions of record in the Clerk's Office of Page County, Virginia, affecting said real estate
which have not expired or otherwise become self-limited by time.

WITNESS the following signatures and seals.

Gerald W. White (SEAL)
GERALD W. WHITE

COMMONWEALTH OF VIRGINIA
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 30th day of April, 2018, by Gerald W. White, in my County and State aforesaid.

My commission expires: 7/31/2020

Registration Number: 157967



Alison R. Seal
Notary Public

Keith Edward White (SEAL)
KEITH EDWARD WHITE

COMMONWEALTH OF VIRGINIA
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 30th day of April, 2018, by Gerald W. White, in my County and State aforesaid.

My commission expires: 7/31/2020

Registration Number: 157967

Alison R. Seal
Notary Public



Jonathan E. Seiders (SEAL)
JONATHAN E. SEIDERS

COMMONWEALTH OF VIRGINIA
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 30th April day of 2018, by

Jonathan E. Seiders, in my County and State aforesaid.

My commission expires: 7/31/2020

Registration Number: 157967

Alison R. Seal
Notary Public


APPROVED FOR RECORDING THE 27th DAY OF March, 2018
PAGE COUNTY PLANNING COMMISSION

BY: [Signature]

MEY & JAMES, PLC
ATTORNEYS AT LAW
LEWIS, VIRGINIA

INSTRUMENT 18000006
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
May 1, 2018 AT 12:01 PM
\$8.00 GRANTOR TAX HAS PAID AS
REQUIRED BY SEC 58.1-602 OF THE VA. CODE
STATE: \$4.00 LOCAL: \$4.00
C. G. HARKOWITZ, CLERK
RECORDED BY: KRS

Consideration \$154,900.00
Assessed Value \$231,000.00
Tax Map No: 71-A-65E
Grantee Address:
318 Shade Tree Lane
Stanley, VA 22851
Grantor's Address:
P.O. Box 650043
Dallas, TX 75265-0043

Document Prepared By:
Brett Christopher Beehler, Esquire
VA State Bar Number 40475
Acer Title & Escrow, LLC
7910 Woodmont Avenue Suite 750
Bethesda, MD 20814
File No. 15-3755-VA

This Deed, made this the 28th day of May, 2015, by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, party of the first part ("Grantor"); and JONATHAN E. SEEDERS, party of the second part ("Grantee").

Whereas, Grantor is exempt from State, county, municipality, or local recordation, transfer, and grantor's taxation pursuant to 12 U.S.C., Section 1723A(c) of the U.S. Code.

Witnesseth

That For And In Consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special Warranty and English Covenants of title, unto the Grantee, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the County of Page, which has a Lot No. of n/a in Block n/a, Commonwealth of Virginia:

All that tract or parcel of land with all improvements thereon and all rights, easements and appurtenances thereunto belonging, and being situate between State Route #622 and State Route #760 in Marksville Magisterial District of Page County, Virginia and being more particularly bounded and described according to a survey and plat made by Bobby L. Owens, Certified Land Surveyor, dated the 26th day of January, 1990 as follows, to-wit:

BEGINNING at an iron pipe found, a corner with James Blosser and Edward Blosser, thence with the line of Edward Blosser N 87-18-47 W 147.48 feet to an iron pin set, a new corner; thence making new lines through White N 14-13-45 E 228.38 feet to an iron pipe in a 75 foot diameter cul-de-sac near the end of a new 50 foot right-of-way to serve this property; thence S 83-27-59 E 224.17 feet to an iron pipe in the line of Stoneberger; thence with Stoneberger S 33-02-46 W 99.38 feet to an iron pipe found, a corner with another parcel owned by Stoneberger; thence with Stoneberger S 32-54-52 W 142.33 feet to the beginning and containing 0.935 acres, more or less.

The parties of the first part further grant and convey unto the parties of the second part an easement for a right of way 50 feet in width running from State Route 622 to the tract hereinabove conveyed for the purpose of ingress and egress as set forth on said plat. Said easement shall run with the land.

Title Insurer: First American Title Insurance Company

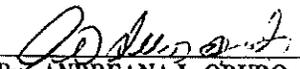
This Conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The Said Grantor covenants that it has the right to convey the said land to the said Grantee; that it has done no act to encumber the same; that the Grantee shall have quiet possession of the said land; free from all encumbrances except mentioned herein, and that, the said Grantor, will execute such further assurances of the land as may be requisite.

This Deed is executed for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION by ROSENBERG & ASSOCIATES, LLC, as its Attorney-in-Fact and does hereby constitute and appoint ANDREANA L. ODURO, as Agent for it and in its name to acknowledge and deliver this instrument as its act and deed for the purposes herein contained.

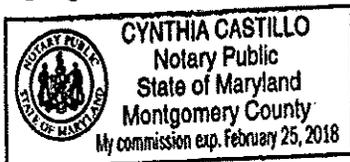
Witness the following signature and seal.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, by ROSENBERG & ASSOCIATES, LLC, As Attorney-in-Fact

 (Seal)
By: ANDREANA L. ODURO, as agent for Attorney-in-Fact

State of Maryland, Montgomery County, ss:

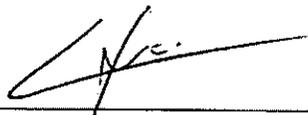
The Aforegoing Deed was acknowledged before me on the 28th day of May, 2015 by ANDREANA L. ODURO, who is named as Agent of the Attorney-in-Fact for the Grantor Corporation, by virtue of the authority vested in him/her by said Corporation, and acknowledged said instrument to be the act and deed of said Corporation and that he/she executed the foregoing and annexed deed



My Commission Expires: 02/25/2018

AFTER RECORDING MAIL TO:

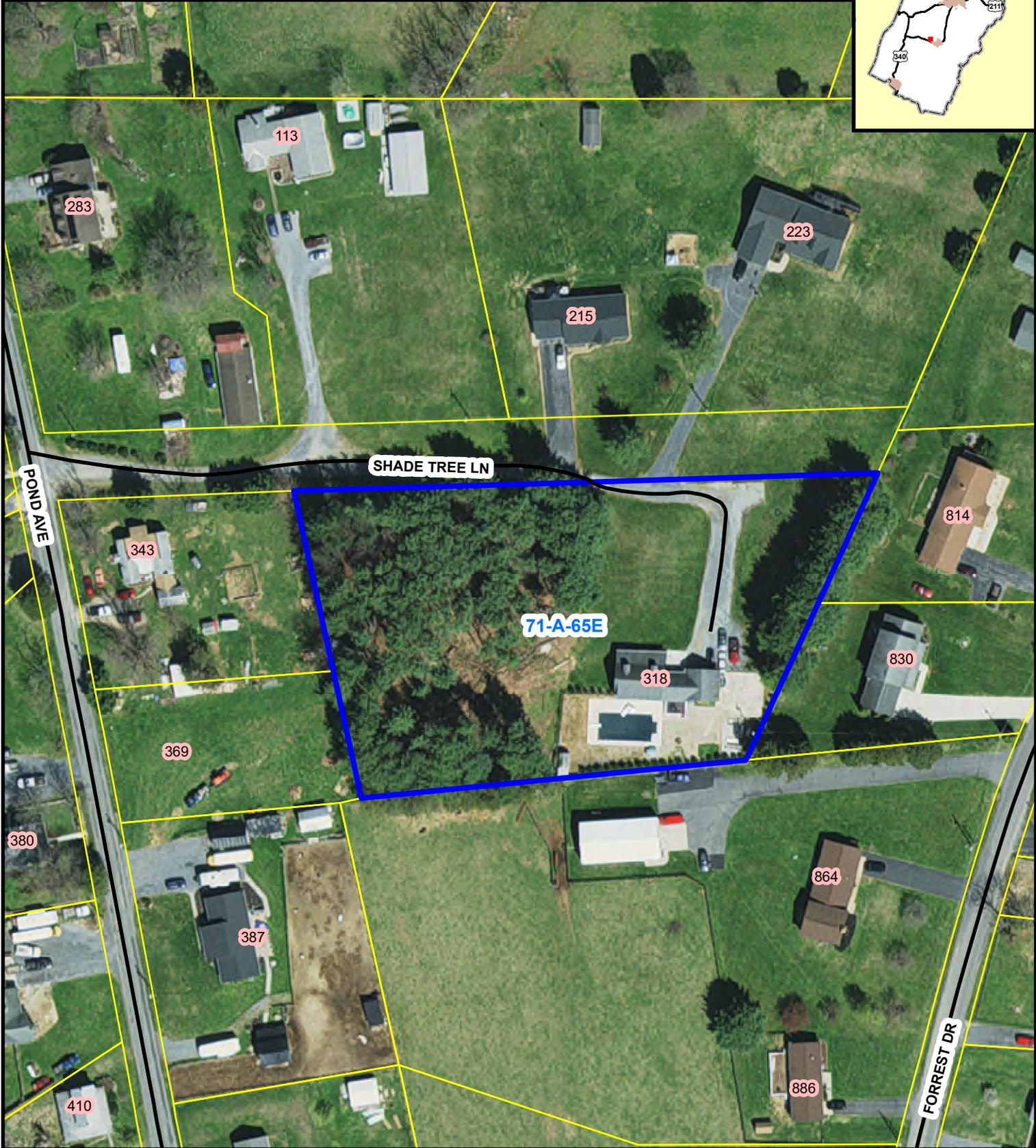
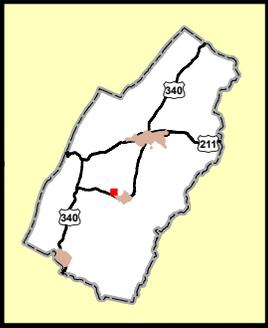
Acer Title & Escrow, LLC
7910 Woodmont Avenue, Suite 750, Bethesda, MD 20814


Cynthia Castillo Notary Public
INSTRUMENT #15000113
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY ON
JUNE 24 2015 AT 03:45PM

C. R. WILSON, CLERK
RECORDED BY: HED

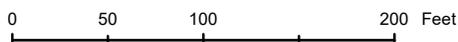


Tax Map ID 71-((A))-65E Aerial Imagery



Legend

- Roads
- Tax Map ID 71-((A))-65E
- Other Lots

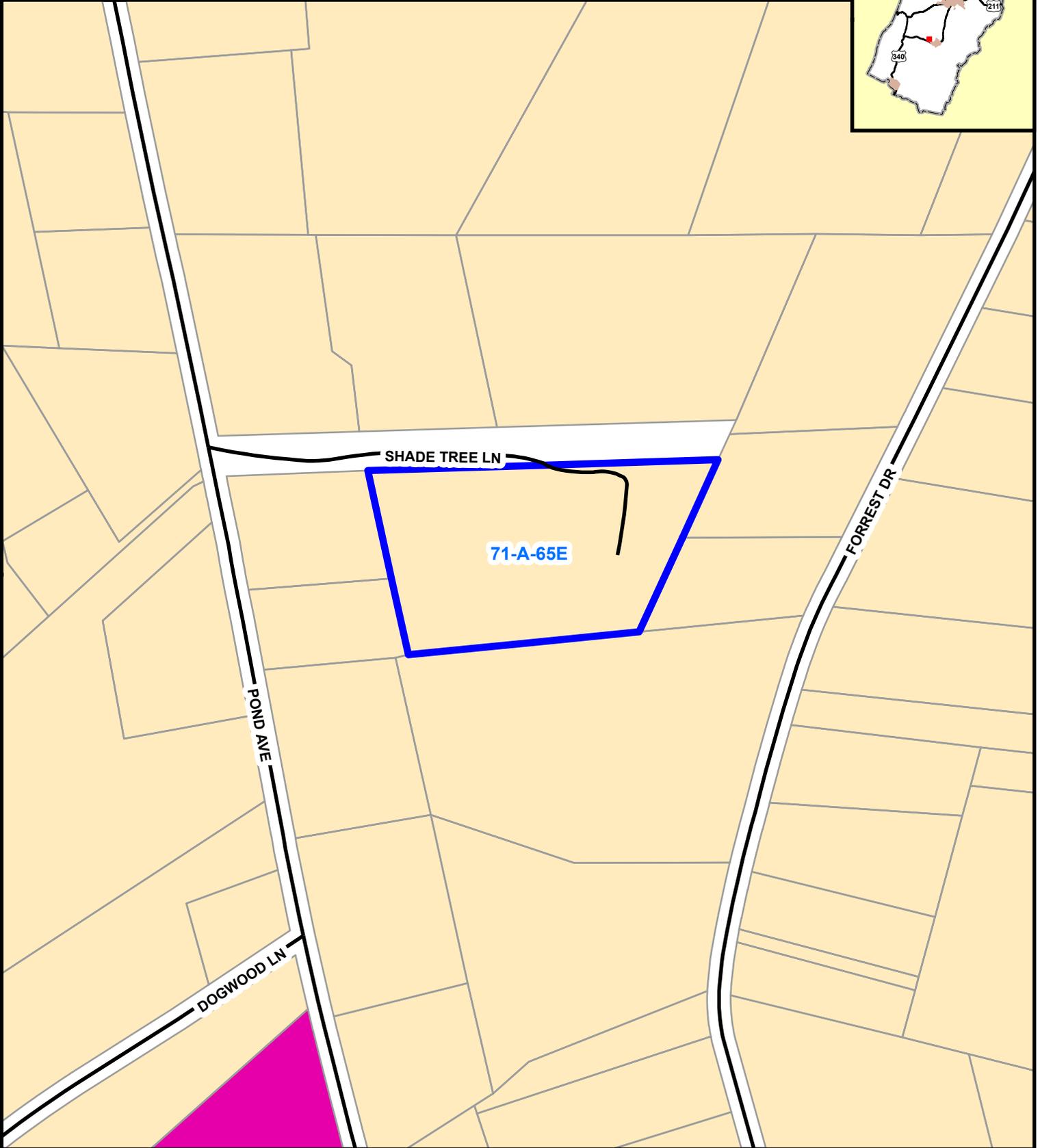
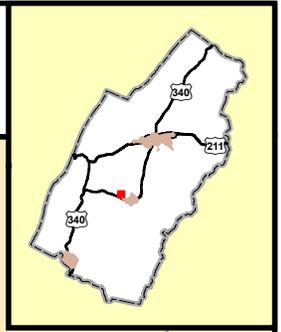


October 6, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only

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))-65E Zoning



Legend

— Roads

 Tax Map ID 71-((A))-65E

□ Other Lots

Current Zoning

Agricultural

Industrial

0 100 200 400 Feet



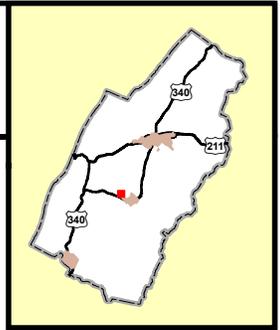
October 6, 2025
Page County GIS Department

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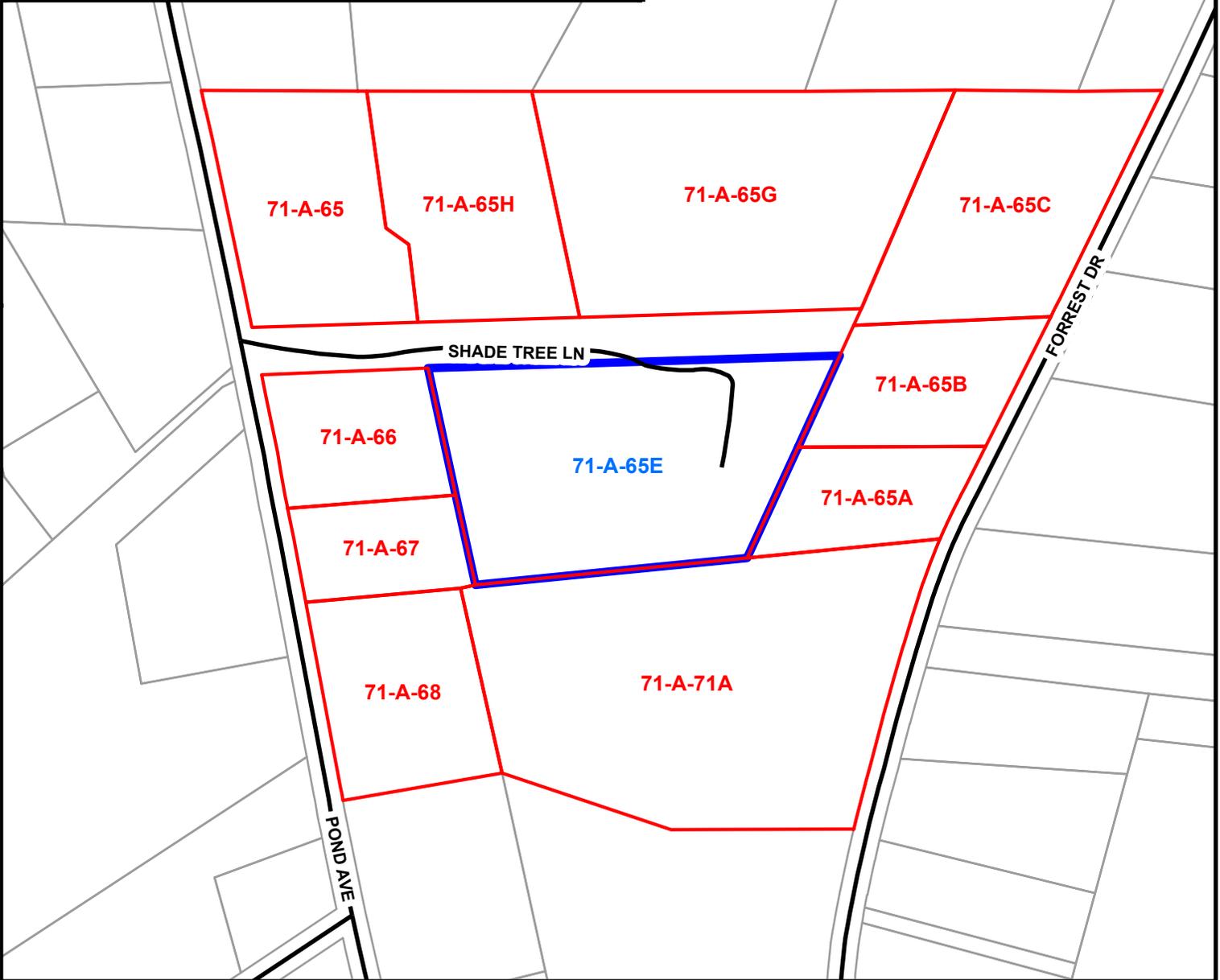


Tax Map ID 71-((A))-65E

Neighboring Parcels

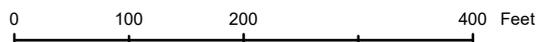


Tax Map ID	Acreage	Zoning	Property Owner
71-A-65	1.79	A-1	LOHR JOHN W & SANDRA
71-A-65A	0.5	A-1	RINER BRANDON S & CHASITY H
71-A-65B	0.66	A-1	STONEBERGER ANGELA D & GOOD TYRLER W
71-A-65C	1.14	A-1	PAINTER STONE A
71-A-65G	2.24	A-1	MCDANIEL JACKIE D & KAREN L
71-A-65H	0.93	A-1	VAUGHN SAN M SR & JULIE A
71-A-66	0.64	A-1	MORRIS DAVED G SR & PENNY S
71-A-67	0.41	A-1	HILLIARD LARRY D & HELEN M
71-A-68	0.61	A-1	HILLIARD LARRY D & HELEN M
71-A-71A	2.75	A-1	BLOSSER JAMES E & MARTHA Y



Legend

- Roads
- Neighboring Parcels
- Tax Map ID 71-((A))-65E
- Other Lots



October 6, 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
71-A-65	1.79	A-1	LOHR JOHN W & SANDRA	283 POND AVE	283 POND AVE	Stanley	VA	22851
71-A-65A	0.5	A-1	RINER BRANDON S & CHASITY H	830 FORREST DR	830 FORREST DR	Stanley	VA	22851
71-A-65B	0.66	A-1	STONEBERGER ANGELA D & GOOD TYLER W	814 FORREST DR	814 FORREST DR	Stanley	VA	22851
71-A-65C	1.14	A-1	PAINTER STONE A	780 FORREST DR	1288 PINEY WOODS RD	Luray	VA	22835
71-A-65G	2.24	A-1	MCDANIEL JACKIE D & KAREN L	215 SHADE TREE LN	215 SHADE TREE LN	Stanley	VA	22851
71-A-65H	0.93	A-1	VAUGHN SAN M SR & JULIE A	383 POND AVE	383 POND AVE	Stanley	VA	22851
71-A-66	0.64	A-1	MORRIS DAVID G SR & PENNY S	343 POND AVE	343 POND AVE	Stanley	VA	22851
71-A-67	0.41	A-1	HILLIARD LARRY D & HELEN M	369 POND AVE	387 POND AVE	Stanley	VA	22851
71-A-68	0.61	A-1	HILLIARD LARRY D & HELEN M	387 POND AVE	387 POND AVE	Stanley	VA	22851
71-A-71A	2.75	A-1	BLOSSER JAMES E & MARTHA Y	864 FORREST DR	864 FORREST DR	Stanley	VA	22851

MINUTES
PAGE COUNTY BOARD OF ZONING APPEALS
September 16, 2025

Members Present:

Paul Otto, District 1

Kevin Moyer, District 3

Members Absent:

John Coleman, Chairman, District 2

Vacant, District 4

Vacant, District 5

Staff Present:

Cassie Richards

Josh Hahn

Call to Order:

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

Adoption of Agenda:

Mr. Otto made a motion to adopt the agenda as amended to table By-Laws Discussion and Election of Officers from New Business. The motion was seconded by Mr. Moyer. The motion passed unanimously (2-0).

Public Hearings:

A. Leigh Gordon- Variance Application

Mr. Moyer opened the public hearing at 10:13 a.m.

Ms. Richards presented the following staff memo:

Leigh Gordon has filed a variance application for property located on Mountain Top Drive, Luray, VA, and further identified by tax map number 21-A-14. The property contains 0.967 acre and is zoned as Woodland Conservation (W-C). Pursuant to § 125-9. F of the Page County Zoning Ordinance, the minimum front setback requirement for a single-family dwelling is 50 feet from the right-of-way of the road, and the minimum side setback requirement for a single-family dwelling is 20 feet. The applicant is requesting that a variance be granted to allow for a ten (10) feet front setback and a ten (10) feet side setback. If the variance is granted, the applicant plans to place a 26'x26' new single-family dwelling on tax map number 21-A-14.

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 before any construction takes place.
- 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 675 (Fort Valley Rd).
- Page County Health Department, Per Ashley Walker “Health department has no objections to the variance request and no objections to the proposal.

Pursuant to §15.2-2204 of the Code of Virginia, adjoining and adjacent property owners have been notified. Ms. Richards noted that any written comments that had been received are attached in packet and hard copies were provided at public hearing.

She concluded noting the applicant was present for any questions.

There being no speakers, the public hearing was closed at 10:15 a.m.

Mr. Otto stated that from the topo why you would want a reduction in the front setback; however, I cannot see clearly from what’s been presented why you need a reduction in the side setback from 20ft to 10ft. Mr. Moyer asked Mr. Otto if he has been to the site. Mr. Otto explained he wanted to do a site visit. Mr. Moyer asked Mr. Gordon if this property was where the wildfires had gone through. Mr. Moyer explained that the lots up there are really narrow and it’s the top of Massanutten mountain and it’s nothing but rocks. He explained he tore down one of the houses that burnt. It took twice as long because if you lost a rock it would up on the highway down below you. Mr. Moyer stated Mr. Gordon has very little room to work with. It’s just so narrow and position it between the rocks and what little bit of ground.

Mr. Otto asked with all that rocky soil, how can you get a perk? Mr. Gordon explained they have contacted Greenway Engineering, and they have been up three times already. We have met up there twice. Mr. Gordon stated when they met they had a mini excavator and were able to dig through that. He was satisfactory with the soil conditions that were up there. Mr. Gordon explained that adjoining property owner Mrs. Williams has a drain field at her site, as well. Mr. Gordon stated like Mr. Moyer said its very, very challenging. It’s very close - you can’t really tell by the plat how narrow those lots are. They are only barely a 100-feet wide. He stated by the time you try to get a drain field in there, any kind of structure at all, and any kind of driveway, you are out of space, totally. Mr. Gordon explained that they left that to the professionals before they went much further on this. They had Greenway come to do their soil analysis. He has a septic permit that the County has already issued, so that has been taken care of.

Mr. Otto stated, once you get through to the surface rock you have perkable soils. Mr. Moyer explained that it’s not clay up there. It’s all sandy like the sandstone, it’s good dirt underneath, just rocky on top. Mr. Gordon explained they will just have to work around some of the rocks that are there. A lot of them can be moved, but it just depends on the size of the rock. Anything like that, we can move.

Mr. Otto stated that is all the questions he had for the applicant. He had one question for staff. He would like clarification on from what point the front setback would be, as he understands it's supposed to be from the right-of way of the road. Ms. Richards stated that was correct. Mr. Otto asked if the 1977 fire service line is that the right-of-way of the road, is that the line the setback will be made from. Ms. Richards answered it's from the deeded right-of-way, explaining it would be Mountaintop Drive. Mr. Otto stated the right-of-way goes beyond the width of the road in most cases. Ms. Richards explained that staff measures from the edge of the right-of way, explaining if the right-of-way is 30 feet then we would start measuring at half of that which is 15 feet to the front property line. From that point of the front property line you are measuring into your setback. Mr. Otto asked if it was a forty-foot right-of-way.

Mr. Hahn explained to answer Mr. Otto's question, when a zoning permit is received, when staff goes out to do a site visit, they will frequently require the property or application to actually mark the edge of the right-of-way. That's what they are to measure out from to apply our zoning ordinance. If that right-of-way is not marked, they will typically use the centerline of the right-of-way, but they are still going by what the property owner is representing. It is incumbent upon the property owner to demonstrate where that right-of-way is or hire surveyor to come out and mark it for them. If they are not representing where that right-of-way is and later it is determined there is a violation, staff will issue a notice of violation. But we aren't surveyors, so we can't go out there and determine the corner for them. If the legal question is where are supposed to measure from, it will be from the edge of the right-of-way as represented in the plat or deed.

Mr. Otto explains that in these papers, the right-of-way is defined as a 40-foot right-of-way, granted by one of the property owners to the park service. In that case, would you measure into the center of road, then come back 20 feet? Mr. Hahn answered in absence of markings of the actual edge right-of-way, yes. Mr. Hahn also explained that perhaps the applicant can speak to it, as well - there is some degree of confusion or disagreement with the forestry service/George National Forest regarding who owns the property within the right-of-way and the property to the North East side. The plat that you have in the packet is the property owners attempt to make their claim as their actual edge of their property. The County takes no position on that. We assess and map as per plats that are earlier recorded by a licensed surveyor. Mr. Hahn stated that was a duly recorded surveyor, so that is why we mapped it that way. You will notice if you look at the online GIS that not all parcels are showing going across the road, because we only received those two surveys that show going across road. Mr. Moyer stated that is was his understanding that road has been in existence for so long that even the forest service can't use the road.

Mr. Otto stated that it is reasonable to assume that if a survey was done on either one of those two lots, the line would be determined as an extension of the lines on the lots of either side. He explained lot 21-A-13 and the lot south of 21-A-15 have been surveyed, and they are showing that monumented line.

Mr. Hahn explained he has seen a plat for all these lots, but this is a modern plat. These are the only two lots that have been recently surveyed. I know that the applicant can probably speak to some problems that a previous surveyor had created and some error in property lines that have led to some court cases, and ultimately this past year a boundary line adjustment to try to correct the line. Mr. Hahn referred to the plat that shows the hereby-extinguished lot line - this was based on a court decision. The original lot line is where you're actually seeing the line, which was moved this past year.

Mr. Otto explains he is trying to provide some basis on which to avoid disputing in the future. Mr. Hahn stated regardless its not the front line as represented by those lot lines all the way to the west - the setback we would be imposing is from the right-of-way as represented in deed and plat. If the variance is granted, it would be for whatever the distance the variance is granted from that right-of-way as described by deed and plat.

Mr. Otto made a motion to approve the variance request as requested. The motion passed unanimously by roll call vote (2-0).

Unfinished Business:

None

New Business:

A. Adoption of Minutes- June 18, 2024; June 17, 2025

Mr. Otto made a motion to approve the minutes of June 18, 2024 and June 17, 2025 as presented, with stipulation that Mr. Otto was not present at the June 18, 2024.

Adjourn:

Mr. Otto made a motion to adjourn the meeting. Mr. Moyer seconded the motion. The motion passed unanimously (2-0). The meeting was adjourned at 10:30 a.m.

John Coleman, Chairman



**BYLAWS
PAGE COUNTY BOARD OF ZONING APPEALS**

Amended September 16, 2025

THE FOLLOWING BYLAWS SHALL SUPERSEDE ALL OTHER WRITTEN OR UNWRITTEN BYLAWS FOR THE PAGE COUNTY BOARD OF ZONING APPEALS.

ARTICLE I – AUTHORIZATION

1-1 The official title of this body shall be the Page County Board of Zoning Appeals, hereinafter referred to as the “Board” established by and in conformance with Chapter 125-55 of the Code of Page County (~~hereinafter~~ ~~hereinafter~~ “Zoning Ordinance”) and in accordance with the provisions of the Code of Virginia (1950) as amended, Sections 15.2-2308 through 15.2-2312.

ARTICLE II – PURPOSE

2-1 The primary purpose of the Board is to authorize variances from certain terms of the Zoning Ordinance in specific cases and to decide appeals of decisions of the Zoning Administrator. These purposes are to be carried out within the terms of the Zoning Ordinance and the Code of Virginia.

ARTICLE III – MEMBERSHIP

- 3-1 The Board shall consist of five members appointed by the Circuit Court of Page County. One member of the board shall represent each district in the County Of Page.
- 3-2 The term of office shall be for five years, except that of the first five members appointed, one shall serve for five years, one for four years, one for three years, one for two years, and one for one year.
- 3-3 Members of the Board shall hold no other public office in the County except that one may be a member of the County Planning Commission.
- 3-4 Any member of the Board shall be disqualified to act upon a matter before the Board with respect to property in which the member has a legal interest.
- 3-5 “Subject to availability of funds, each member shall attend a Virginia Certified Board of Zoning Appeals program during the first year of appointment. New appointees who have previously completed the Program need not attend a second time.”
- 3-6 In order to promote proper representation of their District, the Board shall be notified if any member misses three (3) consecutive meetings.

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ARTICLE IV – SELECTION OF OFFICERS

- 4-1 Officers of the Board shall consist of a chairman, vice-chairman and secretary.
- 4-2 Nomination of officers shall be made from the floor at the first meeting of the new year. Election of officers shall follow immediately. A candidate receiving a majority vote of the entire membership shall be declared elected.
- 4-3 The elected officers will assume their office at the end of the meeting.
- 4-4 Term of office shall be for one (1) year or until a successor takes office.
- 4-5 The board may elect as its secretary either one of its members or a qualified individual who is not a member of the Board. A secretary who is not a member of the Board shall not be entitled a vote on matters of the Board.

ARTICLE V – DUTIES OF OFFICERS

5-1 The chairman shall:

- 5-1-1 Preside at all meetings
- 5-1-2 Rule on procedural questions (subject to reversal by two-thirds majority vote of the members present)
- 5-1-3 Report official communication at the next regular meeting
- 5-1-4 Certify official documents
- 5-1-5 Certify minutes as true and correct copies
- 5-1-6 Submit an annual budget for the Board to the Board of Supervisors

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5-2 The vice-chairman shall:

- 5-2-1 Assume the full power of the chairman in the absence or inability of the chairman to act

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5-3 The secretary shall:

- 5-3-1 Record attendance at all meetings
- 5-3-2 Record minutes of the Board meetings
- 5-3-3 Notify members of all meetings
- 5-3-4 Maintain a file of all official Board records and reports
- 5-3-5 Give notice and be responsible for publishing notices of all Board public hearings and public meetings
- 5-3-5 Attend to all correspondence for the execution of the duties and functions of the Board

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ARTICLE VI- MEETINGS

- 6-1 Meetings for the Board shall be held on the 3rd Tuesday of the month, when a public hearing is to be held, at 10:00 a.m. When a meeting falls on a legal holiday, the

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meeting shall be held on the day following unless the Board elects an alternate day.

6-2 All meetings of the board shall be open to the public except those meetings allowed to be held in executive session by law.

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6-3 The Page County Board of Zoning Appeals shall not conduct any meeting wherein the public business is discussed or transacted through telephonic, audio, video, electronic, or other communication means where the members are not physically assembled, except as provided in Virginia Code §2.2-3708 or as provided hereafter. Nothing in this policy shall be construed to prohibit the use of interactive audio or video means to expand public participation.

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A. A board member may participate in a meeting through electronic communication means from a remote location that is not open to the public:

1. If, on or before the day of the meeting, the board member notifies the Board of Zoning Appeals Chairman that he or she is unable to attend the meeting due to an emergency or personal matter and identifies with specificity the nature of the emergency or personal matter, the Board, by a majority vote, approves electronic participation by the board member, and the Board records in its minutes the specific nature of the emergency or personal matter and the remote location from which the member participated. Such participation by a board member shall be limited each calendar year to two meetings; or
2. If a board member notifies the Board of Zoning Appeals Chairman that he or she is unable to attend a meeting due to a temporary or permanent disability or other medical condition that prevents the member's physical attendance, the Board, by a majority vote, approves electronic participation by the board member, and the Board records this fact and the remote location from which the member participated in its minutes.

B. A board member may participate in a meeting by electronic means only when:

1. A quorum of the board is physically assembled at the primary or central meeting location; and
2. The Board makes arrangements for the voice of the remote participant to be heard by all persons at the primary or central meeting location.

ARTICLE VII – VOTING

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7-1 A majority of the members shall constitute a quorum.

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7-2 No action of the Board shall be valid unless authorized by a majority vote of those present and voting.

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7-3 Any member of the Board who has a conflict of interest on any matter that is on the Board of Zoning Appeals agenda will tell the chairman and shall voluntarily excuse himself/herself, vacate his/her seat, and refrain from discussing and voting on said items as a Board member.

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7.4 All Board members who do not have a conflict of interest shall vote on each item either for or against.

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7.5 The chairman of the Board shall have the authority to administer a roll call for vote on any vote taken during a Board meeting.

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ARTICLE VIII – ORDER OF BUSINESS

8.1 The agenda for all meeting will be set by the chairman and the Board staff submitted to members at least five (5) days before the meeting.

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8-2 Order of Meeting

8-2-1 Call to Order

8-2-2 Determination of a quorum

8-2-3 Adoption of Agenda

8-2-4 Consideration of Minutes

8-2-5 Public Hearing

8-2-6 Unfinished Business

8-2-7 New Business

8-2-8 Open Discussion

8-2-9 Adjournment

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8.3 The rules contained in the current edition of Robert's Rules Simplified shall govern this organization in all cases in which they are applicable and in which they are not inconsistent with the bylaws and any special rules this organization may adopt.

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8.4 The Board shall keep minutes of each meeting, and these minutes shall become a

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public record.

ARTICLE IX – PUBLIC HEARING

9-1 In addition to those required by law, the Board may hold a public hearing on any matter which it deems to be in the public interest.

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9-2 Notice of public hearing shall be made per Code of Virginia, 15.2-2204, as amended.

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9-3 The chairman shall summarize the matter before the Board, allow interested parties to speak, and accept written statements and other documentation pertinent to the matter being addressed.

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9-4 The chairman shall not allow any interested public parties to speak after closing the public hearing unless ~~a~~ questions ~~is~~ ~~are~~ directed to the individual.

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9-5 The chairman has the right to limit time for each item on the agenda to be discussed.

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ARTICLE X – AMENDMENTS

10-1 These bylaws may be amended by a majority of the entire membership after thirty (30) days prior notice.

CERTIFICATION

These by-laws have been duly considered and approved by the membership of the Page County Board of Zoning Appeals.

Attest: _____
Chairman

_____ Date

Secretary

_____ Date

DRAFT 9/2/2023