



BOARD OF ZONING APPEALS
REGULAR MEETING
AGENDA

August 7, 2025
6:00 PM

Council Chambers, Rocky Mount Municipal Building
345 Donald Avenue, Rocky Mount, Virginia

Call to Order and Welcome

1. Roll Call of Members Present
2. Approval of Agenda
3. Review and Consideration of Minutes
 - 3.a. July 3, 2025 - Regular Meeting Minutes
4. Public Hearing
 - 4.a. The applicant, Kevin Wertz, has applied for a variance for 195 Whitten Street, Rocky Mount, Virginia, Franklin County Tax Map and Parcel Number 2120000100, located in the Residential 1 (R1) District. The applicant requests a variance of Article 4-3-1 of the Zoning and Subdivision Ordinance which requires accessory structures to have a property line setback of five feet. The applicant is requesting a reduced setback.
 - Staff Report
 - Applicant Comments
 - Public Comments
5. New Business (None)
6. Board Concerns
7. Staff Updates
8. Adjournment

**TOWN OF ROCKY MOUNT
BOARD OF ZONING APPEALS
MEETING MINUTES
July 3, 2025
6:00 P.M.**

The Board of Zoning Appeals (BZA) of the Town of Rocky Mount, Virginia met at the Rocky Mount Municipal Building on Thursday, July 3, 2025, at 6:00 p.m., with Chair Susan Hapgood calling the meeting to order.

ROLL CALL OF MEMBERS PRESENT

- Susan Hapgood, Chair
- Jason Altice, Vice Chair
- Lucy Goode
- Bud Blanchard

BOARD MEMBERS ABSENT:

- Carol Tuning

STAFF MEMBERS PRESENT

- Jessica Angle, Zoning Administrator
- Cherie Compton, Board of Zoning Appeals Clerk

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Member Bud Blanchard

Second By: Vice Chair Jason Altice

Action: Approved by a unanimous vote of members present

REVIEW AND CONSIDERATION OF MINUTES

Prior to the meeting, the Board received the following draft minutes for review and consideration of approval:

- May 1, 2025- Regular Meeting Minutes

Motion: To approve minutes as presented

Motion By: Vice Chair Jason Altice

Second by: Member Bud Blanchard

Action: Approved by a unanimous vote of members present

PUBLIC HEARING:

The applicant, Brandon Foster, has applied for a variance for Franklin County Tax Map and Parcel Number 2100016000 also known as 110 Grayson Street Rocky Mount, Virginia. The applicant requests a variance of Section 4-3-1 of the Town of Rocky Mount Zoning Ordinance which requires the maximum accessory building height of 12 feet. The applicant is requesting an accessory building height greater than 12 feet.

Zoning Administrator Jessica Angle presented the staff report. Applicant, Brandon Foster was available by phone and answered questions from BZA members.

Hearing no further comments, Chair Susan Hapgood asked for a motion.

Motion: To approve the request for the variance for Franklin County Tax Map and Parcel Number 2100016000, commonly known as 110 Grayson Street.

Motion By: Chair Susan Hapgood

Second By: Member Lucy Goode

Action: Approved by a unanimous vote

NEW BUSINESS

None at this time

BOARD CONCERNS

None at this time

STAFF UPDATES

None at this time

ADJOURNMENT

Motion By: Member Bud Blanchard

Seconded By: Vice Chair Jason Altice

Action: Adjourned by a unanimous vote of members present

Time: 6:14 p.m.

Chair, Susan Hapgood

ATTEST:

Cherie Compton, Secretary

Draft



To: Members of the Rocky Mount Board of Zoning Appeals

From: Jessica L. Angle, Planning & Zoning Administrator

Date: August 1, 2025

Re: Variance Request pending before Board of Zoning Appeals

BOARD OF ZONING APPEALS STAFF REPORT

PETITIONER: Kevin Wertz

HEARING DATE: August 7, 2025

PROPERTY ZONING: R1-Residential

TAX PARCEL: 2120000100– 195 Whitten St, Rocky Mount, Virginia

APPLICABLE REGULATIONS:

4-3-1, accessory structure – minimum setback of five feet

REQUEST: A variance of Article 4-3-1, Table 4-2, of the Town of Rocky Mount Zoning Ordinance requiring accessory structures have a minimum setback of five feet

I. BACKGROUND:

In accordance with Article 3 of the Zoning & Subdivision Ordinance of the Town of Rocky Mount and §15.2-2310 of the Code of Virginia, the applicant, Kevin Wertz, has applied for a variance for Franklin County Tax Map and Parcel Number 2120000100, 195 Whitten Street, Rocky Mount, Virginia, in the R1-Residential District. The subject property is approximately 0.61 acres in size. The zoning ordinance requires that accessory structures maintain a minimum setback of five feet from all side and rear property lines. The applicant proposes locating the accessory structure two feet from the rear property line to allow a 40x40x12 four car garage. Due to the location of the primary residence, the proposed garage cannot be placed any closer to the front of the lot.(See attached sketch)

Proper public notice has been given as required by law. Notices have been mailed to adjacent property owners, a public hearing sign has been posted on site, and the application was advertised in the *Franklin News-Post*.

II. VARIANCE CRITERIA:

FINDINGS TO GRANT A VARIANCE (must meet all)

The strict application of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and

- (1) The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; The property was**



acquired in good faith, and the proposed variance is not seeking to remedy a pre-existing violation or self-created hardship

- (2) **The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;** Staff does not anticipate the reduced setback would negatively affect nearby properties.
- (3) **The condition or situation of the property concerned is not of so general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;** It is not general or recurring.
- (4) **The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;** The request does not result in a new use nor does it alter the zoning classification of the property.
- (5) **The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application.** It is not.

III. SUMMARY

The applicant is requesting a variance to allow a reduced setback at one corner of the proposed structure in order to construct a garage intended to house classic car projects and ensure compliance with the Town’s inoperable vehicle ordinance. The proposed garage size is permissible under the zoning ordinance, contingent upon approval of the reduced setback. The garage will be attached to a new retaining wall that will run along the property line at the side and rear of the structure, as illustrated in pink on the applicant’s submitted sketch. The garage is proposed to match the existing residence in both color and trim. Setback measurements indicate the structure will be approximately eight feet from the right side property line, two feet from the rear property line at the right corner, and fourteen feet at the left rear corner (see attached sketch).

Staff is generally supportive of the garage proposal, as it would bring the property into compliance with inoperable vehicle regulations. However, it is the responsibility of the Board of Zoning Appeals to determine whether the request satisfies the required variance criteria. While staff has not identified a clear hardship associated with the property, there are no anticipated negative impacts to adjacent properties or the surrounding district as a result of the proposed three-foot setback reduction.

POSSIBLE MOTIONS:

Approval

I move that the Board approves the variance request for Tax Map ID No 2120000100 (on the following grounds, if needed): _____

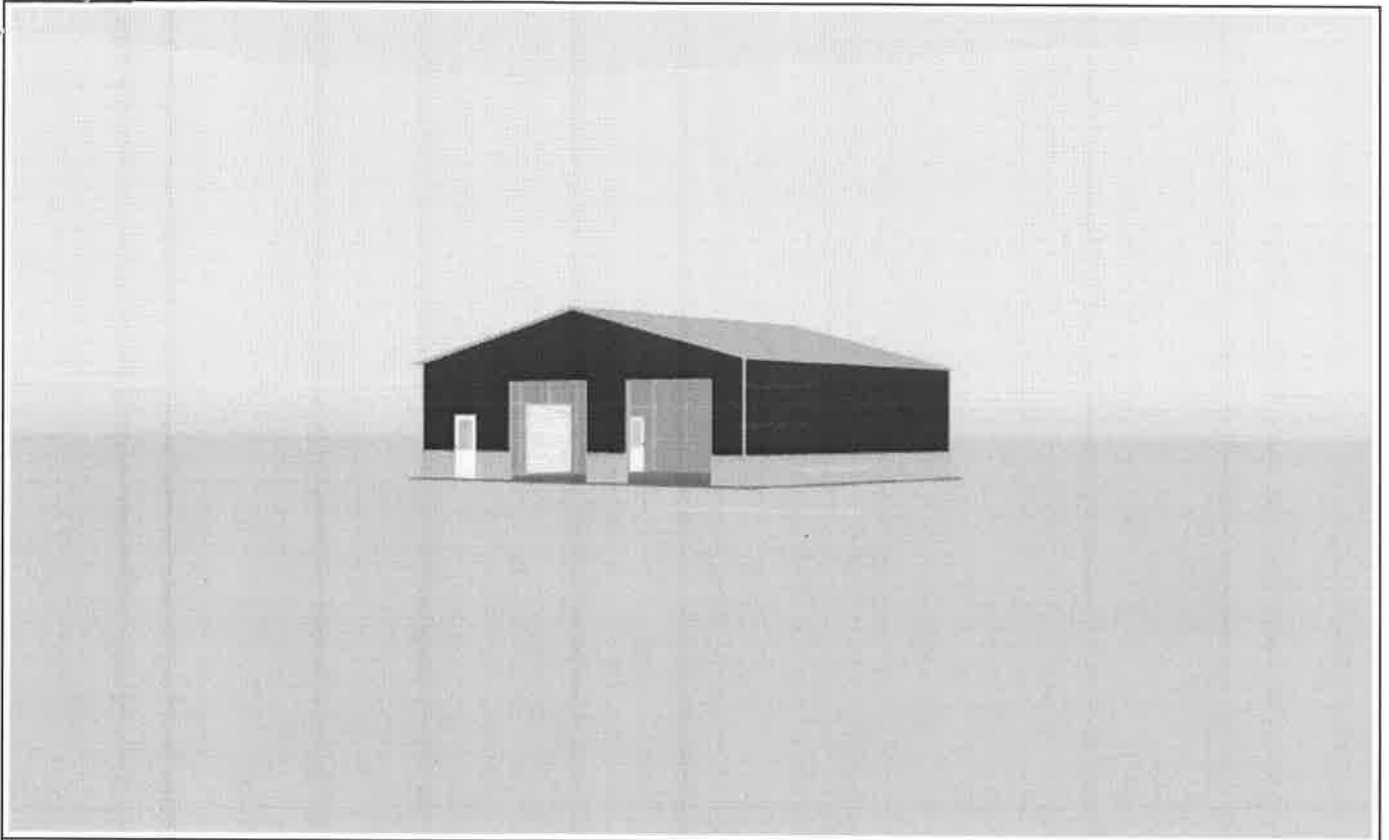
Conditional Approval

I move that the Board approves the variance request for Tax Map ID No 2120000100, with the following conditions: _____

Denial

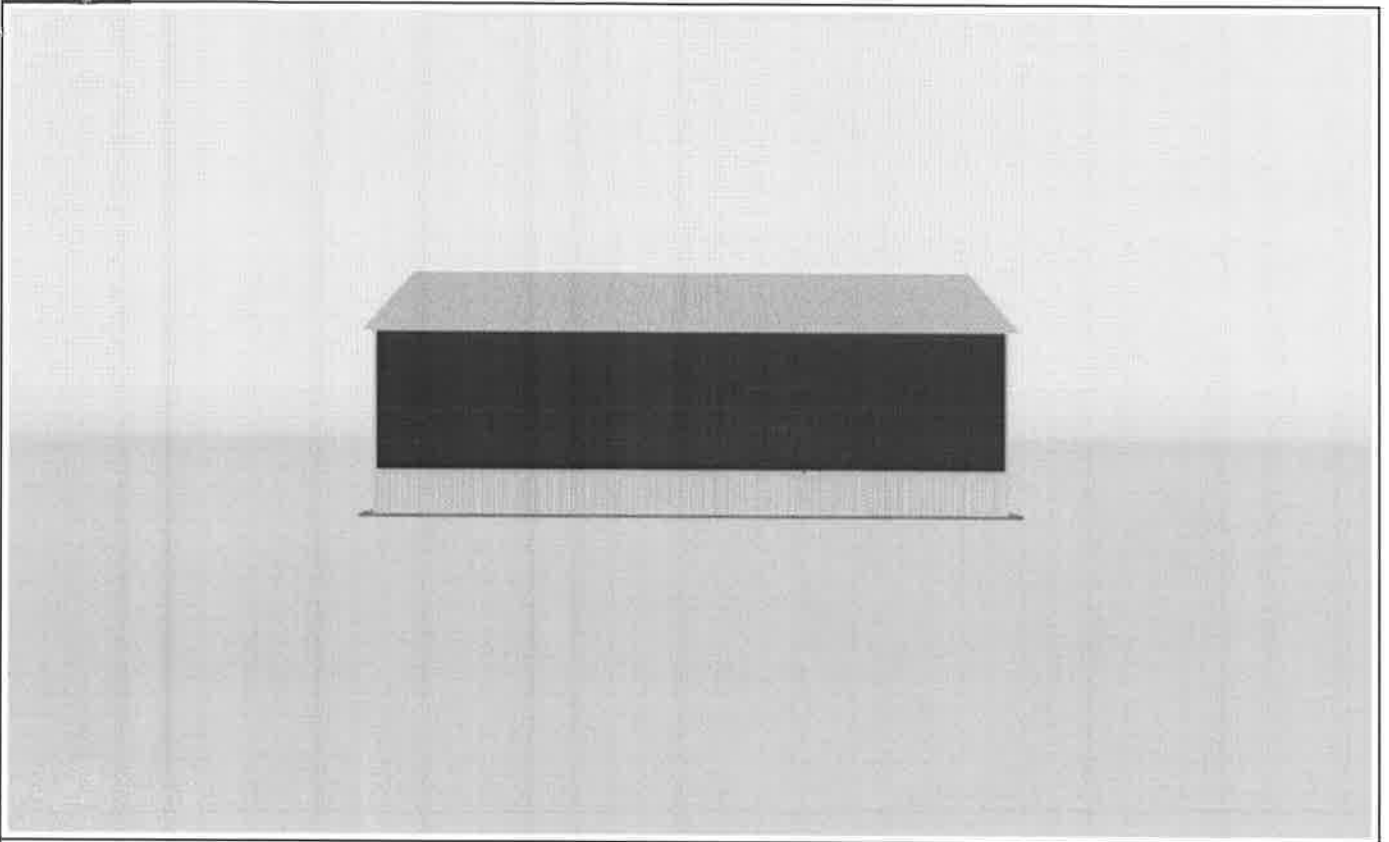
I move that the Board denies the variance request for Tax Map ID No 2120000100 (on the following grounds, if needed) _____

BUILDING VIEW



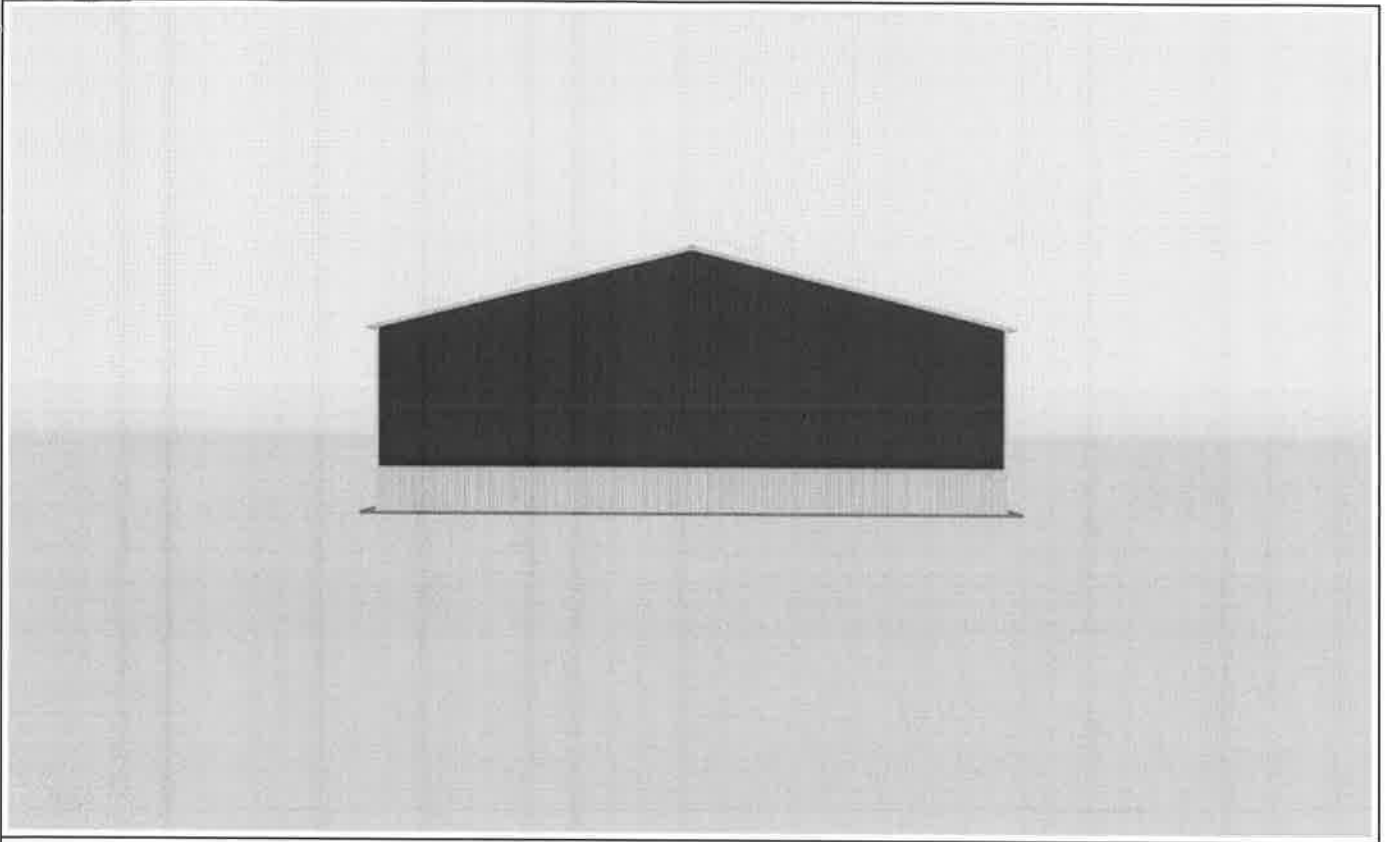
FRONT

BUILDING VIEW



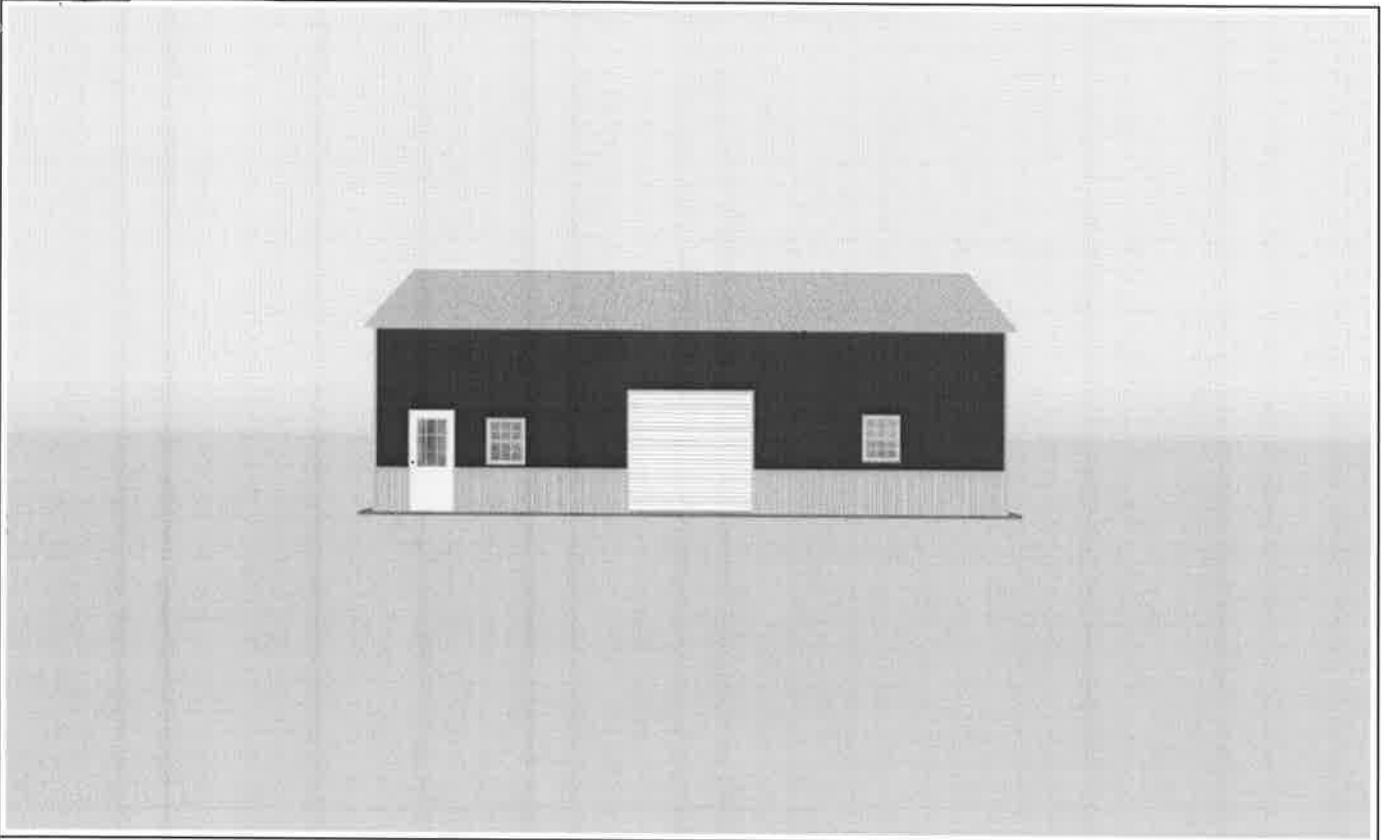
RIGHT

BUILDING VIEW

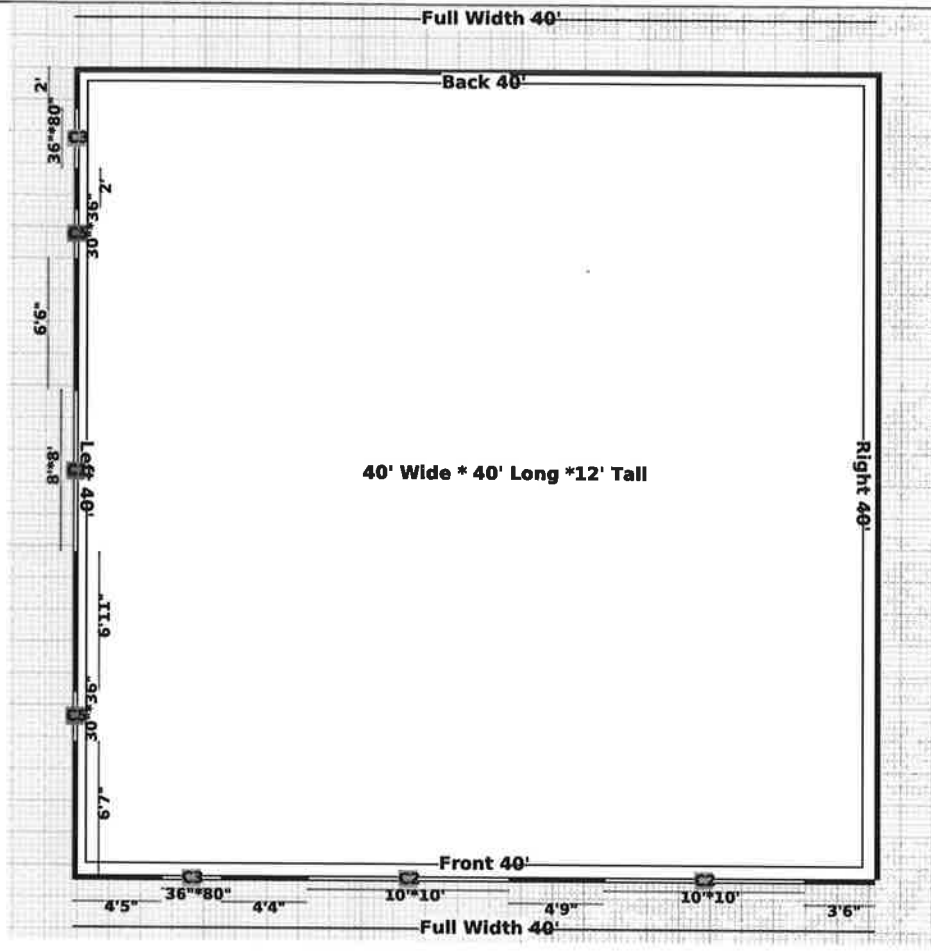


BACK

BUILDING VIEW



LEFT



LEGENDS

- Garage Door
- Garage Door Frameout
- Walk In Door
- Walk In Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola

STEEL BUILDINGS AND STRUCTURES, INC.

offers a variety of installed building packages that include metal carports, metal garages, RV carports, RV covers, metal barns, and storage buildings. Our products are designed to fit most any need that you might have. We manufacture exceptional buildings from quality components in spans up to 60' wide and as long as you need.

STANDARD ITEMS:

- Limited Lifetime Warranty on Vertical Roof Style if Certified
- Sheet Metal and Trim
- 10 year Warranty (limited)
- 2-1/2" x 2-1/2" 14 Gauge Steel Frame
- 29 Gauge Steel Panels with standard galvanized screws
- Rebar Anchors for Ground Installations
- Sleeve Anchors for Cement Installations

OPTIONAL UPGRADES:

- Engineer Certified Units
- 140 MPH – 30 PSF
- Heavier 12 Gauge Galvanized Frame Available

FREE INSTALLATION ON YOUR LEVEL SITE

* BASE PRICES LISTED ARE FOR THE ROOF TOP ONLY
 * FRAME IS 1 FOOT SHORTER THAN THE STATED ROOF LENGTH

CERTIFIED METAL BUILDINGS

32' to 60' Wide Clear Span

ALL UNITS ARE ENGINEER CERTIFIED FOR 140 MPH WIND AND 35 PSF SNOW LOAD



The Company that Builds with Pride™



DOUBLE LEG, 5' ON CENTERS												LADDER LEG, 4' ON CENTERS																	
32x21	34x21	36x21	38x21	40x21	42x21	44x21	46x21	48x21	50x21	52x21	54x21	56x21	58x21	60x21	32x21	34x21	36x21	38x21	40x21	42x21	44x21	46x21	48x21	50x21	52x21	54x21	56x21	58x21	60x21
\$7,420	\$7,880	\$8,296	\$8,700	\$9,300	\$11,064	\$11,910	\$12,760	\$13,600	\$14,460	\$15,300	\$16,150	\$17,000	\$17,850	\$18,700	\$7,420	\$7,880	\$8,296	\$8,700	\$9,300	\$11,064	\$11,910	\$12,760	\$13,600	\$14,460	\$15,300	\$16,150	\$17,000	\$17,850	\$18,700
32x26	34x26	36x26	38x26	40x26	42x26	44x26	46x26	48x26	50x26	52x26	54x26	56x26	58x26	60x26	32x26	34x26	36x26	38x26	40x26	42x26	44x26	46x26	48x26	50x26	52x26	54x26	56x26	58x26	60x26
\$8,700	\$9,200	\$9,700	\$10,200	\$10,700	\$12,470	\$13,895	\$14,880	\$15,800	\$16,720	\$17,880	\$17,850	\$19,840	\$20,830	\$21,820	\$8,700	\$9,200	\$9,700	\$10,200	\$10,700	\$12,470	\$13,895	\$14,880	\$15,800	\$16,720	\$17,880	\$17,850	\$19,840	\$20,830	\$21,820
32x31	34x31	36x31	38x31	40x31	42x31	44x31	46x31	48x31	50x31	52x31	54x31	56x31	58x31	60x31	32x31	34x31	36x31	38x31	40x31	42x31	44x31	46x31	48x31	50x31	52x31	54x31	56x31	58x31	60x31
\$10,100	10,600	\$11,100	\$11,800	\$12,400	\$14,900	\$15,880	\$17,000	\$18,130	\$18,990	\$20,410	\$20,540	\$22,674	\$23,800	\$24,940	\$10,100	10,600	\$11,100	\$11,800	\$12,400	\$14,900	\$15,880	\$17,000	\$18,130	\$18,990	\$20,410	\$20,540	\$22,674	\$23,800	\$24,940
32x36	34x36	36x36	38x36	40x36	42x36	44x36	46x36	48x36	50x36	52x36	54x36	56x36	58x36	60x36	32x36	34x36	36x36	38x36	40x36	42x36	44x36	46x36	48x36	50x36	52x36	54x36	56x36	58x36	60x36
\$11,460	\$12,000	\$12,500	\$13,600	\$14,300	\$16,158	\$17,865	\$19,100	\$20,400	\$21,260	\$22,960	\$23,230	\$25,500	\$26,780	\$28,060	\$11,460	\$12,000	\$12,500	\$13,600	\$14,300	\$16,158	\$17,865	\$19,100	\$20,400	\$21,260	\$22,960	\$23,230	\$25,500	\$26,780	\$28,060
32x41	34x41	36x41	38x41	40x41	42x41	44x41	46x41	48x41	50x41	52x41	54x41	56x41	58x41	60x41	32x41	34x41	36x41	38x41	40x41	42x41	44x41	46x41	48x41	50x41	52x41	54x41	56x41	58x41	60x41
\$12,800	\$13,300	\$14,300	\$15,500	\$16,200	\$17,500	\$19,850	\$21,270	\$22,600	\$23,550	25,520	\$25,930	\$28,340	\$29,760	\$31,180	\$12,800	\$13,300	\$14,300	\$15,500	\$16,200	\$17,500	\$19,850	\$21,270	\$22,600	\$23,550	25,520	\$25,930	\$28,340	\$29,760	\$31,180
32x46	34x46	36x46	38x46	40x46	42x46	44x46	46x46	48x46	50x46	52x46	54x46	56x46	58x46	60x46	32x46	34x46	36x46	38x46	40x46	42x46	44x46	46x46	48x46	50x46	52x46	54x46	56x46	58x46	60x46
\$14,300	\$15,300	16,300	\$17,700	\$18,500	\$20,500	\$21,835	\$23,390	\$24,940	\$25,800	\$28,070	\$28,620	\$31,175	\$32,730	\$34,290	\$14,300	\$15,300	16,300	\$17,700	\$18,500	\$20,500	\$21,835	\$23,390	\$24,940	\$25,800	\$28,070	\$28,620	\$31,175	\$32,730	\$34,290
32x51	34x51	36x51	38x51	40x51	42x51	44x51	46x51	48x51	50x51	52x51	54x51	56x51	58x51	60x51	32x51	34x51	36x51	38x51	40x51	42x51	44x51	46x51	48x51	50x51	52x51	54x51	56x51	58x51	60x51
\$15,900	\$17,00	\$18,000	\$18,500	\$20,500	\$22,782	\$23,820	\$25,520	\$27,200	\$28,060	\$30,620	\$31,300	\$34,010	\$35,700	\$37,415	\$15,900	\$17,00	\$18,000	\$18,500	\$20,500	\$22,782	\$23,820	\$25,520	\$27,200	\$28,060	\$30,620	\$31,300	\$34,010	\$35,700	\$37,415



SBS SITE INSPECTION REQUIRED **DOOR CUSTOMER IS REQUIRED TO PROVIDE A TELESCOPIC LIFT DURING INSTALLATION**

* ALL BUILDINGS SOLD WITH VERTICAL ROOF STYLE*

	BLACK		BURGUNDY		EARTH BROWN		EVERGREEN		BARN RED		CARDINAL RED		QUAKER GRAY		PEWTER GRAY
	MERLOT		SLATE BLUE		CLAY		SANDSTONE		WHITE		GALVALUME		KING BLUE		

Colors may vary
 *20 Year Limited Rust through Warranty on 12 and 14 Gauge Tubular Frame

FINANCING AVAILABLE

Steel Buildings and Structures.com

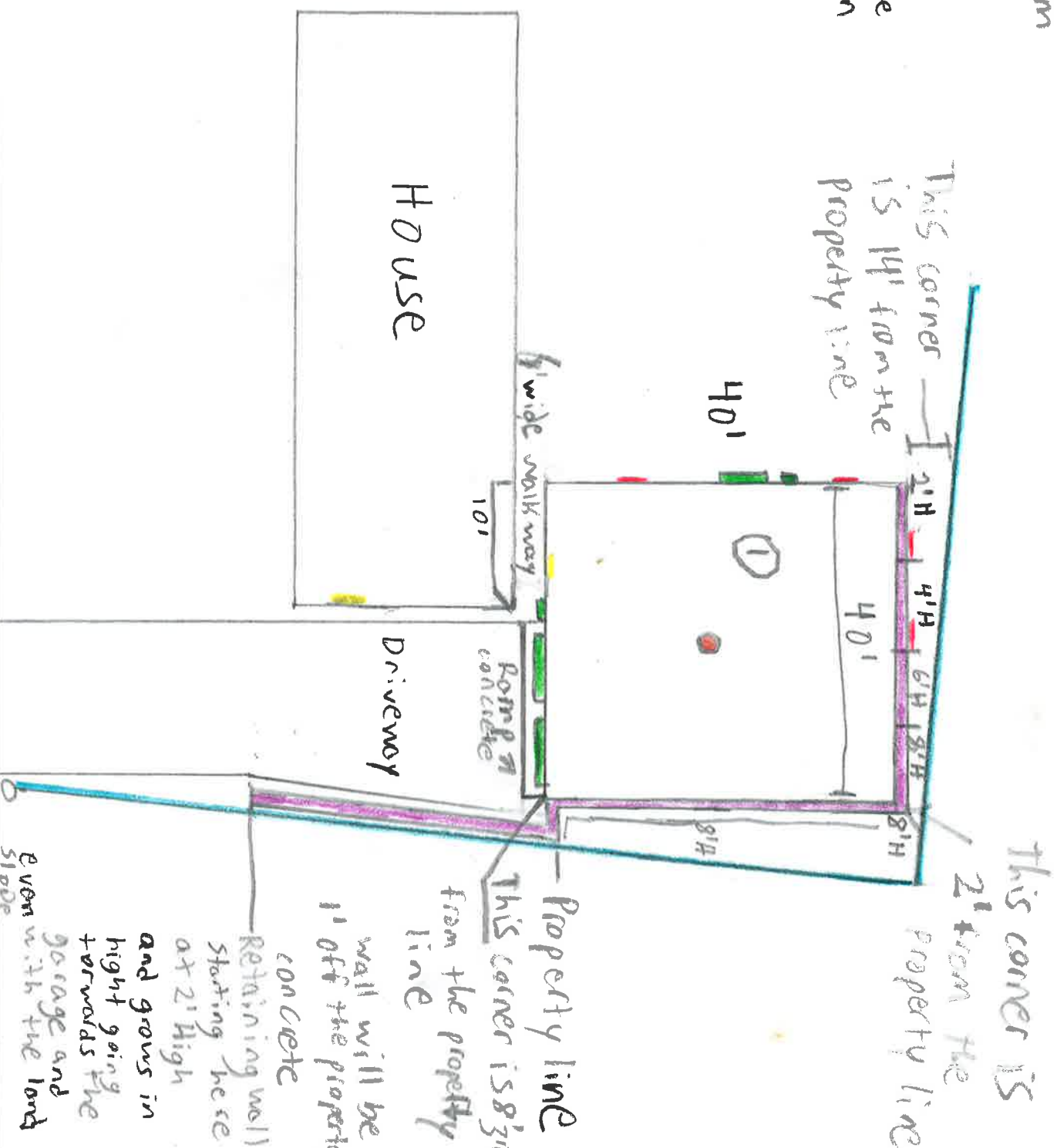
PRICES SUBJECT TO CHANGE

Site Layout

Kevin Wertz
 195 Whitten St.
 Rocky Mount VA 24151
 540 243 8010
 kwertz444k@gmail.com

① Building will sit on the concrete retaining wall on 2 sides

- █ concrete retaining wall
- █ Property line
- █ Garage door
- █ entry door
- █ window
- █ electrical Panel
- floor drain





Town of Rocky Mount SPECIAL ZONING APPLICATION

Date Received:	6/24/25
Received by:	J Angle
PCBZA Date:	8-7-25

REZONING REQUEST SPECIAL EXCEPTION/USE VARIANCE

PRE-FILING CONSULTATION WITH THE TOWN PLANNING STAFF TO REVIEW THE PROPOSED REQUEST AND TO OBTAIN RECOMMENDED PROCEDURES AND TECHNICAL ASSISTANCE IS REQUIRED. TO SCHEDULE A PRE-FILING CONSULTATION, PLEASE CONTACT THE TOWN OF ROCKY MOUNT COMMUNITY DEVELOPMENT DEPARTMENT AT 540-483-0907.

APPLICANT NAME: Kevin Wertz

ADDRESS: 195 Whitten Street, Rocky Mount, VA 24151

PHONE: _____ EMAIL: _____

PROPERTY OWNERS NAME & ADDRESS: same
(IF DIFFERENT FROM APPLICANT)

TAX MAP & PARCEL NUMBER: 2120000100 LOT SIZE (ACRES/SQ.FT.) 0.608

CURRENT ZONING: R-1 R-2 R-3 RA RB RPUD POS C-1 C-2 M-1 M-2 CBD CBD-ARTS & CULTURE GB

CURRENT LAND USE: VACANT AGRICULTURAL RESIDENTIAL COMMERCIAL INDUSTRIAL

REZONING REQUEST: PROPOSED ZONING: _____ PROPOSED LAND USE: _____

SPECIAL EXCEPTION/USE REQUEST OF SECTION(S) _____ OF THE TOWN ZONING ORDINANCE.

VARIANCE REQUEST OF SECTION(S) 4-3-1 OF THE TOWN ZONING ORDINANCE.

NATURE OF REQUEST - BRIEFLY DESCRIBE THE PROPOSED PROJECT AND SPECIFIC DEVIATION REQUEST FROM THE ZONING ORDINANCE.

The applicant is requesting a variance of section 4.3.1 to reduce the setback requirement for accessory structures to the property line.

Setback of ~~one~~ ^{two} feet
40x40 = 1600.
70%

12' height

I HEARBY CERTIFY THAT I AM ACTING WITH THE KNOWLEDGE AND CONSENT OF THE PROPERTY OWNER TO THE REQUEST DESCRIBED ON THE APPLICATION. BY SIGNING BELOW, I AGREE THE INFORMATION PROVIDED ON THE APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE

DATE

BY SIGNING BELOW, I CERTIFY I AM AWARE OF THE REQUEST SUBMITTED AND THE INFORMATION PROVIDED IS TRUE TO THE BEST OF MY KNOWLEDGE.

X Kevin Wertz

OWNER SIGNATURE

DATE

Public Hearing

Pursuant to the Town Code of Rocky Mount and the Code of Virginia, the Rocky Mount Board of Zoning Appeals will hold a public hearing at 6:00 p.m., Thursday, August 7, 2025 in the Council Chambers at the Rocky Mount Municipal Building, located at 345 Donald Avenue, Rocky Mount, Virginia, to which the public and all interested parties are invited to hear the following variance request:

The applicant, Kevin Wertz, has applied for a variance for 195 Whitten Street, Rocky Mount, Virginia, Franklin County Tax Map and Parcel Number 2120000100, located in the Residential 1 (R1) District. The applicant requests a variance of Article 4-3-1 of the Zoning and Subdivision Ordinance which requires accessory structures to have a property line setback of five feet. The applicant is requesting a reduced setback. A site visit will be held at the property prior to the public hearing at 5:15 p.m.

Documents relating to the public hearing are available for inspection at the Rocky Mount Community Development Department at 345 Donald Avenue, Rocky Mount, Monday - Friday, 8 a.m. to 5 p.m.

Members of the community wishing to comment on the public hearing may do so in person or by submitting written responses and objections in writing to the BZA Clerk. Mail written responses to: BZA Clerk, 345 Donald Avenue, Rocky Mount, VA 24151. Emailed responses must be sent to ccompton@rockymountva.org by 3 p.m. August 7, 2025 in order to be included in the record.

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