



ROANOKE COUNTY

BOARD OF ZONING APPEALS

Mr. Richard Jones, Jr., Chairman
Ms. Carla Honaker
Mr. Rick Pevarski
Ms. Charlotte Moore
Mr. Jeffrey Armstrong

Catawba District
Vinton District
Windsor Hills
Cave Spring District
Hollins District

ROANOKE COUNTY BOARD OF ZONING APPEALS

AGENDA

Wednesday, October 15, 2025

SITE VIEWING: 3:00 p.m. 1st FLOOR BOARD MEETING ROOM
PUBLIC HEARING: 6:00 p.m. 1st FLOOR BOARD MEETING ROOM
ROANOKE COUNTY ADMINISTRATION CENTER

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes: June 18, 2025
- D. Public Hearing
 - 1. The petition for a variance requested by Benjamin Lucado of Section 30-34-3(B)1.b of the Roanoke County Zoning Ordinance to install an accessory structure in front of the front building line of the principal structure. The property is located at 4149 Bradshaw Road, Tax map #: 015.01-01-40.00-0000 Salem, VA 24153. The property is zoned AR, Agricultural/Residential District and is located in the Catawba Magisterial District.
- E. Election of Officer: Vice Chairman
- F. Comments of the Board and Staff
- G. Adjournment



County of Roanoke BOARD OF ZONING APPEALS

Wednesday, June 18, 2025
PUBLIC HEARING MINUTES

BZA Members Present:

Mr. Richard Jones, Chairman
Mr. Eric Thomas, Vice-Chairman
Mr. Jeffrey Armstrong
Ms. Charlotte Moore

BZA Members Absent:

Mr. Rick Pevarski

Staff Present:

Ms. Rebecca James, Secretary
Mr. William Richardson, Alternate Secretary
Mr. Doug Barber, Senior Assistant County Attorney
Ms. Skylar Camerlinck, Planner I
Mr. Jason Nowak, Planner I
Ms. Cecelia Thomas, Recording Secretary

CALL TO ORDER

Mr. Jones called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

There was a motion to approve the agenda, which passed 4-0.

APPROVAL OF MINUTES

There was a motion to approve the December 18, 2024 minutes, which passed 4-0.

PUBLIC HEARING

1. The petition for a variance requested by Hughes & Associates of Section 30-41-3(B)3 of the Roanoke County Zoning Ordinance to reduce the rear yard setback from 25 feet to 10 feet. The property is located at 5179 Lakeland Drive, Tax map #: 076.20-07-08.0000 Roanoke, VA 24018. The property is zoned R-1, Low Intensity Residential District, and is located in the Windsor Hills Magisterial District.

Stan Puckett, 5179 Lakeland Drive, noted that his wife developed an issue with her vision and her depth perception. He would like to be able to have everything on the first floor, and does not want to have to move to do that. He noted that due to this he has been looking at the area behind his garage. He noted that to do that he will need a reduction in the rear yard setback. He noted that he looked for other options. He explained that he approached his neighbor about purchasing some land so that he could meet the setback requirement. Lumsden & Associates looked at an aerial of the area and noted that if the neighbor did sell him land it would make it about 25 feet off of his neighbors home. This would potentially create the same issue for

those homeowners in the future should they wish to build off of their home. He noted that he spoke with Balzer & Associates about a potential addition on the front of the garage. He explained that he could build out the front or the back of the garage, but it got pretty complicated. He noted that he would have to build over 1,000 square feet to do that, compared to the 600 square feet proposed with this variance. He noted that to build off of the back of his existing garage is his preferred method. He noted another potential option that could potentially make the requested setback 13 feet instead of the requested 10 feet. He noted that he studied elevators to see if that was an option without messing up the floor plan. He noted that with his wife's vision issues he is not sure that would work either. He explained that they go on vacations in houses that have elevators, and she is scared of the elevators in those. He noted that these are the conclusions he has come to, but he needs a variance to proceed.

Mr. Jason Nowak presented the staff report. He noted that there was a concern with building lot coverage. He explained that this does fall within the 50% lot coverage, and would be acceptable.

Mr. Jones opened the public hearing, and with no one wishing to speak, closed the public hearing.

Mr. Armstrong asked if the applicant would consider moving the addition closer to the sunroom to reduce the setback request further. The applicant noted that he could study that further. Mr. Puckett noted that he could not come up with something that he felt would work. Mr. Armstrong asked about potentially sizing down the addition. He asked if there was any flexibility to the size. Mr. Puckett noted that he copied almost exactly what they have now. Mr. Armstrong questioned using the patio that exists rather than the proposed addition. Mr. Puckett noted that he did not want to disturb the porch because he just closed it 18 months ago. He noted that does not mean that he can not, but he did not want to if he did not have to. Mr. Armstrong questioned the new language in what they should consider for a variance. Mr. Barber noted that it does not lend itself to reasonable accommodation, and does not appear to add a lot to this particular application. Mr. Jones noted that this body has a history of not approving rear setbacks, except in rare circumstances. He noted that part of that is considering the setback of the applicant, as well as the neighbors.

Mr. Armstrong made a motion with the request of the applicant that the applicant do the best they can to move the proposed addition closer to the existing sunroom. Mr. Puckett agreed to this request.

Mr. Armstrong made a motion to approve the variance request with the amendment of 15 feet . The motion passed 4-0.

AYES: Thomas, Moore, Jones

NAYES: Armstrong, Pevarski

ASTAINS: None

Discussion of Board of Zoning Appeals Bylaws

There was a motion to approve the bylaws which was approved.

Discussion of Board of Zoning Appeals 2025 Meeting Schedule

There was a motion to approve the 2025 Meeting Schedule with the amendment of the public hearing time beginning at 6pm. The motion carried.

Recognition of Eric Thomas for 25 years of Service

Ms. Rebecca James thanked Mr. Eric Thomas for his service. She noted that when she first started that he really helped her. She noted that she always appreciated his storied and getting to know him and his family. Mr. Bill Richardson thanked Mr. Eric Thomas for his service to Roanoke County. He noted that he has been tremendous. Mr. Richardson noted that he has been with Roanoke County almost as long as Mr. Thomas. He noted that Mr. Thomas has been very important to him and the planners that are not here now. He stated that we have a first rate Board of Zoning Appeals and it is due to the first rate work of Mr. Thomas.

Comments of Board and Staff

Mr. Armstrong thanked Mr. Eric Thomas for his comments and everything he has shown him. Ms. Charlotte Moore noted that Mr. Thomas is an icon to Vinton and Roanoke County. She noted that we will miss seeing him here.

Adjournment

With no further discussion, the meeting adjourned at 6:25 p.m.

Respectfully Submitted,

Cecelia Thomas, Recording Secretary
Roanoke County Board of Zoning Appeals

Rebecca James, Secretary
Roanoke County Board of Zoning Appeals

STAFF REPORT

Petitioner: Benjamin Lucado

Request: Petition of a variance of Section 30-34-3(B)1.b. of the Roanoke County Zoning Ordinance to install an accessory structure in front of the front building line of the principal structure.

Location: 4149 Bradshaw Road, Salem, VA 24153

Tax Parcel: #015.01-01-40.00-0000

Magisterial District: Catawba

EXECUTIVE SUMMARY:

This petition is for a variance requested by Benjamin Lucado of Section 30-34-3(B)1.b. of the Roanoke County Zoning Ordinance to install an accessory structure in front of the front building line of the principal structure located at 4149 Bradshaw Road in the Catawba Magisterial District. 4149 Bradshaw Road is located within the AR, Agricultural/Residential zoning district and is 1.59 acres in size. Section 30-34-3 of the Zoning Ordinance governs site development regulations for this zoning district. Specifically, Section 30-34-3 requires all accessory structures to be located behind the front building line of the principal structure.

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designations of this area as Rural Village. Rural Village is a Future Land Use area where limited development activity has historically occurred and where suburban or urban development patterns are discouraged. Single-Family Residential is an acceptable land use type.

1. APPLICABLE REGULATIONS

Section 30-28 of the Roanoke County Zoning Ordinance defines **principal building or structure** as: "a building or structure in which the primary use of the lot on which the building is located is conducted."

Setback is defined as: "the minimum distance by which any building or structure must be separated from a street right-of-way or lot line."

Section 30-34-3 contains the site development regulations for construction in the AR, Agricultural/Residential zoning district. Accessory structures are required to be located behind the front building line of the principal structure.

A concept site plan has been submitted with this application showing the proposed location of the accessory structure.

If the variance is approved, installation of the accessory structure would require building plan review.

2. BACKGROUND

4149 Bradshaw Road is located in the Masons Cove neighborhood and has an existing single-family dwelling that was constructed around 1985. The applicant purchased the home in 2021. The existing single-family dwelling is located towards the rear of the property, which limits the buildable area for accessory structures. In addition, the rear yard is impacted by topographical elevation changes.

February 5, 2025: Mr. Lucado met with Planning staff to review the variance application process and property.

March 10, 2025: Mr. Lucado submitted a variance application to the County of Roanoke's Board of

Zoning Appeals.

May of 2024: Variance request was originally scheduled to be heard; however the Roanoke Times did not run the legal ad. Mr. Lucado decided to put his request on hold at that time.

3. CRITERIA FOR EVALUATING A VARIANCE

Per Section 15.2-20393, (2) the Board of Zoning Appeals shall grant a variance when, notwithstanding any other provision of law, general or specific, evidence shows that strict application of the terms of the ordinance would unreasonably restrict utilization of a property, or that granting the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereof at the time of the effective date of the ordinance.

Facing the Board are the Following Questions:

Does that strict application of the Zoning Ordinance unreasonably restrict the use of the property?

Would an approved variance alleviate a demonstrable hardship that is not financial?

Did the variance applicant acquire the property in good faith?

Did the variance applicant create the hardship?

Would an approved variance produce a substantial detriment to the adjacent property and nearby properties in the proximity of the geographic area?

Is the condition or situation of the property of such a general or re-occurring nature to make amendment of the ordinance practical?

Would an approved variance allow use of the property otherwise not permitted by ordinance?

Virginia Code 15.2-2201 defines a **variance**, and its relationship to a zoning ordinance, as: a reasonable deviation from those provisions regulating shape, size, or area of a lot or parcel of land or the size, height, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

4. STAFF CONCLUSIONS

This petition is for a variance requested by Benjamin Lucado of Section 30-34-3(B)1.b. of the Roanoke County Zoning Ordinance to install an accessory structure in front of the front building line of the principal structure located at 4149 Bradshaw Road in the Catawba Magisterial District. 4149 Bradshaw Road is located within the AR, Agricultural/Residential zoning district and is 1.59 acres in size. Section 30-34-3 of the Zoning Ordinance governs site development regulations for this zoning district. Specifically, Section 30-34-3 requires all accessory structures to be located behind the front building line of the principal structure.

CASE NUMBER: 3-5/2025
PREPARED BY: Bill Richardson
HEARING DATE: October 15, 2025
ATTACHMENTS: AR District Regulations

Rural Village Future Land Use Designation
Application Materials

SEC. 30-34. - AR AGRICULTURAL/RESIDENTIAL DISTRICT.

Sec. 30-34-1. - Purpose.

- (A) These areas are generally characterized by very low density residential and institutional uses mixed with smaller parcels that have historically contained agricultural uses, forest land and open space outside the urban service area. These areas provide an opportunity for rural living in convenient proximity to urban services and employment. Agricultural uses should be encouraged to be maintained. Over time, however, these areas are expected to become increasingly residential in character, with residential development becoming the dominant use over agricultural and more rural type uses. The purpose of this district, consistent with the Rural Village land use category in the comprehensive plan, is to maintain these areas essentially in their rural state, consistent with the level of services anticipated by the county. These areas are generally suitable for low density residential development and other compatible land uses.

(Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 1f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-34-2. - Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Agriculture *

Agritourism *

Farm Brewery *

Farm Distillery *

Farm Winery *

Forestry Operations *

Stable, Commercial *

Stable, Private *

Wayside Stand *

2. *Residential Uses*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type II *

Manufactured Home *

Manufactured Home, Emergency *

Multiple Dog Permit *

Residential Human Care Facility

Single Family Dwelling, Attached (Cluster Subdivision Option) *

Single Family Dwelling, Detached (Cluster Subdivision Option) *

Single Family Dwelling, Detached

Single Family Dwelling, Detached (Zero Lot Line Option) *

3. *Civic Uses*

Community Recreation *

Family Day Care Home *

Park and Ride Facility *

Public Parks and Recreational Areas *

Religious Assembly *

Utility Services, Minor

4. *Commercial Uses*

Bed and Breakfast *

Short-Term Rental *

Veterinary Hospital/Clinic

5. *Miscellaneous Uses*

Amateur Radio Tower *

Wind Energy System, Small*

(B)

The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Alternative Discharging Sewage Systems *

2. *Civic Uses*

Camps *

Cemetery *

Crisis Center

Day Care Center *

Educational Facilities, Primary/Secondary *

Safety Services *

Utility Services, Major *

3. *Commercial Uses*

Antique Shops *

Golf Course

Kennel, Commercial *

Special Events Facility *

Studio, Fine Arts

4. *Industrial Uses*

Custom Manufacturing *

Resource Extraction *

5. *Miscellaneous Uses*

Broadcasting Tower *

Outdoor Gatherings *

(Ord. No. 42793-20, § II, 4-27-93; Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 42694-12, § 7, 4-26-94; Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 072605-7, § 1, 7-26-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052609-22, § 1, 5-26-09; Ord. No. 030811-1, § 1, 3-8-11; Ord. No. 111213-15, § 1, 11-12-

13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 082818-8, § 1, 8-28-18; Ord. No. 091019-4, § 1, 9-24-20; Ord. No. 020921-8, § 1, 2-9-21; Ord. No. 062723-3, § 1, 6-27-23)

Sec. 30-34-3. - Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements*

1. Lots served by private well and sewage disposal system:
 - a. Area: 1 acre (43,560 square feet)
 - b. Frontage: 110 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water:
 - a. Area: 30,000 square feet
 - b. Frontage: 100 feet on a publicly owned and maintained street.
3. Lots served by both public sewer and water:
 - a. Area: 25,000 square feet
 - b. Frontage: 90 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
 - a. Principal structures: 30 feet.
 - b. Accessory structures: Behind the front building line.
2. Side yard:
 - a. Principal structures: 15 feet
 - b. Accessory structures: 15 feet behind front building line or 10 feet behind rear building line.
3. Rear yard:
 - a. Principal structures: 25 feet
 - b. Accessory structures: 10 feet
4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.
5. Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line.

(C) *Maximum height of structures.*

1. All structures: 45 feet

(D) *Maximum coverage.*

1. Building coverage: 25 percent of the total lot area.
2. Lot coverage: 50 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 111213-15, § 1, 11-12-13)

Rural Village: A future land use area where limited development activity has historically occurred and where suburban or urban development patterns are discouraged. These rural community and farming areas are generally in between the intense suburban development patterns already established in the County and the designated Conservation and Rural Preserve areas.

Land Use Types: Rural Housing - Low-density single-family residential generally averaging one unit per acre. Cluster developments are encouraged.

Rural Community Centers - Nonresidential uses which serve rural residents such as outdoor recreation and park facilities, religious assembly facilities, schools, fire and rescue stations and clubs.

Agricultural Production and Services - Livestock, orchards and crop productions, landscape and horticultural services, veterinary services, farm labor and farm management services. Generally including all activities that support land based uses.

Forest and Wood Products - Includes the operation of timber tracts, tree farms, forest nurseries and the gathering of forest products. Excludes sawmills and large-scale timber cutting operations.

Small Scale Commercial - Limited commercial operations that serve the local, rural community. Included would be personal services and retail convenience stores.

Rural Parks and Outdoor Recreation - Parks and recreational facilities that are designed to preserve the environmentally sensitive character of the rural landscape.

Land Use Determinants: EXISTING LAND USE PATTERN - Locations where very low density residential, institutional and limited agricultural uses have developed.

EXISTING ZONING - Locations where rural residential and agricultural zoning have been established.

RURAL RESIDENTIAL EXPANSION AREAS - Locations where small scale, very low density rural residential housing is desirable.

AGRICULTURAL - Locations where existing agricultural uses and activities are present.

ACCESS - Locations served by an existing improved rural road and, to a lesser extent, rural arterial highways.

RURAL SECTOR - Locations outside the urban service area.



County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: <u>3/10/25</u>	Received by: <u>T. James</u>
Application fee: <u>199.50</u>	PC/BZA date: _____
Placards issued: _____	BOS date: _____
Case Number: _____	

ALL APPLICANTS

Check type of application filed (check all that apply)

☐ Rezoning ☐ Special Use ☒ Variance ☐ Waiver ☐ Administrative Appeal ☐ Comp Plan (15.2-2232) Review

Applicants name/address w/zip

Benjamin Lucado

4149 Bradshaw RD Salem VA 24153

Phone: 540-309-0535

Cell #: _____

Email: tlucado@gmail.com

Contact for Legal Ads _____

Owner's name/address w/zip

Phone #: _____

Cell #: _____

Email: _____

Property Location

4149 Bradshaw RD

Magisterial District: Catawba

Community Planning area: Catawba

Tax Map No.: 015-01-01-40-00-000

Existing Zoning: AR

Size of parcel(s): Acres: 1.59

Existing Land Use: Agriculture

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning: _____

Proposed Land Use: _____

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?

Yes ☐ No ☐ **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**

Does the parcel meet the minimum criteria for the requested Use Type in Article IV (Special Use Permit)? Yes ☐ No ☐

IF NO, A VARIANCE IS REQUIRED FIRST

If rezoning request, are conditions being proffered with this request? Yes ☐ No ☐

VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)

Variance/Waiver of Section(s) 30-34-3 B(1)b of the Roanoke County Zoning Ordinance in order to:

Build a garage closer than 150 feet Setback due to topography

Appeal of Zoning Administrator's decision to _____

Appeal of Interpretation of Section(s): _____ of the Roanoke County Zoning Ordinance

Appeal of Interpretation of Zoning Map to _____

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	Consultation
<input checked="" type="checkbox"/>	Application
<input checked="" type="checkbox"/>	Justification

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	8 1/2" x 11" concept plan
<input checked="" type="checkbox"/>	Metes and bounds description
<input checked="" type="checkbox"/>	Water and sewer application

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Proffers, if applicable
<input checked="" type="checkbox"/>	Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

Benjamin Lucado

Owner's Signature

JUSTIFICATION FOR VARIANCE REQUEST

Applicant _____

The of Zoning Appeals is required by Section 15.2-2309 of the Code of Virginia to consider the following factors before a variance can be granted. Please read the factors listed below carefully and in your own words, describe how the request meets each factor. If additional space is needed, use additional sheets of paper.

1. The variance shall not be contrary to the public interest and shall be in harmony with the intended spirit and purpose of the Zoning Ordinance.

Due to the topography of my property I'm only able to build to the front (L) of my property which is 120 ft. from the road + 20 ft from the property line. The only level buildable land w/ stable ground is to the front left of my property. It is not viable for me to put a building behind or in front of my home as it is sloping off of a mountain side. There is 1.5 acres of flat level ground in front and beside my home that I am unable to use.

2. The variance will not be of a substantial detriment to the adjacent properties or the character of the district.

The building would not be visible from the road. A variance would not be of any substantial detriment to my neighbors or the overall neighborhood. I have spoken w/ my neighbors who have offered help + encouraged me to seek a variance.

3. Evidence supporting claim:

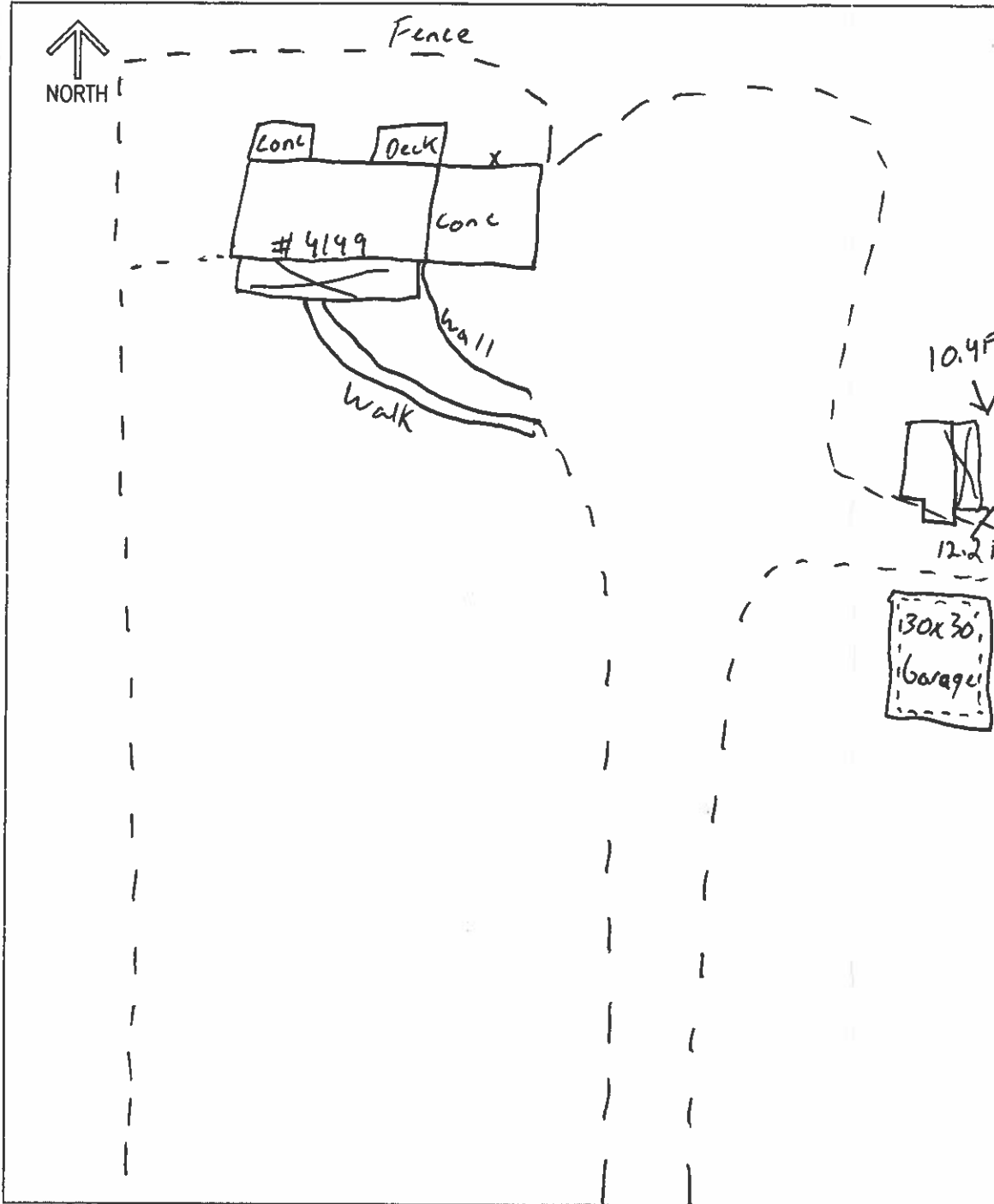
Please see topography map + parcel survey. I'd be willing to ask my neighbors for a signed written statement voicing their support.

Building Permit Plot Plan

for disturbed areas of 5000 sq. ft. or less

Scale: 1 in = ____ ft

Roanoke County Development Services



Plot Plan Checklist

Applicant Staff

- | | | |
|--------------------------|--------------------------|-------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Property Lines and Dimensions |
| <input type="checkbox"/> | <input type="checkbox"/> | New and Existing Structures |
| <input type="checkbox"/> | <input type="checkbox"/> | Distances to Property Lines |
| <input type="checkbox"/> | <input type="checkbox"/> | Utilities and Easements |
| <input type="checkbox"/> | <input type="checkbox"/> | Streets and Entrances |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage Arrows |
| <input type="checkbox"/> | <input type="checkbox"/> | Disturbed Area _____ sq. ft. |
| <input type="checkbox"/> | <input type="checkbox"/> | E&S Agreement when > 2500 SF |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of E&S Controls |

Notes



Use solid lines for existing structures



and dotted lines for proposed structures



Use arrows to indicate the general direction of lot drainage

All collected storm water must be discharged to an approved location
The presence of flood hazards or steep slopes may require additional information
A copy of the approved plan is required to be on site during inspections

Project Information

Site Address 4149 Bradshaw RD Salem VA
Owner Benjamin Taylor Lucardo
Parcel ID _____
Zoning District _____

Required Setbacks for This Project

Front _____ Side _____ Rear _____



Site Development Regulations

AR - Agricultural/Residential

Sec. 30-34-3

Please Note: This information may not be applicable to all AR zoned properties.
Please call Planning and Zoning with a specific address or location for verification.

Minimum Lot Requirements

Both Private Well and Sewage

Area: **43,560 Square Feet**

Public Road Frontage: **110 Feet**

Either Public Water or Sewer

Area: **30,000 Square Feet**

Public Road Frontage: **100 Feet**

Both Public Water and Sewer

Area: **25,000 Square Feet**

Public Road Frontage: **90 Feet**

These requirements apply to new lots created in AR districts.

Minimum Setback Requirements

Principal Structures

(Structure where primary use is conducted)

Front Yard: **30 Feet**

Side Yard: **15 Feet**

Rear Yard: **25 Feet**

Accessory Structures

(Structures incidental to principal structure)

Front Yard: **Behind front building line**

Side Yard (next to home): **15 Feet**

Side Yard (behind home): **10 Feet**

Rear Yard: **10 Feet**

Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

Accessory structures located between front and rear building lines (next to the home) must comply with principal side yard setback distances.

If the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from side property lines.

Maximum Height of Structures

Height Limitations

All Structures: **45 Feet**

Height is measured from average adjoining grade. Mean level is taken between the eaves and highest point of the roof.

Maximum Coverage

Building Coverage

25% of total lot area

Lot Coverage

50% of total lot area

Structures, parking areas, patios, and other impermeable surfaces all contribute towards lot coverage amounts.

Information provided from Roanoke County Zoning Ordinance Sec. 30-34-3.

To view the full Ordinance, visit www.roanokecountyva.gov/pz

COMMUNITY DEVELOPMENT - PLANNING AND ZONING

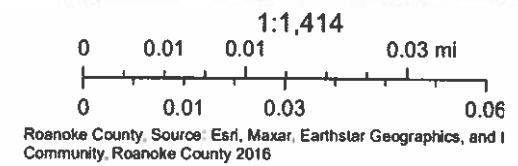
5204 Bernard Drive, Second Floor, P.O. Box 29800 Roanoke, Virginia 24018-0798

TEL: (540) 772-2065 FAX: (540) 772-2108

bradshaw



January 7, 2025



LEGEND

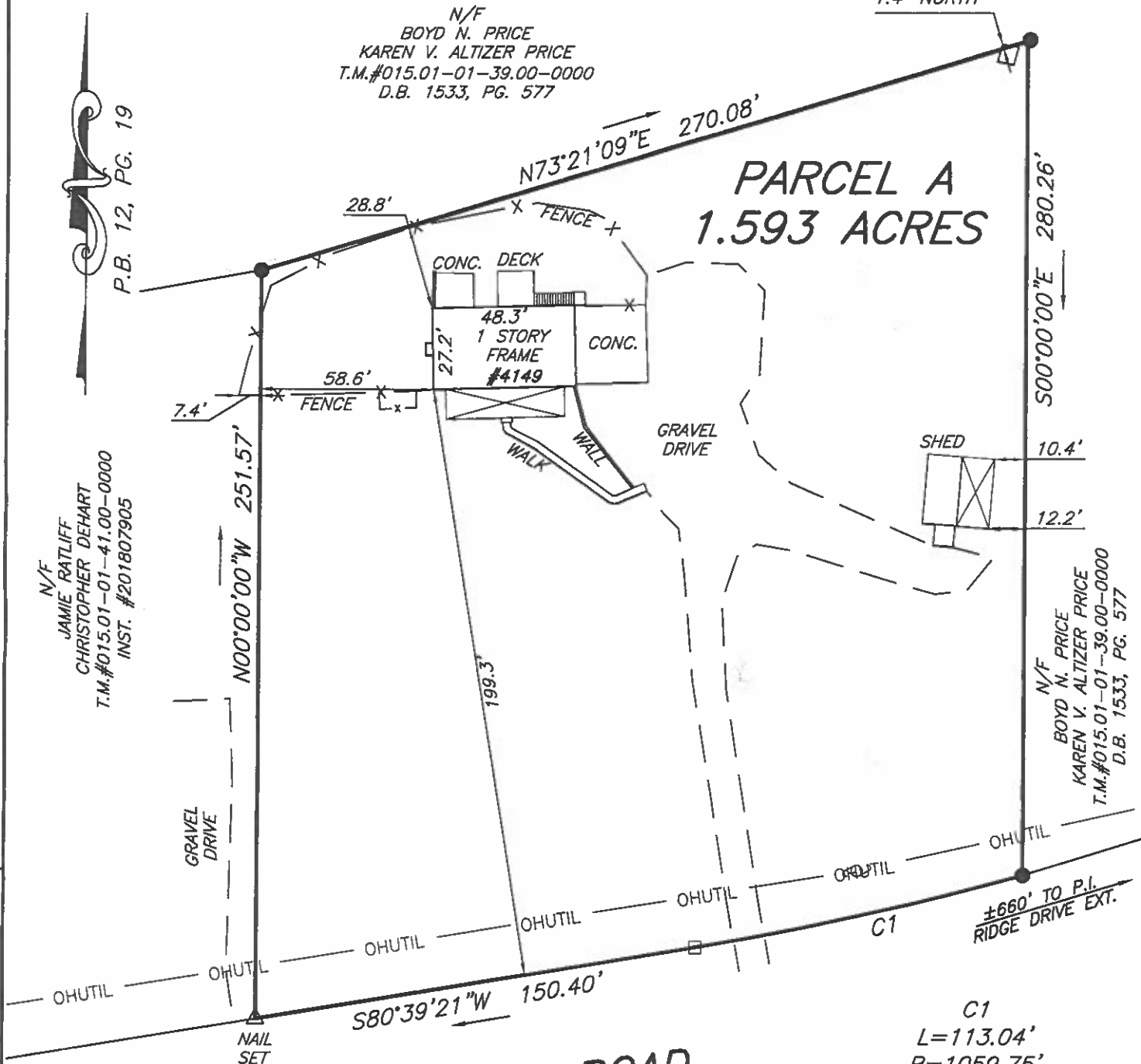
- IRON PIN SET
- IRON PIN FOUND
- POINT OF CURV.

THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION; THAT IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON, AND THAT VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES ARE SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED.

N/F
BOYD N. PRICE
KAREN V. ALTIZER PRICE
T.M.#015.01-01-39.00-0000
D.B. 1533, PG. 577

OLD SHED
1.4' NORTH

**PARCEL A
1.593 ACRES**



**BRADSHAW ROAD
RTE. 662 - 50' R/W**

C1
L=113.04'
R=1059.75'
Δ=6°06'42"
Chord Brg=S77°36'00"W
Chord Dist=112.99'
Tan=56.58'

NOTES:

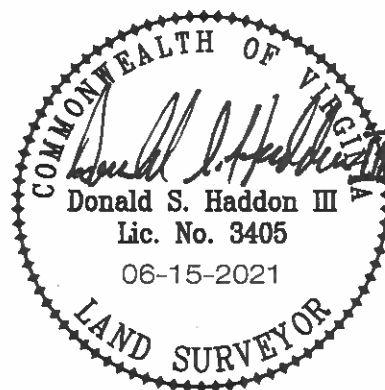
1. OWNERS OF RECORD: DUSTIN W. FIZER
AUDREY B. EASTER
2. LEGAL REFERENCE: INSTRUMENT #201204568
3. TAX MAP NUMBER: 015.01-01-40.00-0000
4. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

PHYSICAL IMPROVEMENT SURVEY FOR BENJAMIN TAYLOR LUCADO

4149 BRADSHAW ROAD
BEING PARCEL A
AS SHOWN ON

"SURVEY FOR DOUGLAS M. DEHART
KATHERINE D. DEHART"

PLAT BOOK 12, PAGE 19
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED 06-15-2021
JOB #05210207.MS
SCALE: 1" = 50'



DRAWN BY: MSS
CHECKED BY: JRM

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc



Hi neighbors, I am writing to ask for acceptance on building a 30x30 metal building on the front side of my property. Due to local zoning requirements, I am asking the county for a variance on the allowed requirements to put up the building. I will stay within 20 feet of the property line but the distance from the road will not be 150 feet. The building will have siding to match my home, be professional assembled, insulated for sound proofing, and not be of any kind of eyesore to the neighborhood. If you are okay with this request, please print and sign your name and address.

Thank you,
Benjamin Lucado at 4149 Bradshaw

Karen & Boyd Price
4145 Bradshaw Rd
Salem, VA 24153

C. Muse
Carmen Muse
4177 Bradshaw Rd.
Salem, VA 24153

4149 Bradshaw Road Zoning Map

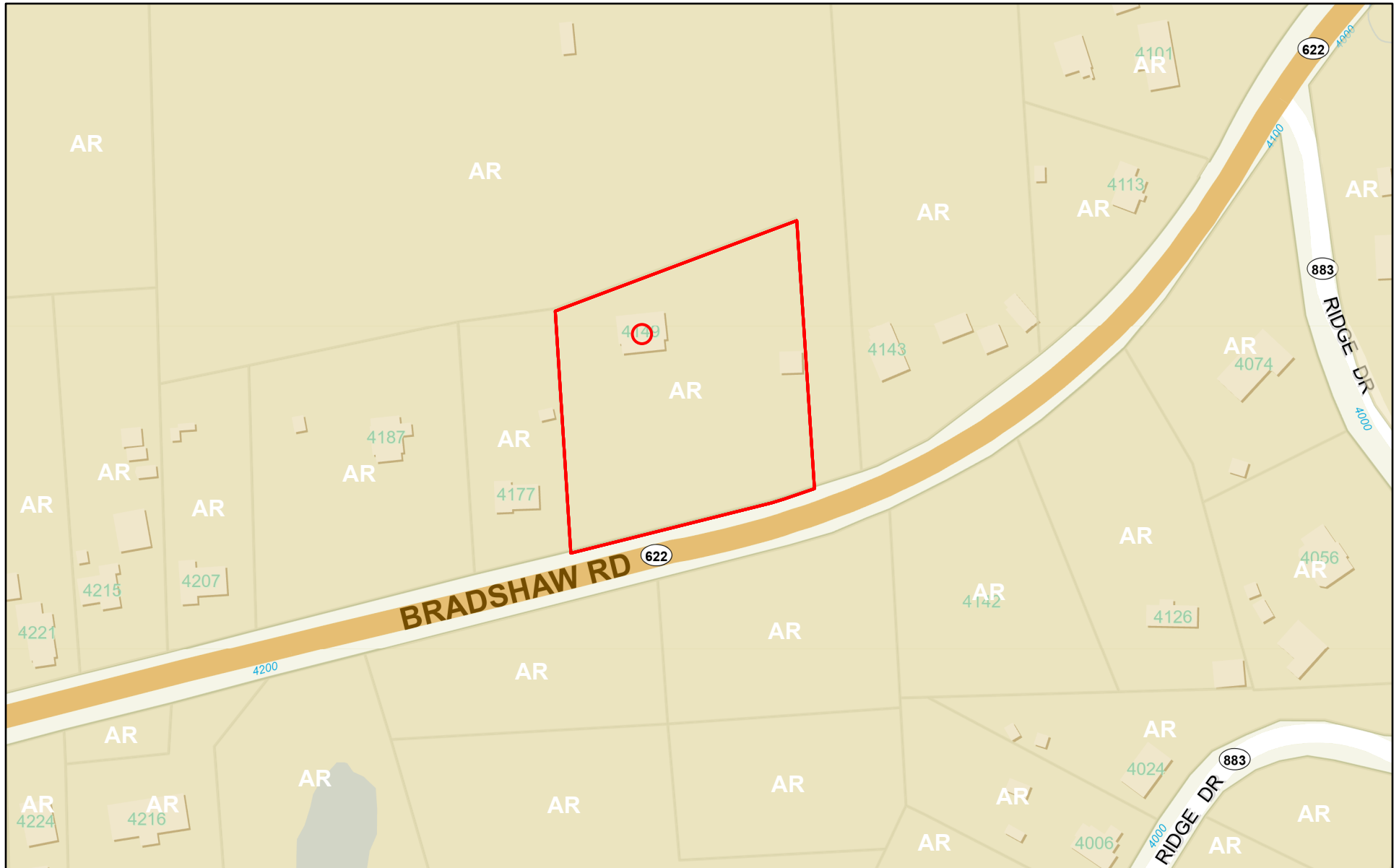


4/23/2025, 1:09:00 PM



Scale: 1:2,191
0 0.01 0.03 0.05 Miles

4149 Bradshaw Road Zoning Map



4/23/2025, 12:39:23 PM

Zoning

AR

