



**Westmoreland County
Board of Zoning Appeals
AGENDA**

James McConkie
Thomas Andrews
Lonnie Thurston
Matthew Beard
Dexter Monroe

George D. English, Sr.
Memorial Building
111 Polk Street
Montross, VA 22520
Board Room

Monday, April 27, 2026

1. Call to Order
2. Roll Call & Determination of Quorum
3. Approval of Minutes
 - A. Approval of March 2026 meeting minutes
4. Public Hearings
 - A. **#2604-V-02** George and Georgia Simons, 235 West Glenview Drive, Salisbury, NC 28147 requesting a variance from Section 2.13.4 of the Westmoreland County Zoning Ordinance. The project is located at TM #39-3B, directly adjacent to Lot 3C whose address is 394 Seaview Drive, Hague 22469.
5. Other Matters
6. Adjournment

A regular meeting of the Westmoreland County Board of Zoning Appeals was held on Monday, March 23, 2026 in the George D. English, Sr. Memorial Building, 111 Polk Street, Montross, Virginia. Those members present were Dexter Monroe, Thomas Andrews, and Lonnie Thurston. Matthew Beard and James McConkie were absent.

Director Richard H. Stuart Jr. and Assistant Planning Director Kelly V De Jesus were also present.

CALL TO ORDER

Vice Chairman Monroe called the meeting to order at 9:01 AM. The roll was called and a quorum declared.

ELECTION OF OFFICERS

Mr. Andrews motioned for James McConkie to remain as the chairman of the BZA, Mr. Thurston seconded the motion, and the motion passed unanimously.

Mr. Thurston motioned for Dexter Monroe remain as the Vice Chairman of the BZA, Mr. Andrews seconded the motion, and the motion passed unanimously.

PRIOR MINUTES

Mr. Andrews moved to approve the October 2025 minutes as presented. Mr. Thurston seconded the motion and the motion passed with a 2:0:1 vote with Mr. Monroe abstaining from the vote as he was not present for the October meeting.

PUBLIC HEARINGS

Case # 2603-V-01 - CLS Contractor LLC, 5506 Joshua Tree Circle, Fredericksburg, VA 22407 request a variance of the Zoning Code requirements found in Article 2, Section: 17, Subsection: 4 referencing corner lot street side setbacks. This project is located on Mattox Avenue, Colonial Beach, TM # 10C-13-5-29, Washington Magisterial District.

Kelly De Jesus presents the facts of the case and answers questions that the board has. CLS Contractor LLC owners were also present to answer questions.

Vice Chairman Monroe opened the floor to public comment, there being none and no correspondence submitted to the Land Use office, public comment was closed.

Mr. Thurston motions to approve CASE# 2603-V-01 as presented. The motion included the staff's recommended conditions as provided below. Mr. Andrews seconded, and CASE# 2603-V-01 was approved unanimously with the following conditions:

1. The single-family dwelling shall be in substantial conformance to the "Plat Showing Placid Bay Estates Circle Lane Section Block 5 – Lot 29 Tax Parcel 10C-13-5-29," drafted by

Benchmark Group, Inc. Dated January 19th, 2026 and revised January 23rd, 2026 and building plans submitted with this application.

2. The applicant shall record the notice of the Board of Zoning Appeals' decision as furnished by the Land Use Administration. A copy of the recorded instrument shall be submitted to the Land Use Administration prior to issuing any permits for this construction.
3. This variance shall become effective immediately after the decision of the Board of Zoning Appeals. However, no permits shall be granted until the Westmoreland County Land Use Administration receives a copy of the recordation described in item 2 above and provided all provisions of the decision have been complied with.
4. The applicant is aware that any person aggrieved by the decision of the Board of Zoning Appeals may file an appeal within 30 days of this decision in accordance with Section 15.2-2314 of the Code of Virginia. Any construction performed prior to this appeal date is at the owners' risk of potential litigation on this project.
5. No additional development will be permitted on the property except in compliance with the Zoning Ordinance.
6. All necessary local, state, and federal plan application(s), review, and approval processes shall be complied with and adhered to.
7. Failure to abide by these requirements or conditions will result in the immediate revocation of the variance.

Vice Chairman Monroe reminded the audience that in accordance with the provisions of §15.2-2285 of the Code of Virginia 1950, as amended there was a 30-day period in which they could appeal this decision to the Circuit Court of Westmoreland County. Vice Chairman Monroe added that failure to file an appeal within the stated time shall validate this decision and make it un-appealable.

OTHER MATTERS

Mr. Andrews motioned to approve the Board of Zoning Appeals By-Laws as presented, Mr. Thurston seconded the motion, and the By-Laws were approved with unanimous vote.

Mr. Thurston motioned to set the regular meeting date of the Board of Zoning Appeals as the fourth Monday of each month at 9:00 a.m., Mr. Andrews seconded the motion, and the meeting date was approved with unanimous vote.

ADJOURNMENT

There being no other business to come before the Board, Mr. Andrews moved that they adjourn, Mr. Thurston seconded, the motion carried by unanimous vote with the meeting adjourning at 9:18 AM.



Westmoreland County, Virginia
LAND USE ADMINISTRATION
PO Box 1000
Montross, VA 22520
804-493-0120

Building Official
Zoning Official
Planning Commission
Board of Zoning Appeals
Board of Building Appeals
Wetlands Board

Board of Zoning Appeals **Staff Report**

<u>Date:</u>	April 24 th , 2026
<u>From:</u>	Richard Stuart Jr, <i>Director</i>
<u>Case #:</u>	#2604-V-02
<u>Site Address:</u>	394 Seaview Drive, Hague, VA 22469
<u>Site Location:</u>	Travelers Rest Subdivision
<u>Magisterial District:</u>	Cople
<u>Site Tax Map:</u>	39-(3B&3C)
<u>Owner/Applicant:</u>	Mr. George E. Simons
<u>Site Property Size:</u>	8,893 sf/0.2 acres and 8,542 sf/0.19 acres
<u>Site Zoning District:</u>	A-1
<u>Utilities:</u>	Private Well & Septic
<u>Authority:</u>	Zoning Ordinance, Sec. 10-3.13 "Variance"
<u>Project Description:</u>	Placing a 10' x 24' prefabricated shed 29.5' from the front property line within the A-1 Zoning District
<u>Planning Commission:</u>	April 27 th , 2026 (1:30 p.m., George English Building)

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FINDING OF FACTS

Background:

The property in question (comprised of Lots 3B & 3C) is situated near the south-easternmost point of the Travelers Rest Subdivision, which was subdivided in 1925. The inheritor/current property owner is working to restore the dwelling in anticipation of his near-future, personal use.

Setbacks/ Need for Board Action:

Because the dwelling is being rehabilitated, the owners need a shed to house everyday necessities. Specifically, the request for the Variance is to build a 10'x 24' shed 29.5' of the front property line, where the prescribed minimum setback is 60'. Because the lot is exceptionally shallow and waterfront, there is no room to meet both state code regarding the Chesapeake Bay and local setbacks.

Water/Sanitary System:

This property is served by a private well and septic system.

REQUIRED VARIANCE STANDARDS

Pursuant to section 15.2-2309 of the Code of Virginia includes specific findings that the Board of Zoning Appeals needs to make before granting any variance. They are as follows:

Notwithstanding any other provision of law, general or special, a variance *shall* be granted if the evidence shows that the strict application of the terms 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, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability, and

- (i) 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;
- (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
- (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;
- (iv) 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; and
- (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § [15.2-2309](#) or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § [15.2-2286](#) at the time of the filing of the variance application.

Any variance granted to provide a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable. If a request for a reasonable modification is made to a locality and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable, such request shall be granted by the locality unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.

In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest

and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

RECOMMENDATION

The Westmoreland County Planning Commission recommend that the Board of Zoning Appeals approve **Case# 2604-V-02**.

This project meets the state's criteria for receiving a Variance. The lot was subdivided prior to the current Zoning Ordinance, and the applicants will develop in accordance with its intended use.

Should the Board consider approval of the request, staff recommendations are as follows:

1. The shed placement shall be in substantial conformance to the "Exhibit Showing Proposed Shed, Tax Parcel 39-3B," drafted by The Benchmark Group, Inc. Dated November 25th, 2025, as submitted with this application.
2. The applicant shall record the notice of the Board of Zoning Appeals' decision as furnished by the Land Use Administration. A copy of the recorded instrument shall be submitted to the Land Use Administration prior to issuing any permits for this construction.
3. This variance shall become effective immediately after the decision of the Board of Zoning Appeals. However, no permits shall be granted until the Westmoreland County Land Use Administration receives a copy of the recordation described in item 2 above and provided all provisions of the decision have been complied with.
4. The applicant is aware that any person aggrieved by the decision of the Board of Zoning Appeals may file an appeal within 30 days of this decision in accordance with Section 15.2-2314 of the Code of Virginia. Any construction performed prior to this appeal date is at the owners' risk of potential litigation on this project.
5. No additional development will be permitted on the property except in compliance with the Zoning Ordinance.
6. All necessary local, state, and federal plan application(s), review, and approval processes shall be complied with and adhered to.
7. Failure to abide by these requirements or conditions will result in the immediate revocation of the variance.



Westmoreland County, Virginia
Land Use Administration
P. O. Box 1000
Montross, VA 22520
Phone 804-493-0120 FAX 804-493-0604

2024-00110
Building Official
Zoning Official
Planning Commission
Board of Zoning Appeals
Board of Building Appeals
Wetlands Board

VARIANCE APPLICATION
TO THE BOARD OF ZONING APPEALS

(Last revised October 18, 2024)

Case No: 2604-V-02 Date Received: 2/13/2024
Fee \$600: paid Check #: 1631 (submit with application - nonrefundable)
Assigned to the agenda for: Board of Zoning Appeals - April 2024

PROPERLY COMPLETED APPLICATIONS, SUPPORT MATERIALS, AND FEE MUST BE RECEIVED BY THE APPROPRIATE DEADLINE FOR CONSIDERATION AT THE NEXT AVAILABLE MEETING.

Property Address: 394 Seaview Dr., Hague, VA 22469
Tax Map Identification: Parcel IDs 39 3B & 39 3C Acreage: 11,200 S.F. or 0.257 Acres
Zoning District: A1 Magisterial District: Cople 1

Owner(s): George and Georgia Simons
Email: gsimons@outlook.com
Mailing Address: 235 West Glenview Dr.
City: Salisbury State: NC Zip: 28147
Phone #: 704 232-1945 Phone #: _____

Agent/Applicant: Same as above
Email: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Phone #: _____

I/we respectfully request the Board to review this application for the following determination:

☒ Request a variance of the **ZONING CODE** requirements found in Article 2, Section: 13,
Subsection: 4 being further described as: _____
Road setback from road right-of-way

Describe the current use of this property: Single family home used mainly as a vacation home. Double lot with home on one half and other half open. _____

Describe the nature and purpose of this variance: Permission to place a manufactured shed on the property for the purpose of storage for tools, watercraft and accessories. _____

The following documents shall accompany variance applications for consideration:

1. Seven (7) paper copies of all documents, plus one (1) digital PDF for staff review.
2. Plot or Site plan with accurate dimensions of the parcel and showing all existing and proposed building(s) and structure(s) with their exact location on the property.
3. Boundary survey showing all applicable easements.
4. Floor plans of all existing and/or proposed structures.
5. Building elevation views of the existing and/or proposed construction.
6. Topography Map, when required.
7. Other documentation that you feel is relevant for your case.

Has the owner previously filed an appeal in connection with the property? _____ YES __X__ NO
If yes, describe the nature of the appeal, date and the decision that was rendered: _____

Pursuant to Section 15.2-2309 of the Code of Virginia, specific findings are required by the Board of Zoning Appeals before granting any variance. You are required to answer each of the following questions. The burden by law is on you to show that all of the criteria for granting a variance are met. Respond to each of the following questions, giving good and just cause for the Board's determination. Any of the questions left incomplete can be considered by the Board as grounds for disapproval.

1. How will the strict application of the ordinance unreasonably restrict the utilization of the property? Or, alternatively, how will the granting of the variance alleviate a hardship due to a physical condition relating to the property or improvements?

Strict application of the ordinance unreasonably restricts the use of the property due to physical conditions unique to the parcel. The lot has a shallow and irregular depth of approximately 110 to 120 feet and is subject to a 100-foot setback from Gardner Creek and a 60-foot setback measured from the centerline of the road. These setbacks fully overlap, leaving no buildable area for an otherwise permitted accessory structure. The requested variance provides the minimum relief necessary to allow reasonable residential use of the property.

2. Will the granting of the variance alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability? (answer yes or no) If so, explain the circumstances. *Please note that any variance granted on behalf of a person with a disability may expire when the person benefited by it is no longer in need of the modification.

No.

3. Was the property acquired in good faith, meaning the owner did not purchase the property knowing of an outstanding violation that necessitates the current variance application to correct the issue? (answer yes or no) If there was a known outstanding violation, explain the circumstances.

Yes. The property has been in our family for three generations with minimal improvements. The property was acquired in good faith from my sister with no outstanding zoning violations. The variance request concerns a proposed structure, not the correction of any violation.

4. Was there any action by the applicant that created the hardship that necessitates this variance application? (answer yes or no) If so, explain the circumstances.

No. The hardship results from the lot's physical configuration and overlapping setback requirements, not from any action taken by the applicant.

5. How will the granting of this variance not be considered of substantial detriment to adjacent and nearby properties?

Granting the variance will not be of substantial detriment to adjacent or nearby properties. The shed is a small, detached, non-habitable residential accessory structure that will not change the character of the area or create impacts related to traffic, noise, drainage, or environmental conditions.

6. What conditions or situations exist upon the property that cannot be considered so general or recurring to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance?

While riverfront properties in the area are subject to similar setback requirements, the subject property is uniquely constrained in that it has no practical alternative location for accessory structures. Many nearby properties have addressed river setbacks by locating garages or sheds across the roadway or by utilizing larger lot depths. The subject

property does not have ownership or access to land across the road, and its limited and irregular depth of approximately 110 to 120 feet, combined with overlapping river and roadway setbacks, eliminates all viable areas on the parcel.

As a result, the impact of the ordinance on this property is not general or recurring, as the subject parcel lacks the alternative relief options available to other riverfront properties. These conditions are specific to this lot and cannot reasonably be addressed through a general amendment to the ordinance.

7. Would the granting of this variance result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property? (answer yes or no) If so, explain the result/change.

No. The variance would allow a permitted residential accessory use and would not change the zoning classification of the property.

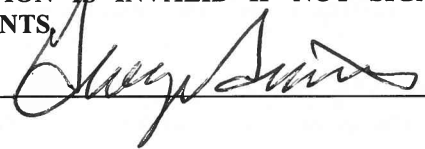
8. Is the relief or remedy sought by the variance application available through a special exception process or the process for modification of a zoning ordinance? (answer yes or no) If so, explain why that option was not pursued.

No. The relief sought is not available through a special exception process or ordinance modification. Although small sheds are typically allowed without a permit, the river setback still applies, leaving a variance as the only available remedy.

I/We the undersigned hereby certify that the information presented on this application is true and correct to the best of my/our knowledge. I/We further understand that upon the review of the documents submitted, should it be determined that the not meet the requirements, the application shall not be forwarded to the Board until the issues are resolved. The applicant shall be responsible for all additional advertising and cost associated with the re-hearing of this case.

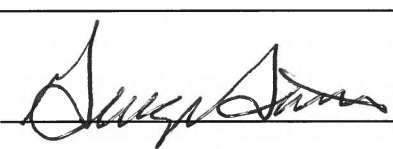
I/we hereby grant permission for staff and Board members to go upon the above property.

*** THIS APPLICATION IS INVALID IF NOT SIGNED BY ALL PROPERTY OWNERS AND THEIR AUTHORIZED AGENTS.**

Owner Signature:  Date: 2/13/2026

Date: _____

Date: _____

Agent/Applicant Signature:  Date: 2/13/2026

Date: _____

Included

1. Board of Zoning Appeals Variance Form
2. X_Plat
3. Floor Plans
 - Shed Plans 12 X 24 shed – 288 sq ft (Shed Landscaping)
 - a. X_Contract and floor plan
 - b. X_Projections
 - c. X-Cottage Floorplan
4. X Drain field (David Harrison, Health Department (804) 493-1235
5. Letters from
 - a. Sanford
 - b. Bailey
 - c. Garrity
6. X Septic Cleaning, W.C. Lowery on 8-11-2025
7. X View of Road

Seven (7) paper copies of all documents, plus one (1) digital PDF for staff review.

_____ Plot or Site plan with accurate dimensions of the parcel and showing all existing and proposed building(s) and structure(s) with their exact location on the property. -

_____ Boundary survey showing all applicable easements.

_____ Floor plans of all existing and/or proposed structures.

_____ Cottage

_____ Shed

_____ Building elevation views of the existing and/or proposed construction.

_____ Topography Map, when required.

Other documentation that you feel is relevant for your case.

Staff

- Planning – Kelly DeJesus, Assistant Planning Director (main contact)
- Planning – Beth McDowell, Land Use Administrator (804) 493-0120
- County Administrator – Jim Taylor

Notes From Kelly

- Coastline to 65-70' from shoreline
- Threshold of 3000 sq ft, pre 1989 law
- Expand by 500 sq ft must comment to county structure

Notes From Jeff Minnah, Bayshore

- 60' off centerline of Seaview Dr
- 100' from shoreline
- 10' off any drain field
- Have a reserve drain field
- Options
 - Same Location
 - Different size shed – offer 10X24 = 240' sq ft shed. No building permit, but zoning permit
- Will add one canopy tree and two understory to the site.
-

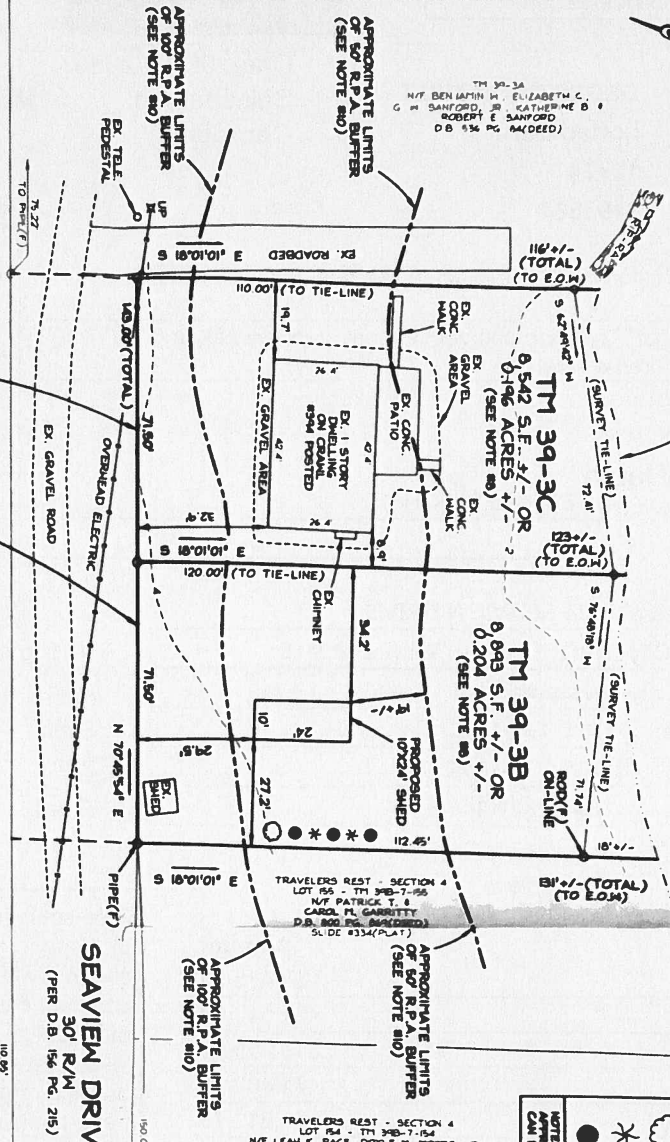
GARNER'S CREEK

NOTE: MINIMAL LAND DISTURANCE REQUIRED FOR INSTALLATION OF PROPOSED 10'x24' SHED (240 S.F.).

PLANTING SCHEDULE:

- 240 S.F. PROPOSED DISTURBANCE NEAR OR 10' R.P.A. BUFFER SHOWN. THEREFORE, 1 PLANTING UNIT IS REQUIRED FOR DISTURBANCE TABLE A BELOW.
- CAMPY TREE (1 PROVIDED)
- UNDERSTORY TREE (2 PROVIDED)
- LARGE SHRUBS (3 PROVIDED)

NOTE: TREE PLANTING SCHEDULE HEREON IS MINIMUM. PLACEMENT OF PLANTING UNITS CAN BE ADJUSTED BY CONTRACTOR ON-SITE.



LEGEND

CONC.	CONCRETE
E.O.M.	EDGE OF WATER
EX.	EXISTING
PIPE(F)	IRON PIPE FOUND
ROD(F)	IRON ROD FOUND
R.P.A.	RESOURCE PROTECTION AREA
UTL.	UTILITY
UTL. POLE	UTILITY POLE

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO V.D.O.T. AND WESTMORELAND COUNTY STANDARDS AND SPECIFICATIONS.
2. THIS SITE IS NOT TREE COVERED.
3. TOPOGRAPHIC SURVEY HEREON IS FIELD SHOT ON ASSUMED DATUM.
4. ALL DISTURBED AREAS WILL BE SEEDED AND STRAWED IN ACCORDANCE WITH VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.1, CHAPTER 7.
5. STANDARDS & SPECIFICATIONS FOR CONSTRUCTION BMP'S (C-591-01, C-591-10 & C-591-11).
6. ALL MATERIALS AND EQUIPMENT ARE TO BE STOCKPILED WITHIN THE LIMITS OF LAND DISTURBANCE.
7. THE CONTRACTOR IS TO NOTIFY THE UTILITY PRIOR TO ANY CONSTRUCTION ACTIVITIES COMPLETE AND EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
8. NO TITLE REPORT FURNISHED. EASEMENTS & OTHER RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
9. THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS PLAT IS TO SHOW THE LOCATION OF THE PROPOSED SHED ONLY. BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY. ADDITIONAL BOUNDARY INFORMATION TAKEN FROM RECORDS & PLATS REFERRED HEREON.
10. ACCORDING TO 11.211, CONSTRUCTION OF THE PROPOSED SHED (240 S.F.) WILL BE COMPLETED BY 11/20/2022. THIS LOT APPEARS TO BE IN THE 100 YEAR FLOOD ZONE "A".
11. NO WETLAND DELINEATION PERFORMED AT THE TIME OF THIS SURVEY.
12. WETLANDS/R.P.A. MAY EXIST WHICH IS NOT SHOWN HEREON.

PER LEGAL DESCRIPTION IN RECORDED DEED FOR BOTH LOTS (D.B. 487 PG. 1647), THESE LOTS BEGIN ON THE "SOUTH SIDE" OF AN EXTENSION OF THE SOUTHERN BOUNDARY OF SEAVIEW DRIVE.

TM 39-10-3
LOT 37 PER PLAT V BULKY
N/2 SECTION 5 & 4
D.B. 487 PG. 1647

APPLICANT:
GEORGE SHONK
228 WEST SEAVIEW DRIVE
SALISBURY, NC 28447

SITE DATA:
TAX MAP NO. 39-3B
ZONING DISTRICT: A-1
LOT AREA: 1,200 S.F. +/- OR 0.287 ACRES +/-
LAND DISTURBANCE AREA: 240 S.F. OR 0.006 ACRES
EXISTING SHED: 60 S.F.
PROPOSED SHED: 240 S.F.
TOTAL: 300 S.F.
IMPERVIOUS SURFACE: 2.78%



EXHIBIT SHOWING PROPOSED SHED
TAX PARCEL 39-3B
COME WASTEWATER DISTRICT
WESTMORELAND, VIRGINIA
SCALE 1"=20' NOVEMBER 23, 2023
JOB# 25420 KAL

THE
BENCHMARK GROUP
LAND PLANNING

1400 RICHMOND (UNIVERSITY)
SUITE 100
540-760-3118
benchmarkgroup.com
SURVEYING • ENGINEERING • LAND PLANNING

Old Hickory Buildings

Product info: (615) 890-8075
www.oldhickorybuildings.com



Campbell Auto Sales
Authorized Virginia dealer
16419 Kings Highway
Montross, VA 22520
804-493-9611

Purchase Type: **ORDER-SHOP BUILT**
Building Type: **Lofted Barn**
Size: **12x24**
Order Number: **3193834**

Date: 06/10/2025
Salesperson:
Campbell

Michael Delivery Driver:
Builder: **Adriel Miller (A Miller Transport, LLC)**
Prospect

*Revisions on Custom Orders subject to fee, see below for details

All Sizes Nominal *12' wide and above measured eave to eave* *7' & 8' Tall Walls Measured on Outside*

Customer Name

(Name must match ID)

GEORGE SIMONS

Delivery Address: ***394 SEAVIEW DRIVE**

(City) **HAGUE** (State) **VA** (Zip) **22469**

(County) **westmoreland**

Primary Phone: **(704) 232-1945**

Cell Phone: **(704) 232-1945**

Work Phone: **(704) 232-1945**

Mailing Address: **235 WESTGLENVIEW DRIVE**

City: **SALISBURY**

State: **NC**

ZIP: **28147**

Email: **gsimons@outlook.com**

NOTES/COMMENTS

Home Office Disc Reason: Seasonal Sale

INFORMED CUSTOMER ABOUT BLOCKS AND PRICE

Access Dealer: SF-Montross VA

Cash Sale *Checks payable to:
Old Hickory Buildings, LLC*

	Amount
Sales Price	\$8,475.00
Option Cost	\$1,540.00
Subtotal	\$10,015.00
Discount	\$1,502.25
Total (Pre-Tax)	\$8,512.75
Tax	\$451.18
Total Cost	\$8,963.93
Total Payment	\$900.00
Discount ADD BACK if NOT Paid by Cash	\$0.11
Amount Received	\$900.11
Balance Due	\$8,063.93

Date	Type	Status	Amount	CCType	CCAuth
06/07/2025	Credit	Success	\$900.11	N/A	N/A

Free setup includes leveling the building to the specifications on our blocking diagram (customer may request a copy from dealer) starting with the high corner at ground level or one four inch concrete block high. Buildings may then be leveled to a maximum of 3 feet at the highest corner. If leveling requires one (1) foot or less, pressure treated wood may be used. If placement of the building requires it to be set on concrete blocks, the customer must have them ready PRIOR to delivery OR have a clear agreement with the driver to supply the blocks at a price to be negotiated with the driver. In very rare cases, underground footers may be required by local building codes. Old Hickory Buildings does not offer digging or footer services, and these services are not included in free setup. However, we can work with Customer or a contractor when required for an additional cost. Free delivery covers one trip up to thirty (30) miles one way. Trips over thirty (30) miles are subject to a \$4.00/mile (8, 10, & 12 ft wide) or \$5.00/mile (14ft wide) or \$6.00/mile (16ft wide) charge one way. Customer will be responsible for any additional mileage charge as well as the cost of any additional trips. * A non-refundable fee will be charged on cancellations or revisions of custom orders as follows: 10% on cash sales of 8ft, 10ft, & 12ft wide buildings, 20% on cash sales of 14ft & 16ft wide buildings, up to 50% on any build on site order; or, on rent to own sales, the security deposit plus first month's rent.

5/8" flooring with joists at 12 inches OC will not support point loads of more than 450 lbs. (spread evenly over an area no less than 5 in. x 5 in.)

Customer expressly agrees to be bound by the terms, conditions, and warranties set forth above and on the following pages. **CUSTOMER UNDERSTANDS THAT ALL CHECKS GIVEN TO DEALER SHOULD BE PAYABLE TO OLD HICKORY BUILDINGS, LLC OR THIS TRANSACTION IS VOID. NO CREDIT WILL BE GIVEN FOR CHECKS MADE TO ANY OTHER PARTY. FOR RENTAL ORDERS, SUBSEQUENT RENTAL PAYMENTS SHOULD BE MAILED TO THE RENTAL COMPANY.**

S: 06/07/2025) R: 06/10/2025 08:26am (America/Chicago) bv: Norm Spaurlock - #3

Old Hickory Buildings, LLC - ORDER SHEET

Please send along with work order, order sheet, and drawing sheet on all custom orders - Order Number: 3193834

Sales Lot Campbell Auto Sales Date 06/10/2025
Customer Name GEORGE SIMONS Bldg Type/Size 6'3" Lofted Barn 12x24

Bldg Type	Lofted Barn
Flooring	Engineered Panels T&G
Roof	Burnished Slate - Metal
Siding Type	LP SmartPanel
Exterior Finish	Painted
Wall Color	Hardware
Trim Color	Barn White Paint
Door Color*	
Trim on Door Color*	
Shutter Color	

Item		Price	Qty	Total Price
9' Garage		1095.00 EA	1	\$1095.00
	9' Garage Door (7' Tall)	INCLUDED		
	12" On Center Floor Joists	INCLUDED		
	Short Solid Door	INCLUDED		
	2×3 Window	INCLUDED		
Additional Color (Different Trim Color)		70.00 EA	1	\$70.00
6" Front and Back Overhang		275.00 EA	1	\$275.00
10×29(Horz) Window		100.00 EA	1	\$100.00
Loft		INCLUDED		
TOTAL OPTIONS PRICE \$1540.00				

Build Notes/Comments:
INFORMED CUSTOMER ABOUT BLOCKS
AND PRICE

(HORZ) window(s) will be placed at the top
of the wall, unless otherwise noted.

Delivery Directions/Instructions:
PLEASE GIVE ADVANCE NOTICE FOR DELIVERY . CUSTOMER LIVES IN
SALSBURY NORTH CAROLINA

Customer Signature: George Simons

Customer agrees that the above information is accurate; changes will be subject to fee.

Old Hickory Buildings, LLC - Options Notice

Please send along with work order, order sheet, and drawing sheet on all custom orders - Order Number: 3193834

Sales Lot	<u>Campbell Auto Sales</u>	Date	<u>06/10/2025</u>
Customer Name	<u>GEORGE SIMONS</u>	Bldg Type/Size	<u>6'3" Lofted Barn 12x24</u>

CUSTOMER AGREES TO:

- OPTIONS NOT EQUALLY SPACED ON RIGHT WALL
- RECOMMENDED FLOORING IS (JOISTS SPACED AT 12" FOR THE HIGHER LISTED WEIGHT):
 - 5/8" FOR ATVS, GOLF CARTS, AND SMALL MOWERS - LESS THAN 300LB - 500LB PER WHEEL
 - 3/4" FOR LAWN TRACTORS AND LARGE MOWERS - LESS THAN 500LB - 700LB PER WHEEL
 - DOUBLE 3/4" FOR CARS, TRUCKS, AND HEAVY TOOLBOXES - LESS THAN 1050LB - 1500LB PER WHEEL

SEE FLOOR LOAD CHART ON WEBSITE:

<HTTPS://OLDHICKORYBUILDINGS.COM/SHED-FLOOR-LOAD-INFO/>

5/8" FLOORING WITH JOISTS AT 12 INCHES OC WILL NOT SUPPORT POINT LOADS OF MORE THAN 450 LBS. (SPREAD EVENLY OVER AN AREA NO LESS THAN 5 IN. X 5 IN.). POINT LOADS CAN BE NO CLOSER THAN 2 FEET APART. OLD HICKORY IS NOT LIABLE FOR BROKEN OR CRACKED FLOOR DECKING WHEN LOADS MORE THAN ABOVE ARE PLACED ON FLOORING.

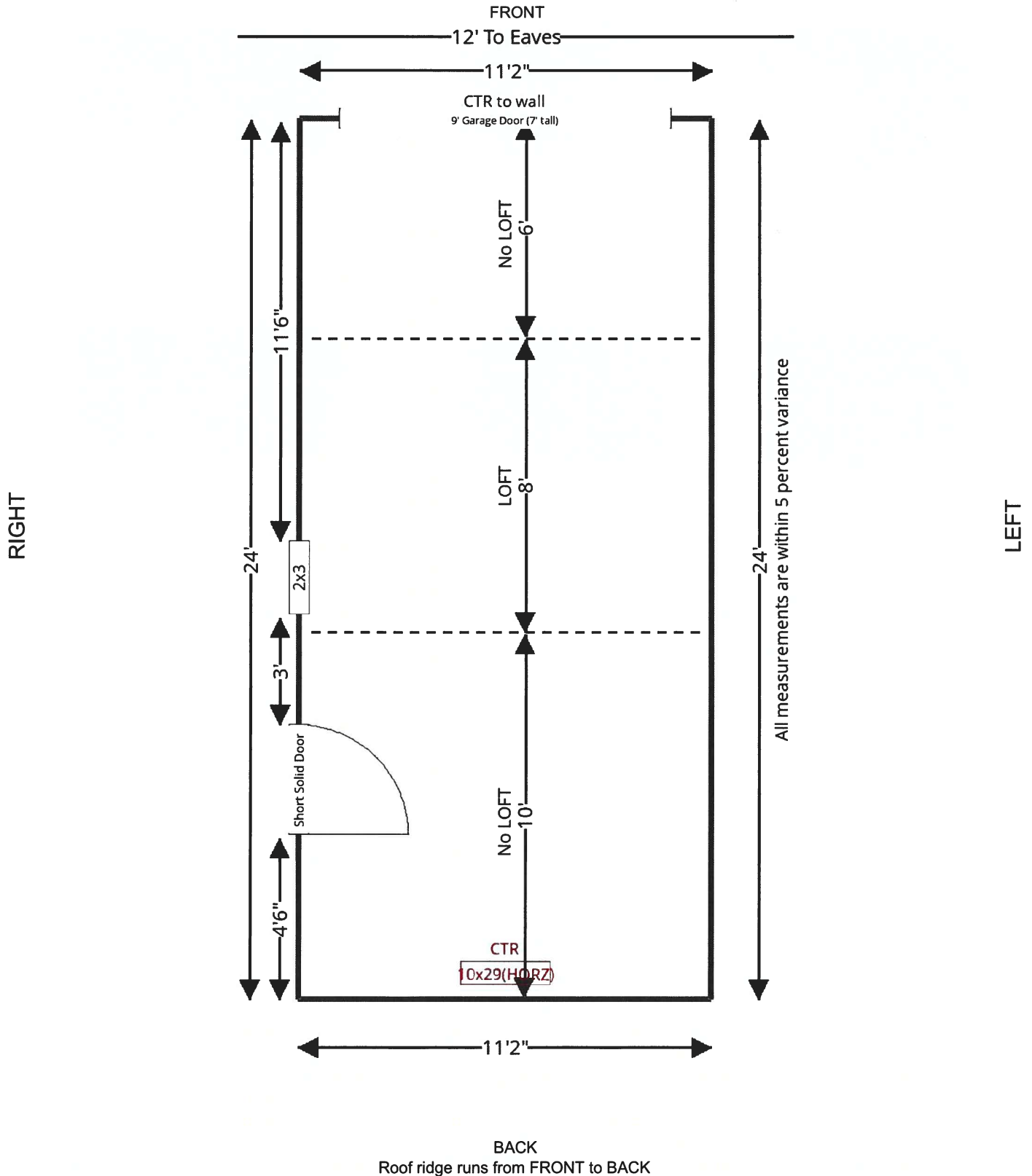
Customer Signature: George Simons

S: 06/07/2025) R: 06/10/2025 08:26am (America/Chicago) by: Norm Spurlock - #3

Old Hickory Buildings, LLC - DRAWING SHEET

Please send along with work order and order sheet on all custom orders - Order Number: 3193834

Sales Lot Campbell Auto Sales Date 06/10/2025
Customer Name GEORGE SIMONS Bldg Type/Size 6'3" Lofted Barn 12x24



Customer Signature: George Simons

Customer agrees that diagram is accurate; changes will be subject to fee.

Email: campbellcruiser@yahoo.com

Phone: 804-493-9611



[illegible]

RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

HARRISON SIMONS

Date 5-21-61 Case No. 391

Owner David + Patricia Simon Address Sancti (Mailing Address) Phone Parcel 3B + 3C

Occupant _____ Address _____ (Mailing Address) Phone _____

Exact Location of Premises Sancti West Road - Cedar Point (Subdivision, Street or Road Name, Section or Lot No.)

WATER SUPPLY INSPECTION

Installed according to Permit Design ☐ Yes ☐ No. Distance to nearest House Sewer _____ feet. Distance to nearest Sewage Disposal System _____ feet. (Use Form LHS-143 for Detailed inspection of Water Supply Reference Materials.)

SEWAGE DISPOSAL SYSTEM INSPECTION

(1) LOCATION

Allotted Area adequate ☒ Yes ☐ No. Distance from nearest lot lines _____ feet. Trees _____ feet. Water Supplies _____ feet. Buildings _____ feet.

(2) INSTALLATION AND DESIGN

Installed according to Permit Design ☒ Yes ☐ No. Have additional Household Appliances been added NOT on Permit: ☒ Automatic Washer ☒ Garbage Disposal ☐ Other _____ (Describe)

(3) SOIL CONDITION

Are there soil conditions now evident which indicate system may be unsatisfactory as designed: ☐ Yes ☒ No. If Yes, show adjustments required under "Remarks" below.

(4) HOUSE SEWER LINE

Installed ☐ Yes ☒ No. Type of material _____ Size _____ Inches.

(5) SEPTIC TANK

Constructed of Concrete (Kind of Material) Inside Dimensions Length 7 feet. Width 3 1/2 feet. Liquid Depth 1 1/2 feet. Depth of Air Space 1 1/2 inches. Inside Fittings comply with requirements ☒ Yes ☐ No.

(6) DISTRIBUTION BOX

Watertight and equal surcharge to each line by Water Test ☒ Yes ☐ No. Distribution Box provided with _____ (Number) extra outlets for future use.

(7) SUBSURFACE ABSORPTION FIELD

Total Area in bottom of ditches 400² square feet. Number of ditches 4 Length of ditches 50 feet. Grade of ditches Minimum 4 Inches per 100 feet. Maximum 6 inches per 100 feet. Has system been checked by instruments (Level) ☐ Yes ☒ No. Type aggregate used Crushed Depth of aggregate under Tile 6" inches. Total depth of aggregate 13" inches. Depth of backfill over aggregate 14" inches.

(8) SURFACE DRAINAGE

Storm Drains from House and Basement flowing away from Subsurface Drainage Field: ☒ Yes ☐ No. Was Surface Drainage required ☐ Yes ☒ No. If Yes, has this been provided ☐ Yes ☒ No. Has area been drained by lowering Ground Water Table: ☐ Yes ☒ No ☐ Not required.

(9) Are follow-up inspections necessary ☐ Yes ☐ No.

Septic Tank

Contractor: Jim Wright Address Lawville, VT Phone _____

This Sewage Disposal System (Is) (Is Not) Approved by West CO Health Department.

Date 5-31-61 Signed J.B. Ball (Sanitarian) Date _____ Approved _____ (Health Director)

Date _____ Approved _____ (Advisory Sanitarian) Date _____ Approved _____ (Reviewing Authority - Other Agency)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage occurs to the system. Remarks:

High water table in this area -
During wet season system may not function properly

WATER SUPPLY and/or SEWAGE DISPOSAL SYSTEMS

Date 4-26-61 Case No. 57- PARCEL 3B

Owner David Altamirano - Santa Address (Mailing Address) Phone

Occupant Address (Mailing Address) Phone

Exact Location of Premises Tranchar Best Beach - Palmyra - VA
(Subdivision, Street or Road Name, Section or Lot No.)

OWNER DESIRES TO

- ☒ INSTALL ☐ REPAIR
☐ Water Supply System ☐ Water Supply System
☐ Sewage Disposal System ☐ Sewage Disposal System
☐ Septic Tank ☐ Septic Tank

Health Department recommends

FOR

- ☐ Dwelling ☐ Other
 Actual or potential Bedrooms 2 Actual or estimated Water Consumption gal. per day Automatic Washing Machine ☐ Yes ☒ No Garbage Disposal unit ☐ Yes ☒ No Additional wastes ☒

DETAILS OF RECOMMENDED SYSTEMS

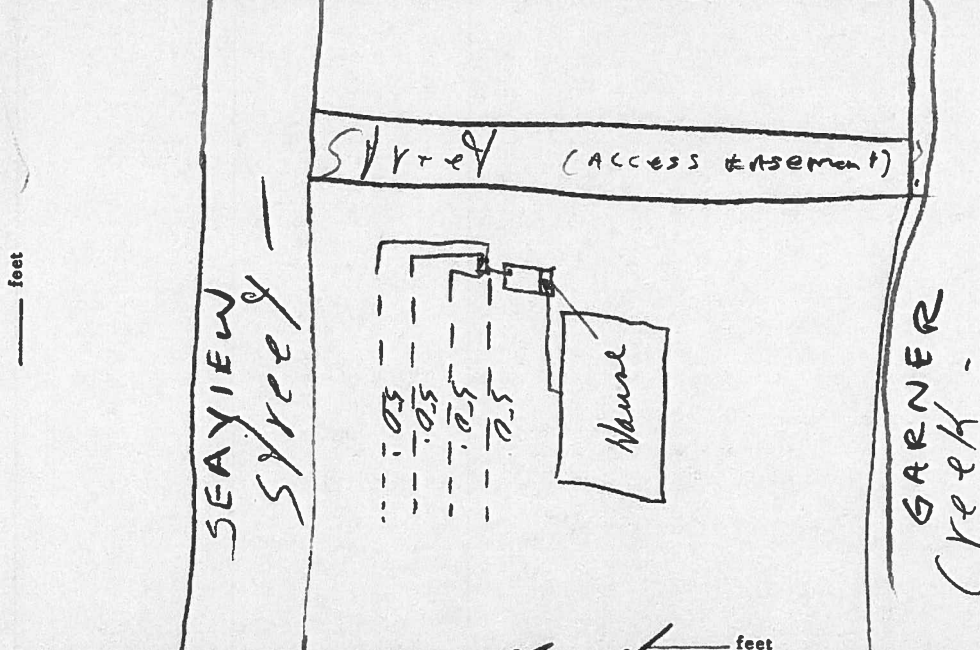
- (1) WATER SUPPLY Location to be approved by Sanitarian. Type
☐ Drilled Well ☐ Driven Well ☐ Bored Well ☐ Dig Well
☐ Other Cased feet.

Casing to be properly sealed and vented if necessary. Casing to extend at least 6 inches above pump room floor. Grouted feet. All surface drainage to flow away from water supply. Well to have a platform of concrete or other impervious material, at least 4 inches thick at casing, extending at least 24 inches in all directions from casing, gently sloped for drainage.

- (2) SOIL STUDY Naturally drained, suitable by sight ☒ Yes ☐ No
 Technical Classification
 Rough Classification ☐ Sandy ☐ Medium ☐ Clay ☐ Pipe Clay.
 Percolation Test required ☐ Yes ☒ No. Rate .
 Minutes per inch. Depth of Water Table feet (Estimated)

Surface drainage required ☐ Yes ☒ No Area Drainage by Lowering Ground Water Table required ☐ Yes ☒ No

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.



6" of Washed Gravel
 under tile
 2" gravel over tile

Note: Owner or his agent must notify Montross Health Department, Phone 33067 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.

Date 4-26-61 Approved (Signature) (Reviewing Authority) Signed (Signature) (Sanitarian or Health Director)

P. O. Box 748
Callao, Virginia 22435
(804)529-6210
(877)529-0712

BILL TO	
George Simons 394 Seaview Dr Hague, VA 22469	

DATE	INVOICE #
8/11/2025	32054

P.O. NO.	TERMS
	Due on receipt

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Overhead view of Seaview Dr. showing the house (red dot) on the property and approximate location of the shed (red square) relative to property boundaries. At our location, only two other homes are served by Seaview Dr. Note the distance of shed from the neighbors and the close proximity of houses and garages already along Seaview Dr to both the road and the shoreline.



GARNER'S CREEK

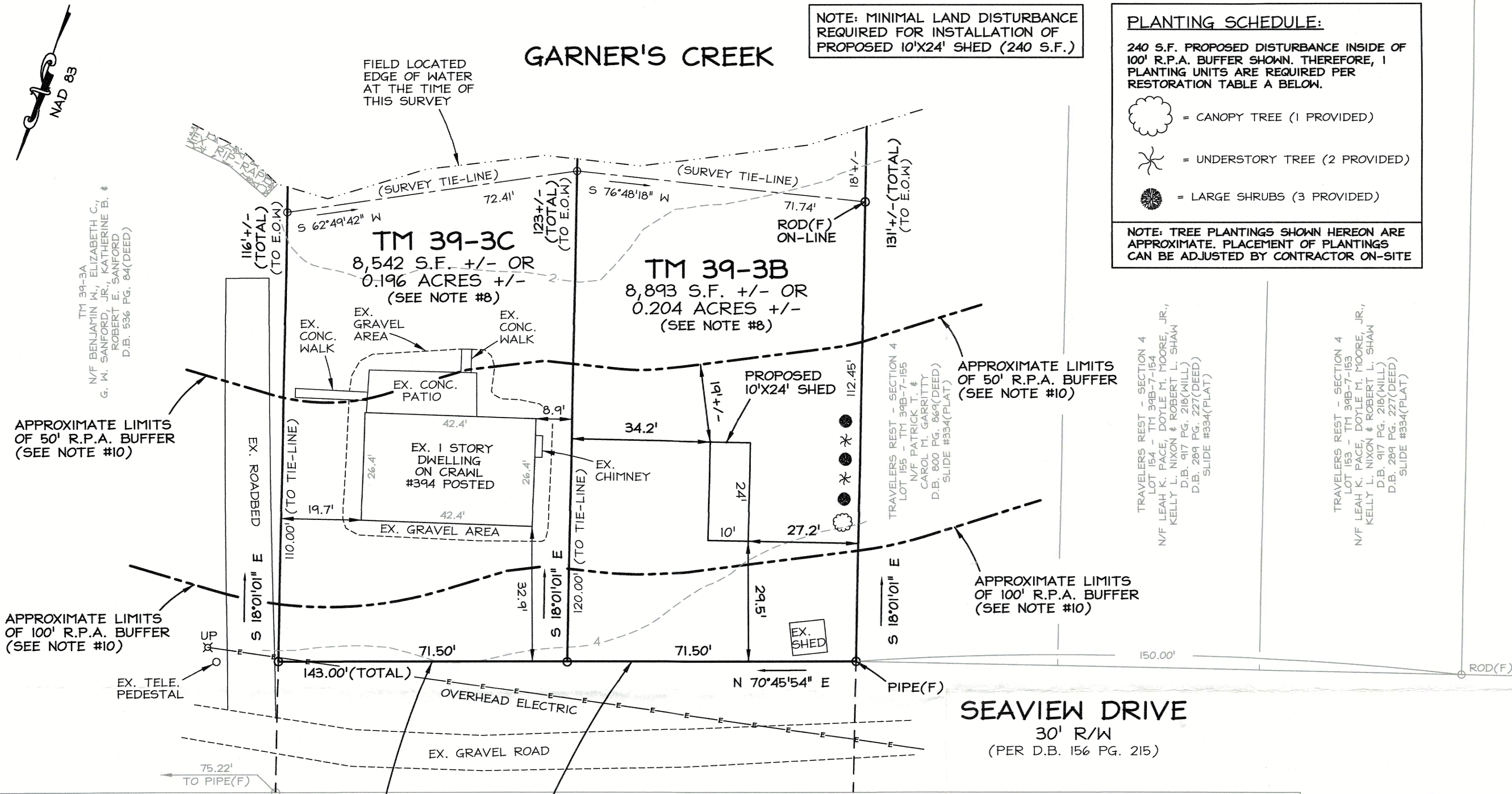
NOTE: MINIMAL LAND DISTURBANCE
REQUIRED FOR INSTALLATION OF
PROPOSED 10'X24' SHED (240 S.F.)

PLANTING SCHEDULE:

240 S.F. PROPOSED DISTURBANCE INSIDE OF
100' R.P.A. BUFFER SHOWN. THEREFORE, 1
PLANTING UNITS ARE REQUIRED PER
RESTORATION TABLE A BELOW.

-  = CANOPY TREE (1 PROVIDED)
-  = UNDERSTORY TREE (2 PROVIDED)
-  = LARGE SHRUBS (3 PROVIDED)

NOTE: TREE PLANTINGS SHOWN HEREON ARE
APPROXIMATE. PLACEMENT OF PLANTINGS
CAN BE ADJUSTED BY CONTRACTOR ON-SITE



NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO V.D.O.T. AND WESTMORELAND COUNTY STANDARDS AND SPECIFICATIONS.
2. THIS SITE IS NOT TREE COVERED.
3. TOPOGRAPHY SHOWN HEREON IS FIELD SHOT ON ASSUMED DATUM.
4. ALL DISTURBED AREAS WILL BE SEEDED AND STRAWED IN ACCORDANCE WITH VIRGINIA STORMWATER MANAGEMENT HANDBOOK VERSION 1.1, CHAPTER 7 "STANDARDS & SPECIFICATIONS FOR CONSTRUCTION BMP'S" (C-SSM-09, C-SSM-10 & C-SSM-11)
5. ALL MATERIALS AND EQUIPMENT ARE TO BE STOCKPILED WITHIN THE LIMITS OF LAND DISTURBANCE.
6. THE CONTRACTOR IS TO NOTIFY MISS UTILITY PRIOR TO ANY CONSTRUCTION FOR A COMPLETE AND EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
7. NO TITLE REPORT FURNISHED. EASEMENTS & OTHER RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
8. THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS PLAT IS TO SHOW THE LOCATION OF THE PROPOSED SHED ONLY. BOUNDARY INFORMATION TAKEN FROM A FIELD RAN SURVEY. ADDITIONAL BOUNDARY INFORMATION TAKEN FROM DEEDS & PLATS REFERENCED HEREON.
9. ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 51193C 0280 F, DATED MAY 17, 2022, THIS LOT APPEARS TO BE IN THE 100 YEAR FLOOD ZONE "AE". (EL=6').
10. NO WETLAND DELINIATION PERFORMED AT THE TIME OF THIS SURVEY. WETLANDS/R.P.A. MAY EXIST WHICH IS NOT SHOWN HEREON.

APPLICANT:
GEORGE SIMONS
225 WEST GLENVIEW DRIVE
SALISBURY, NC 28147

SITE DATA:

TAX MAP #.....39-3B
ZONING DISTRICT.....A-1
LOT AREA.....11,200 S.F. +/- OR
0.257 ACRES +/-
LAND DISTURBANCE AREA.....240 S.F. OR
0.006 ACRES
EXISTING SHED.....68 S.F.
PROPOSED SHED.....240 S.F.
TOTAL.....308 S.F.
IMPERVIOUS SURFACE.....2.75%

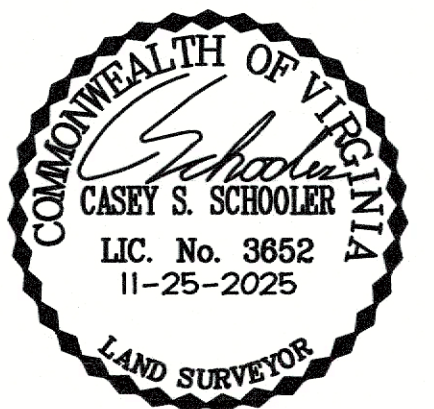


EXHIBIT SHOWING PROPOSED SHED
TAX PARCEL 39-3B
COPLÉ MAGISTERIAL DISTRICT
WESTMORELAND, VIRGINIA
SCALE: 1"=20' NOVEMBER 25, 2025
JOB# 25420 KAL



THE
BENCHMARK GROUP
"LAND DEVELOPMENT CONSULTANTS"
5321 WHELAN WAY PARTLOW, VA 22534
540-785-3118
bmarkgroup@aol.com
SURVEYING * ENGINEERING * LAND PLANNING