

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

SE-17-15

Walter P. Johnson, Sr.

medical hardship manufactured home

Agricultural Land Use

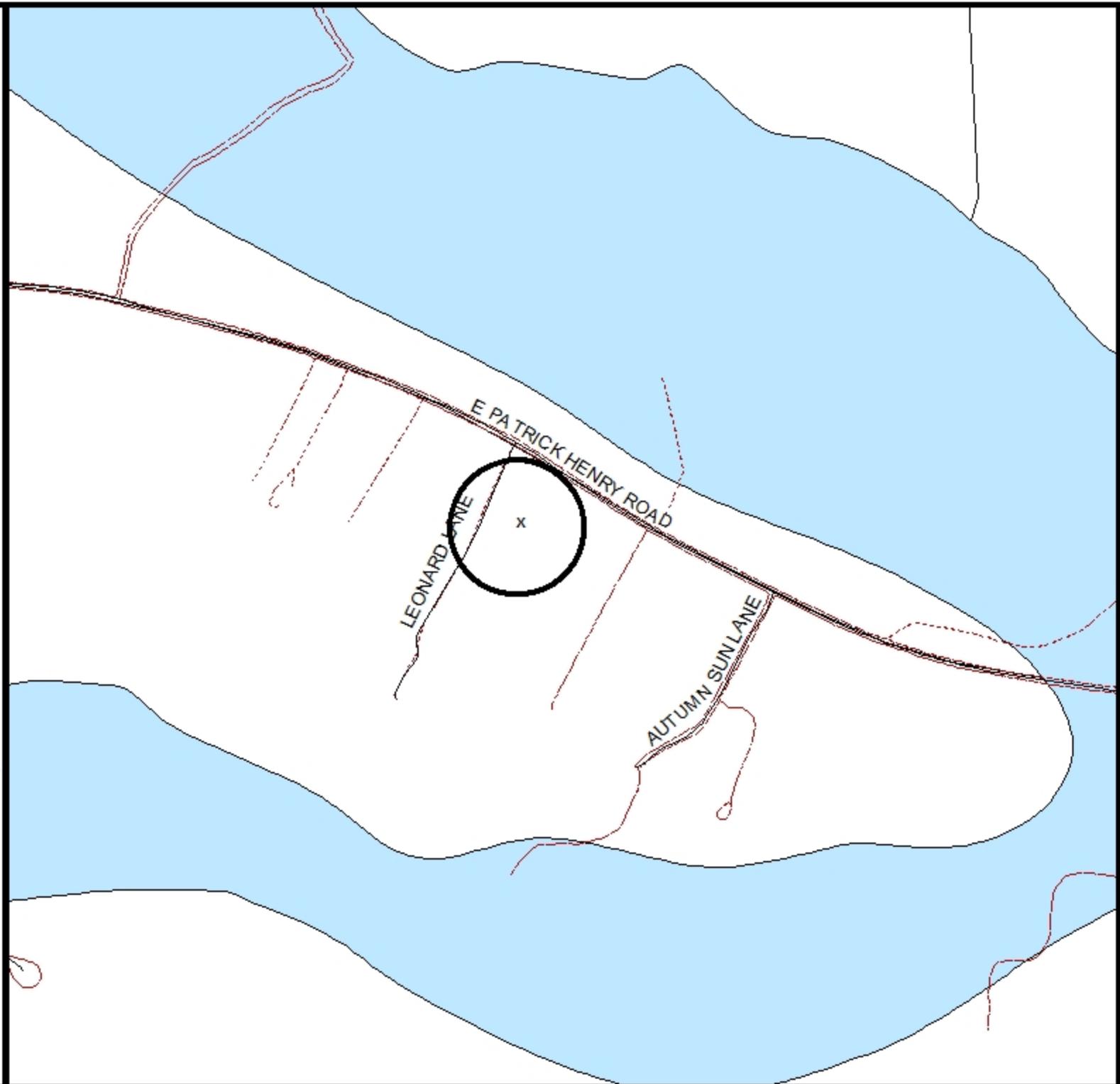
GPIN: 7799-59-7395

Beaverdam Magisterial District



1 inch = 400 feet

July 06, 2015

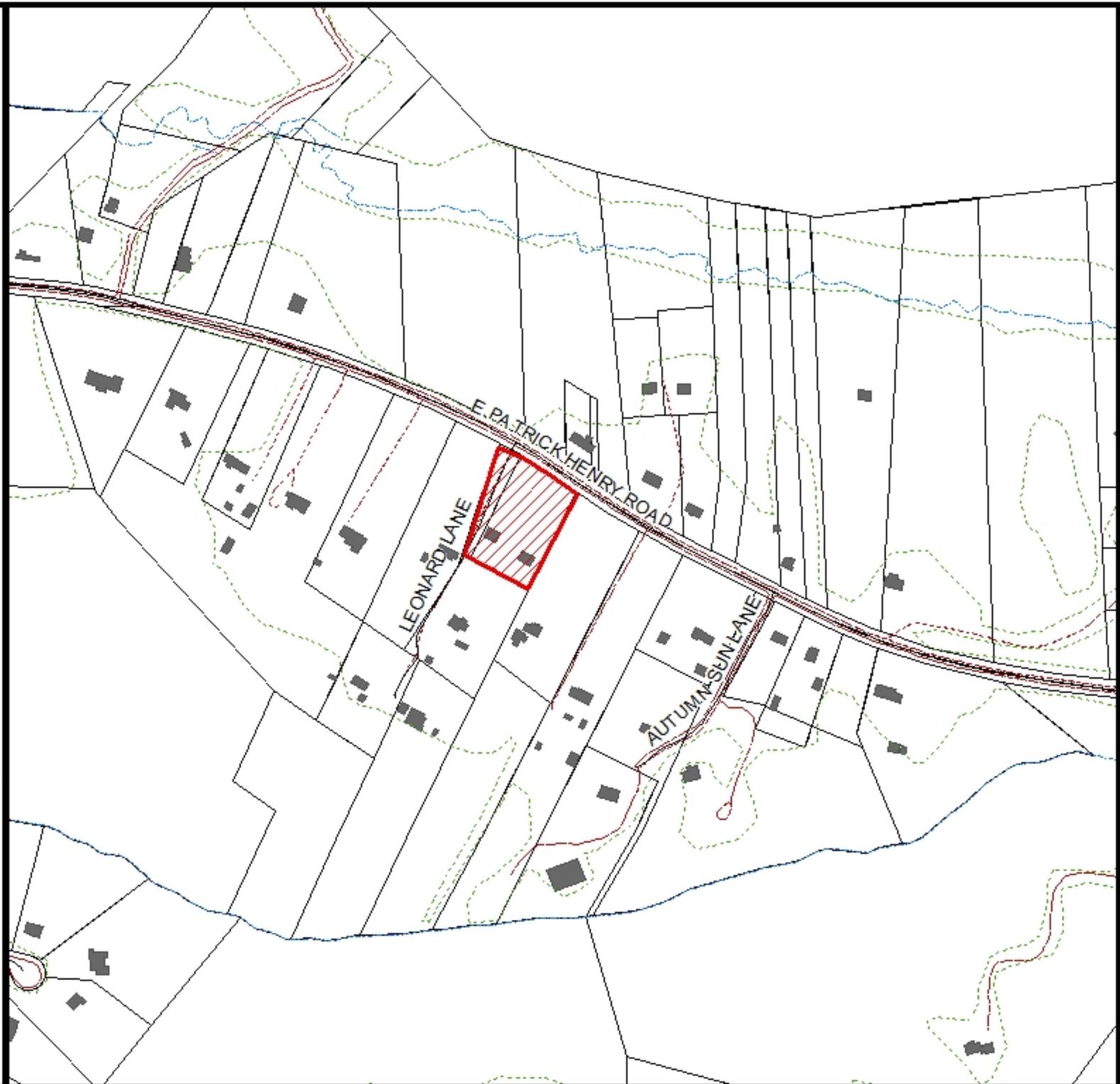


**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels



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Zoned A-1

GPINs: 7799-59-7395 & 7799-59-6494
Beaverdam Magisterial District



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July 06, 2015

Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

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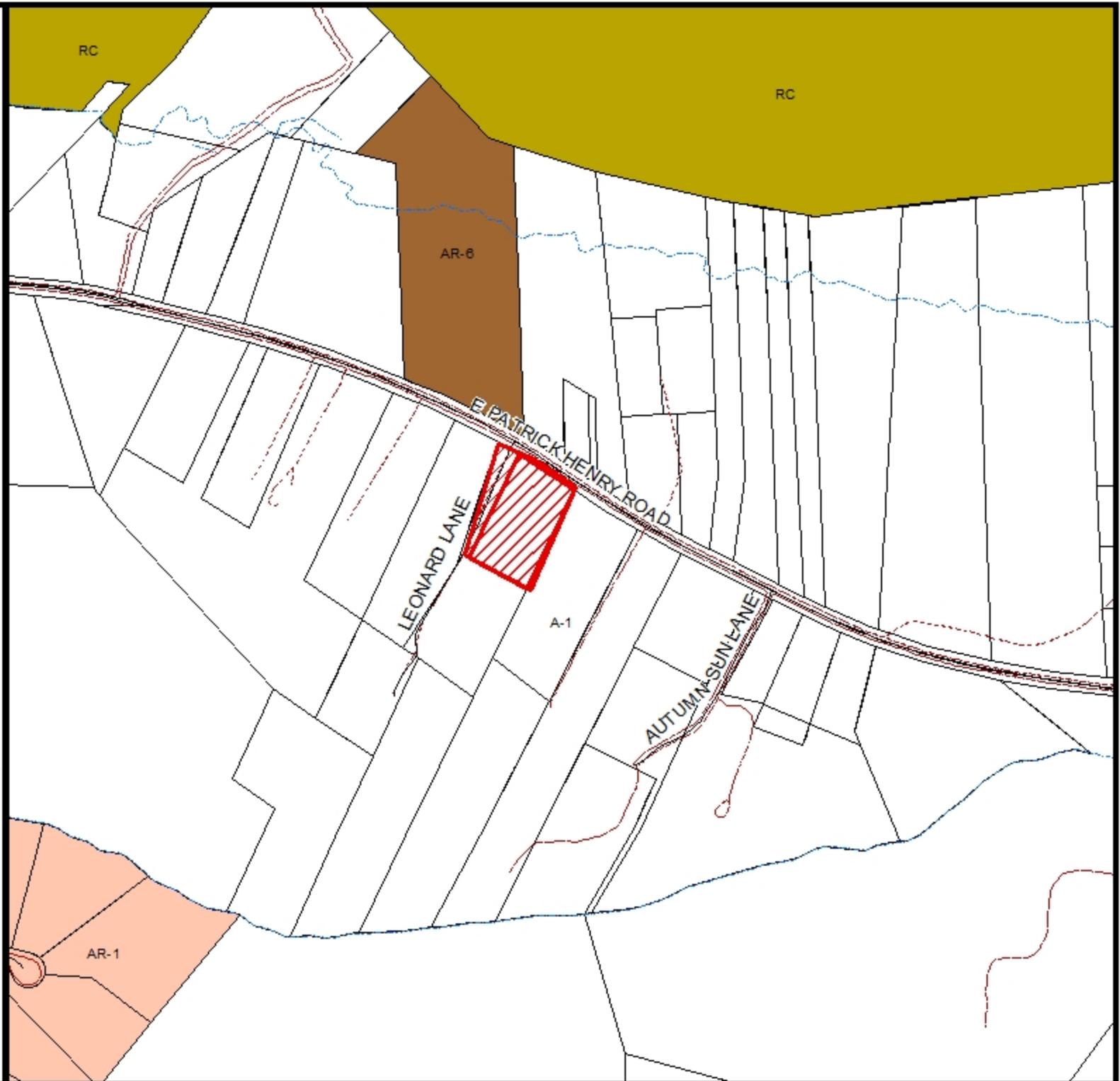
Zoned A-1

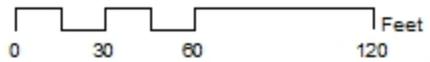
GPINs: 7799-59-7395 & 7799-59-6494
Beaverdam Magisterial District



1 inch = 400 feet

July 06, 2015





SE-17-15, WALTER P. JOHNSON, SR.

Special Exception Report
Beaverdam Magisterial District
Board Meeting Date: August 26, 2015



Overview

Request	To permit a manufactured home in the case of a medical hardship
Zoning	A-1, Agricultural District
Acreage	1.48 acres
Location	Located in the southeast quadrant of the intersection of E. Patrick Henry Road (State Route 54) and Leonard Lane (private road)
GPINs	7799-59-7395, 7799-59-6494
General Land Use Plan	Agricultural
Major Thoroughfare Plan	E. Patrick Henry Road – Minor Arterial (100' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

The applicant is requesting to place a temporary manufactured home on the subject property to care for a family member with a medical hardship who will reside in the home.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

The applicant is requesting a Special Exception Permit to allow the use of a temporary manufactured home as a residence for the applicant’s son to provide needed assistance and medical care. A physician’s statement has been provided that verifies continuous care by another person is required for the family member; therefore, this request meets the criteria for medical hardship.

The applicants have provided a sketch plan showing the manufactured home to be placed approximately 200’ back from E. Patrick Henry Road in front of the existing house and garage. While the distance from the road and a few large trees located on the property may help to minimize the view of the temporary home, it will likely still be visible from the road and adjacent properties.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “Johnson Medical Hardship,” dated May 27, 2015, and prepared by Walt P. Johnson.

Staff’s Recommended Conditions

Staff recommends the following conditions:

1. The Special Exception Permit shall be granted for a period of two (2) years from the date of approval or for the duration of the hardship, whichever occurs first. An extension beyond that time must be approved by the Director of Planning.
2. The manufactured home shall be removed within 60 days upon cessation of the hardship or expiration of the Special Exception Permit.
3. All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

GJWB/HTE

Attachments

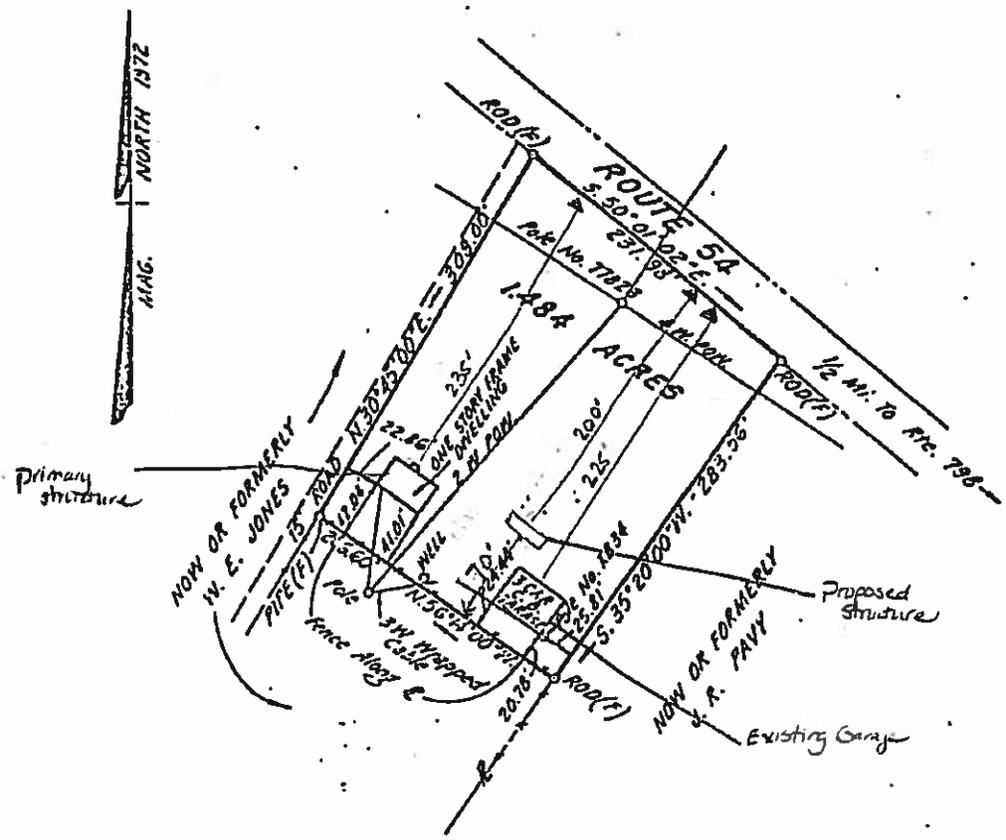
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Sketch Plan

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy

RECEIVED
 JUN - 3 2015
 HANOVER COUNTY
 PLANNING DEPT.

Project: Johnson Medical Hardship
 Prepared by: *Walt Johnson*
 Date: 5-27-15



PLAT OF A TRACT OF LAND
 LOCATED ABOUT 3 MI. EAST
 OF ASHLAND, BEAVERDAM
 DISTRICT, HANOVER CO., VA.



scale 1" = 100'
 date *March 16, 1977*
 proj no 77-050

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