

Zoning Map Amendment Application and Special Exception Permit Application

Botetourt County Community Development Planning & Zoning

57 S. Center Drive, Daleville, VA 24083

P: 540.928.2080

E: planning@botetourtva.gov



Date: <u>12-16-22</u>		
To the Botetourt County Planning Commission and Board of Supervisors, I/We request to: (Please check all that apply to your request)		
Rezoning <input type="checkbox"/> Special Exception Permit(s) <input checked="" type="checkbox"/> Change in Proffers or Conditions <input type="checkbox"/> Commission Permit (15.2-2232) <input type="checkbox"/>		
Property Owner Information		
Property Owner Name: Ben Ikenberry	Phone #: 540-815-6864	
Mailing Address, with zip code: 2278 Brughs Mill Road, Fincastle, VA 24090	Email:	
Property and Owner Information (if additional owners)		
Name: <i>Suzette R. Ikenberry</i>	Phone #: 540-397-1554	
Mailing Address with zip code: <i>Dille St Clubway PO Box 603 Daleville, VA 24083</i>	Email: ike59@msn.com	
Property Information – Include GIS-quality map showing affected area, current zoning and proposed request		
Physical Address of Property: 2302 Blacksburg Road	Town: Fincastle	Zip: 24090
Tax Map Number(s): 73-45 and 73-9	State Route #: 630	
Legal Description or Subdivision Name:	Total Acreage: 174.01	Acreage for request: 0.25
Instrument Number or Deed Book/Page #:	Magisterial District: Fincastle	
Existing zoning: Agricultural A1	Proposed zoning:	Proposed Special Exception Permit: Explosives Storage
This property is currently served by: Well <input type="checkbox"/> Septic <input type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
If request is approved by Board of Supervisors, this property will be served by: Well <input type="checkbox"/> Septic <input type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
Proposed Land Use: 2 20' Conex Storage Containers For Explosives		
Does this request need a state-maintained road(s)? If yes, please check the <i>Commission Permit</i> box above.		
Does this request need a private road(s) in the Residential, R-3 or R-4 Use Districts? If yes, please check the <i>Commission Permit</i> and <i>Special Exception Permit</i> boxes above.		
Does this request meet the Comprehensive Plan: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Please note the category shown on the <i>Future Land Use Map</i> .		
Please explain the reason for this request: To utilize about 0.25 acres to place 2 Conex 20' storage containers to store civil explosives.		
Statement of Justification: (a separate page may be used): Please explain why this project is requested. Also, how the proposed project will affect this property and adjoining properties. Include hours of operation, outdoor lighting, buffering, proposed proffers, effects on public services such as water and sewer, roads, schools, parks and recreation, fire and rescue, with any other relevant information. See Attached.		

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Appropriate application fee payable to the **Treasurer of Botetourt County** is hereby submitted for advertising.

All applicants must have notarized signatures by the current property owners. By signing below, signature(s) indicate consent [§25-521(g)(1)(c)] for county officials to conduct site reviews on this property.

Ben Ikenberry Ben Ikenberry
Signature and printed name of property owners

12/14/22
Date

Mark Ikenberry MARK IKENBERRY
Signature and printed name of property owners

2-17-2023
Date

Debbie Ikenberry Debbie Ikenberry
Signature and printed name of property owners

2-17-2003
Date

Loretta R Ikenberry Loretta R Ikenberry
Signature and printed name of property owners

2-17-2023
Date

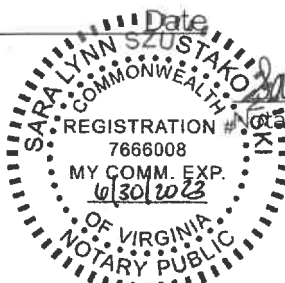
State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 16th day of December by

Ben Ikenberry
Printed name of property owners

My commission expires: 10/30/2023

Sara Szustakowski, 7666008
Notary Public printed name and registration number



Sara Lynn Szustakowski
Notary Public signature

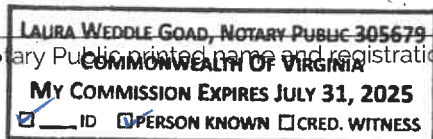
State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 17th day of FEBRUARY 2023 by

LORETTA R IKENBERRY, MARK IKENBERRY, DEBBIE A IKENBERRY
Printed name of property owners

My commission expires: 07.31.2025 Date

LAURA WEDDLE GOAD, NOTARY PUBLIC 305679
Notary Public printed name and registration number



Laura Weddle Goad
Notary Public signature

NOTE: Signature(s) of property owner(s) must be notarized.



BOTETOURT COUNTY, VA - REAL ESTATE PROPERTY RECORD CARD

Owner IKENBERRY JAMES T ET AL PO BOX 445 DALEVILLE, VA 24083 Location BLACKSBURG RD FINCASTLE, 24090	Tax Map 73-45 Legal Desc WOODLAND Parcel 23994 Legal Acres 32.8700 Fin Area 0 Style	Attic Basement Stories Exterior Interior Finish Construction
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Valuation Record		LAND USE	
Land: 253100	Building: 0	Other: 0	Total Val: 253100

Transfer of Ownership			
Date	Grantor	Doc #	Sale price

Summary of Improvements									
ID	Use	Stry	Const Type	Yr. Built	Cond	Feat-ures	Size	Value	
01	MTL BLDG	0	5	2000	P	N	8 X 10	0	

Finished Rms Bedrooms Fireplaces 0 3 fixt. bath 2 fixt. bath Primary heat Central AC	Floor Total Area Finished
--	---------------------------------

Public Utilities	
Water Sewer Gas Electric Y	<div style="border: 1px solid black; padding: 2px 10px; display: inline-block;">01</div>

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Public Utilities	
Water	
Sewer	
Gas	
Electric	Y
<div style="border: 1px solid black; display: inline-block; padding: 2px 5px;">01</div>	



December 16th 2022

To: Botetourt County Community Development Planning & Zoning
57 S Center Drive
Daleville, VA 24083

Re: Botetourt Special Exemption Permit Application

We are requesting to use the property located at Parcel ID #73-9 as a storage yard. The proposed Special Exemption Permit is for 0.5 acres located at approximately the GPS Coordinates: N 37°28'59.5" E 79°54'28.5". The storage yard would contain 2 – 8'x8'x20' storage magazines, containing civil explosives. These units are registered with the ATF and regularly inspected by the State Fire Marshall and the ATF.

The usage of this area as a storage yard will have minimal impact on the surrounding area. The existing gravel road will be utilized to access storage area. All living trees will be maintained, and all underbrush will be trimmed and kept in a neat and orderly fashion per ATF regulations.

Actual Magazine to Be Used:



Should you require any further information, please let us know.

Sincerely,

Anna Bosco

Anna Bosco
Virginia Blasting Services
Project Manager
abosco@ecpace.com
917-331-8826

P.O. Box 13925 Roanoke, VA 24038
1036 Missouri Avenue Roanoke, VA 24012
Drilling and Blasting Contractor Since 2006