



## AGENDA

**Madison County Board of Zoning Appeals  
Madison County Administrative Auditorium  
414 North Main Street, Madison, VA 22727  
Tuesday, July 21, 2026 - 7:00 p.m.**

**YouTube: <https://www.youtube.com/@madisonvirginiacountygover8068/streams>**

### Call to Order

- Determine the Presence of a Quorum

### Adoption of Agenda

### Public Comment

### New Business

- Adoption of Minutes - April 21, 2026

### Public Hearings

- **(Case No. V-7-26-1) Joseph R Daniel – Variance Request**  
Willam Galloway, on behalf of Joseph R Daniel, has applied for a variance of the Madison County Code of Ordinances, Appendix 1, Article 4-4-1 “Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width”. The applicant is requesting the front setback be reduced from 100 feet from the center line of the street right-of-way to 70 feet. A variance is also requested from Article 4-6-2 “*Rear*. Each main structure shall have a rear yard of 50 feet or more” to reduce the rear setback from 50 feet to 25 feet. The purpose of the variance request is to construct a new dwelling. The variance is requested for property identified as Madison County tax map 55B-1.
- **(Case No. V-7-26-2) Hysel Nicholson – Variance Request**  
Hysel Nicholson has applied for a variance of the Madison County Code of Ordinances, Appendix 1, Article 4-6-1 “*Side*. Each main structure shall have side yards of 25 feet or more.” The applicant is requesting the side setback be reduced from 25 feet to 10 feet in order to place a manufactured home. The variance is requested for property identified as Madison County tax map 64-40C.

### Old Business

- Review & adoption of BZA Bylaws

### Discussion

- BZA Alternate Member Candidacy

### Public Comment

### Adjournment



## **MADISON COUNTY BOARD OF ZONING APPEALS**

**MADISON VIRGINIA 22727**

The Madison County Board of Zoning Appeals met on Tuesday, April 21, 2026, at 7:00 p.m., in the Madison County Administrative Auditorium, 414 N. Main Street in the Town of Madison, Virginia. The board members present were Chairman Rodney Lillard, Member Sarah Wills, and alternate Jessica Davis. Also present was Zoning Administrator Allen Nicholls. Members Kyle Knight and Suzanne Long were absent.

Chairman Lillard called the meeting to order at 7:00 PM and determined there was a quorum.

### **Adoption of Agenda**

Davis made a motion to approve the agenda, seconded by Wills. **Aye: Lillard, Wills, Davis. Nay (0); Abstain (0); Absent: Knight, Long.** The motion passed.

The Chairman opened the floor to general public comment. Hearing none, the floor was closed.

### **New Business**

Adoption of previous minutes from March 17, 2026.

Wills made a motion to approve the minutes as submitted, seconded by Davis. **Aye: Lillard, Wills, Davis; Nay (0); Abstain (0); Absent: Knight, Long.** The motion passed.

### **Public Hearings**

**(Case No. A-03-26-01)** Sheryle Moore – Appeal of Zoning Determination

Torry Williams, on behalf of Sheryle Moore is appealing a zoning determination made by the Planning and Zoning Administrator on February 9, 2026 which states the number of mobile home sites on parcels 40-25, 40-28D, 40-28B, 40-32E, 40-32F, and 40-32A is limited to the existing twenty-six (26) sites.

Nicholls - summarized a determination regarding vested rights for a mobile home park property, explaining that while 26 existing mobile home sites are considered legally nonconforming, the previously approved 1973 site plan for an 87-site expansion was never fully developed and is considered abandoned due to the lack of diligent pursuit over more

than 50 years. He noted that mobile home parks are no longer permitted in the zoning district and cited both the zoning ordinance and state vested rights law in concluding that no further expansion rights remain.

Lillard – asked if the 26 lots that were developed followed the plan and just discontinued after that. Nicholls - indicated that the 26 developed mobile home lots generally appear to follow the original 1973 site plan, with development occurring along the first two streets, while the remainder of the approved project area remains undeveloped and wooded.

Williams – explained that after a determination letter confirming 26 existing mobile home units was issued, a previously overlooked 1973 site plan recorded in the land records was discovered, prompting the appeal. He argued that the approved 87-unit mobile home park should be viewed as a single project that was lawfully commenced and partially developed, rather than as separate phases. He emphasized that vested rights are distinct from nonconforming use status and asserted that the original approvals, construction of the existing lots, and substantial investment satisfy the legal requirements for vested rights under Virginia law. He further argued that completing the remaining approved units would constitute completion of the original project rather than an expansion of a nonconforming use.

Lillard - questioned how the appellant addressed the issue of timeliness, specifically referencing the long lapse in development compared to the five-year period mentioned in state code that Mr. Nichols discussed. Williams - responded that while Virginia code references site plans being valid for at least five years, the county ordinance does not establish a specific expiration period. He argued that the lengthy delay would only be problematic if the project were viewed as separate phases but maintained that the approved 87-unit mobile home park should instead be considered a single project that was diligently pursued when originally constructed.

The Chairman opened the floor to public comment.

Grace Fox - Resettlement resident – cited the following concerns: increased traffic, water and sewer issues since the initial project approval.

Staci Fox – Resettlement resident – cited the following concerns – traffic concerns, road maintenance, only one ingress/egress route, consideration of the local community members.

Cindy Johnson – Resettlement resident – cited the following concerns: impact on wildlife, increased traffic.

Hearing no further comments, the floor was closed.

Lillard - stated that the nonconforming use issue and the lengthy lapse in development were significant concerns, noting that zoning and ordinances have changed substantially since 1973. He emphasized that nonconforming uses are commonly reviewed carefully because they may conflict with current ordinances and neighborhood impacts, and referenced both the timing concerns under state code and the concerns raised by neighboring property owners regarding the proposed expansion.

Wills made a motion to deny Case No A-03-26-01, seconded by Davis. **Aye: Lillard, Wills, Davis; Nay (0); Abstain (0); Absent: Knight, Long.** The motion passed.

## **Old Business**

Review & adoption of BZA Bylaws

Nicholls - presented the latest draft of the bylaws, noting that the revisions had been reviewed by the county attorney and that highlighted changes primarily addressed appeals procedures. Additional edits clarified that the board's appeals authority is limited to zoning matters and noted that further discussion may be needed regarding the order of business provisions. Lillard – suggested that the board wait to review and approve the bylaws until all members could be present.

The Chairman opened the floor for general public comment. Hearing none, the floor was closed.

**Adjournment**

Wills made a motion to adjourn, seconded by Davis. **Aye: Lillard, Wills, Davis; Nay (0); Abstain (0); Absent Knight, Long.** The motion passed.

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Chairman-Rodney Lillard



## **Madison County, Virginia – Board of Zoning Appeals**

Date: July 21, 2026

Agenda Item: Willam Galloway, on behalf of Joseph R Daniel, has applied for a variance of the Madison County Code of Ordinances, Appendix 1, Article 4-4-1 “Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width”. The applicant is requesting the front setback be reduced from 100 feet from the center line of the street right-of-way to 70 feet. A variance is also requested from Article 4-6-2 “*Rear*. Each main structure shall have a rear yard of 50 feet or more” to reduce the rear setback from 50 feet to 25 feet. The purpose of the variance request is to construct a new dwelling. The variance is requested for property identified as Madison County tax map 55B-1.

Prepared and presented by: Allen Nicholls, Planning and Zoning Administrator

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### **Variance Application**

Case Number: V-7-26-1

#### **Application Information**

Property Owner: Joseph R Daniel, Trustee

Applicant: William Galloway (agent for the owner)

Property Location: Madison County Tax Map: 55B-1

Zoning district: A-1

Total Parcel Acreage: 1.2415 (see BLA plat dated November 20, 2025)

Nature of Variance Request: Front setback reduction from 100’ to 70’

Rear setback reduction from 50’ to 25’

## **Procedural History & Public Notice**

May 19, 2026 – Variance Application Received

This case was advertised in the Piedmont Journal Recorder, pursuant to Section 15.2-2204 of the Code of Virginia on Weeks of June 28, 2026, and July 5, 2026.

Letters to adjacent and adjoining property owners were mailed on June 26, 2026.

## **Comment from other Stakeholders**

VDH – Onsite Sewage System Construction permit was issued on February 13, 2026.

VDOT – Standing letter declining comment dated January 5, 2025.

Madison County Building Official - Comment email attached below.

## **Staff Narrative**

The applicant is requesting variances from the setback requirements contained in Madison County Code of Ordinances, Appendix 1. Specifically, the applicant seeks relief from Article 4-4-1, which requires structures to be located a minimum of 100 feet from the centerline of any street right-of-way less than 50 feet in width, and Article 4-6-2, which requires a minimum rear yard setback of 50 feet. The subject property, identified as Tax Map 55B-1 and zoned A-1 Agricultural, contains 1.2415 acres and fronts Shelby Road (Route 662), which has a 40-foot right-of-way.

The applicant proposes to construct a new single-family dwelling on the parcel and is requesting that the required front setback be reduced from 100 feet to 70 feet from the centerline of Shelby Road and that the required rear setback be reduced from 50 feet to 25 feet.

Because Shelby Road has a right-of-way width of less than 50 feet, the parcel is subject to the 100-foot front setback requirement established by Article 4-4-1. The applicant states that the combined effect of the required front and rear setbacks significantly limits the available building envelope on the property. In an effort to increase the developable area, the property owner completed a boundary line adjustment with an adjoining parcel in November 2025. According to the applicant, despite the boundary line adjustment, the parcel remains constrained and accommodating a dwelling while meeting all applicable setback requirements is impracticable.

If approved, the requested variances would reduce the required front setback by 30 feet and the required rear setback by 25 feet, increasing the area available for placement of a single-family dwelling.

**Re: JHB variance request revised**

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**From** Jamie Wilks <jwilks@madisonco.virginia.gov>  
**Date** Wed 6/17/2026 9:13 AM  
**To** Allen Nicholls <anicholls@madisonco.virginia.gov>

Allen

After reviewing the BZA variance request and the documents provided, I see no issues as it related to the Virginia Uniform Statewide Building Code.

As always, whatever is constructed will have to comply with the current version of the Virginia Uniform Statewide Building Code.

*Jamie R Wilks* CBO  
Madison County Building Official  
Phone: (540) 948-6102  
[www.madisonco.virginia.gov](http://www.madisonco.virginia.gov)



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**From:** Allen Nicholls <anicholls@madisonco.virginia.gov>  
**Sent:** Tuesday, June 16, 2026 10:24 AM  
**To:** Jamie Wilks <jwilks@madisonco.virginia.gov>  
**Subject:** JHB variance request revised

Hello Jamie,

Please see the revised JHB variance below:

- (Case No. V-7-26-1) Joseph R Daniel – Variance Request

Willam Galloway, on behalf of Joseph R Daniel, has applied for a variance of the Madison County Code of Ordinances, Appendix 1, Article 4-4-1 "Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width". The applicant is requesting the front setback be reduced from 100 feet from the center line of the street right-of-way to 70 feet. A variance is also requested from Article 4-6-2 "Rear. Each main structure shall have a rear yard of 50 feet or more" to reduce the rear setback from 50 feet to 25 feet. The purpose of the variance request is to construct a new dwelling. The variance is requested for property identified as Madison County tax map 55B-1.

Thanks,

**Allen Nicholls, CZA**  
**Planning and Zoning Administrator**  
**Madison Co. Building & Zoning Department**  
**410 N Main St/PO Box 1206**  
**Madison, VA 22727**

**(P): 540-948-6102 EXT: 1200**

**(email): [anicholls@madisonco.virginia.gov](mailto:anicholls@madisonco.virginia.gov)**

**(website): [www.madisonco.virginia.gov](http://www.madisonco.virginia.gov)**



**MADISON COUNTY BUILDING & ZONING DEPARTMENT**  
410 N Main Street, Madison, VA 22727  
Phone: (540) 948-6102  
[www.madisonco.virginia.gov](http://www.madisonco.virginia.gov)

**VARIANCE APPLICATION INSTRUCTIONS**

IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLETE THIS PACKET IN ITS ENTIRETY AND AS PRECISELY AS POSSIBLE. VARIANCE APPLICATIONS ARE CONSIDERED BY THE BOARD OF ZONING APPEALS. SEE ARTICLE 17 OF THE MADISON COUNTY ZONING ORDINANCE AND SECTION 15.2-2309 OF THE CODE OF VIRGINIA FOR FURTHER INFORMATION.

This packet is considered complete when the following have been received:

- Variance application (attached).
- A \$250.00 non-refundable fee is due when this application is submitted to our office.
- A placement survey plat and/or a drawn site plan must be submitted with this application. On the plat or plan, you must identify the location of any proposed or existing structures and/or buildings, any existing or proposed roads/rights-of-way/easements, entrance location to the property, and measurements to all property lines.
- A copy of the current paid real estate tax receipt for the property (may be obtained from the Madison County Treasurer's Office).
- You may be required to provide a copy of the deed to the property if staff cannot locate it in the clerk's office.
- Staff must have written comments from the following departments/agencies on the variance request prior to the scheduling of the public hearing. Also, staff may work with you on obtaining all comments except for the Property Owners Association which is the responsibility of the owner/applicant:
  - The Madison County Health Department
  - The Virginia Department of Transportation
  - The Madison County Building Official
  - The Property Owners Association- President, Vice President, or Secretary (*if in a subdivision*)
- Any other evidence or exhibits the applicant desires to be reviewed by the Board of Zoning Appeals should be submitted along with this application.

If you have any questions, please call the Madison County Building and Zoning Office at (540) 948-6102, Monday through Friday, 8:30 a.m. to 4:30 p.m.

\*\*\*\*\*ADDITIONAL INFORMATION MAY BE REQUIRED IF THE PLANNING & ZONING ADMINISTRATOR DETERMINES IT NECESSARY TO ENSURE CONFORMANCE AND TO PROVIDE ENFORCEMENT OF THE ORDINANCE(S). \*\*\*\*\*

P2026-265

MADISON COUNTY BUILDING & ZONING DEPARTMENT  
410 N Main Street, Madison, VA 22727  
Phone: (540) 948-6102  
www.madisonco.virginia.gov

VARIANCE APPLICATION TO THE BOARD OF ZONING APPEALS

1) The applicant is the:  Owner  Lessee  Agent for Owner

Owner	Lessee or Agent for Owner (if applicable)
Name: Joseph R. Daniel	Name: William Galloway 39820
Mailing Address: P.O. Box 1148 Culpeper VA 22701	Mailing Address: P.O. Box 1148 Culpeper VA 22701
Phone Number: [Redacted]	Phone Number: [Redacted]
Email: [Redacted]	Email: [Redacted]

2) E911 Address of Construction: \_\_\_\_\_

3) Please provide detailed directions to the site: Shelby Rd property on left.

4) Tax Map Number: ~~55-81~~ 55B-1 5) Size of Property: 1.2415 Acres

6) Is the parcel located in a subdivision?  Yes  No  
If yes, which one: \_\_\_\_\_

7) Is the parcel located in the floodplain?  Yes  No

8) Is the proposed structure and/or building located in the floodplain?  Yes  No

9) Water and sewage disposal source for the property:  
 Private Well  Private Septic  Public Water  Public Sewer  None

10) Is this application the result of receiving a notice of violation?  Yes  No

11) Please check which zoning district the parcel is located (If unknown, office staff can look this up for you):  
 Conservation (C-1)  Agricultural (A-1)  
 Residential, Limited (R-1)  Residential, General (R-2)  
 Residential, Multiple Family (R-3)  Business, General (B-1)  
 Industrial, Limited (M-1)  Industrial, General (M-2)

12) Current use of property (Ex: Vacant, Residence, Farming, etc.): vacant lot

13) List existing structures and/or buildings that are currently on the property: None

14) It is desired and requested that the property be varied from Front setback 8100 feet to 20' 70' feet.  
Rear setback 50' feet to 25' feet.  
(If this question is not applicable, see #19).

15) Proposed structure and/or building (Ex: New Home, Addition, Porch, Deck, Accessory Building, etc.):

16) The proposed structure and/or building will be used for the following (Residence, Farm Use, Household Storage, etc.):

17) Dimensions of Proposed Structure and/or Building (Please include dimensions of any proposed decks and/or porches, if applicable):

26' x 44' 6' x 12' Front Porch

18) Height of proposed structure and/or building: 22' feet

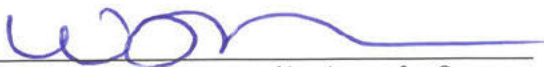
19) Please explain the reason for the variance request and add any additional comments you may have:

This is the only way to build on this lot.

I (we), the undersigned, do hereby certify that the above information is true and correct. I (we) further understand that in granting approval of this application, the Board of Zoning Appeals may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met.

Signature of Owner

Date



5/19/26

Signature of Lessee and/or Agent for Owner

Date



55B-1

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**From** Galloway, William <[REDACTED]>

**Date** Fri 5/22/2026 6:56 AM

**To** Allen Nicholls <anicholls@madisonco.virginia.gov>

Good morning, Allen. I will be submitting a variance request today for this lot. As you know, we have had a time with meeting the setbacks on this lot. We assumed this was a 50' right of way not a 40' and this made the setbacks more difficult. Even with the boundary line adjustment with our adjoining lot, we still can't make the setbacks. Basically, there is nothing we can fit on that lot with the setbacks. Thanks for all your help with everything!

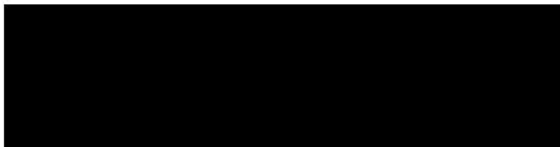


Jefferson Home Builders

[jeffersonhomebuilders.com](http://jeffersonhomebuilders.com)

**William Galloway**

JHB - Sales Office | JHB Sales



**Drainfield Notes:**

Keep drainfield lines on original contour.

Do not disturb reserve drainfield area(s) or use heavy equipment on drainfield or reserve.

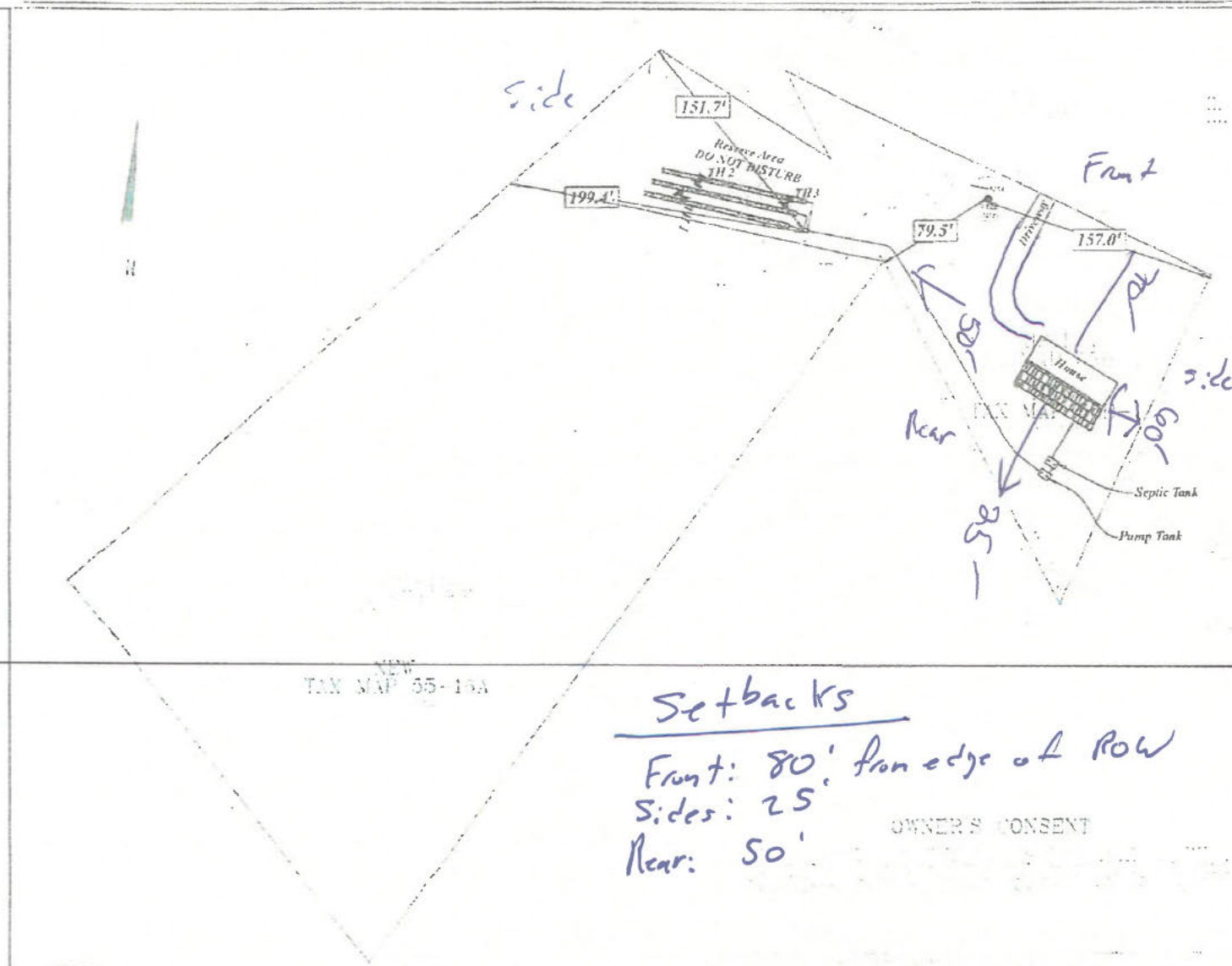
Grade over drainfield and around drainfield components to maintain a positive flow of surface water away from all system parts.

Seed, fertilize, straw or mulch all disturbed areas.

Ensure all drainfield components are a minimum of 5 feet from property lines, 20 feet from basement walls, and 10 feet from at grade footings.

Ensure well is 50' from all drainfield components and house foundation, and property lines.

Keep roof drainage, down spouts, footing drains and surface drainage away from drainfield and components.



Setbacks  
 Front: 80' from edge of ROW  
 Sides: 25'  
 Rear: 50'

OWNER'S CONSENT

Page 4 of 8



**Jefferson Home Builders**  
**TM# 55B-1**



**GEOSOILS LLC**  
 CULPEPER, VIRGINIA USA  
 (907)-350-0000

Job 10626

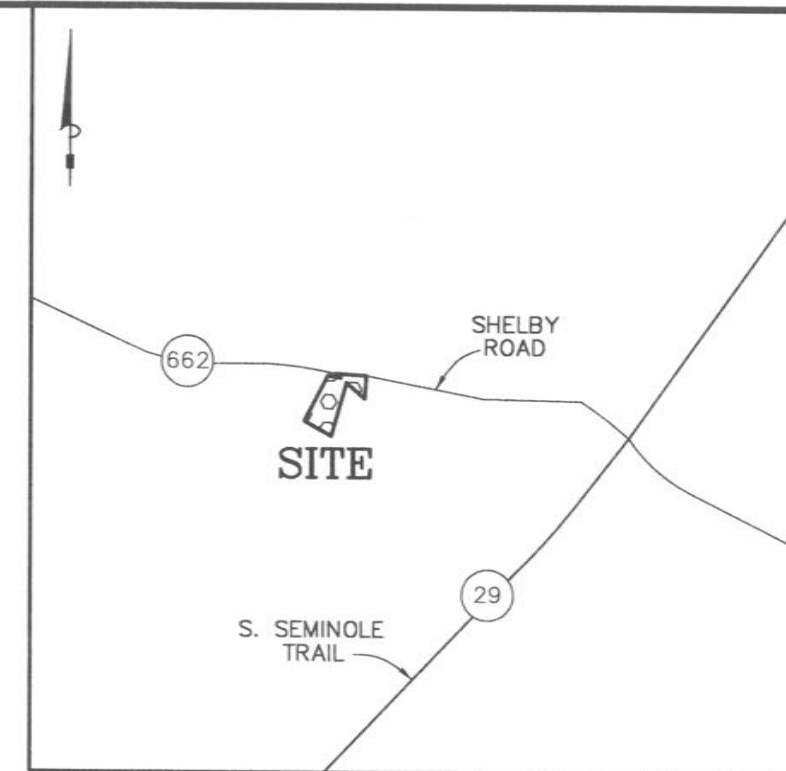
Scale 1" = 100'

**CONSTRUCTION DRAWING**

**NOTES**

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON MADISON COUNTY TAX MAPS 55-16A AND 55B-1, AND ARE ZONED A1.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THE FOLLOWING:  
TAX MAP 15-16A:  
MISCELLANEOUS REAL ESTATE INVESTMENT PROPERTIES, LLC  
P.O. BOX 1148  
CULPEPER, VA 22701  
AS RECORDED AT INSTRUMENT 21-0000571 AMONG THE LAND RECORDS OF MADISON COUNTY, VIRGINIA.  
  
TAX MP 55B-1:  
JOSEPH R. DANIEL, TRUSTEE  
P.O. BOX 1148  
CULPEPER, VA 22701  
AS RECORDED AT INSTRUMENT 20-0002197 AMONG THE LAND RECORDS OF MADISON COUNTY, VIRGINIA.

3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF MADISON COUNTY, VIRGINIA AND A FIELD SURVEY PERFORMED BY THIS FIRM ON DECEMBER 16, 2020. NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED UPON RECORD NORTH.
4. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. PIEDMONT LAND SURVEYORS HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. SETBACKS:  
FRONT - 50'  
SIDE - 25'  
REAR - 50'
6. NO DRAINFIELDS HAVE BEEN ISOLATED.



**LEGEND**

- \*\* PROPERTY LINE HEREBY VACATED
- \*\*\* PROPERTY LINE HEREBY CREATED
- \*\*\*\* DRAINFIELD EASEMENT HEREBY GRANTED

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 81°23'34" E	72.73'
L2	S 39°11'14" W	36.10'
L3	S 86°07'22" E	130.63'
L4	N 43°33'22" E	24.77'
L5	S 81°23'34" E	58.38'

**SURVEYOR'S CERTIFICATE**

I RICHARD GUY BURKE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS THE PROPERTY ACQUIRED BY THE OWNERS REFERENCED HEREON, AS RECORDED AMONG THE LAND RECORDS OF MADISON COUNTY, VA.

RICHARD GUY BURKE LS #3031 DATE 11-2025

*[Signature]*  
Planning and Zoning Administrator

**OWNER'S CONSENT**

THE PLATTING AND BOUNDARY LINE ADJUSTMENT OF THE LAND OF MISCELLANEOUS REAL ESTATE INVESTMENT PROPERTIES, LLC LYING WITHIN THE WOLF TOWN PRECINCT, AS RECORDED AT INSTRUMENT 21-0000571 AMONG THE LAND RECORDS OF MADISON COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

*[Signature]* 1/12/26  
REP. MISCELLANEOUS REAL ESTATE INVESTMENT PROPERTIES, LLC DATE

**OWNER'S CONSENT**

THE PLATTING AND BOUNDARY LINE ADJUSTMENT OF THE LAND OF JOSEPH R. DANIEL, TRUSTEE LYING WITHIN THE WOLF TOWN PRECINCT, AS RECORDED AT INSTRUMENT 20-0003197 AMONG THE LAND RECORDS OF MADISON COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

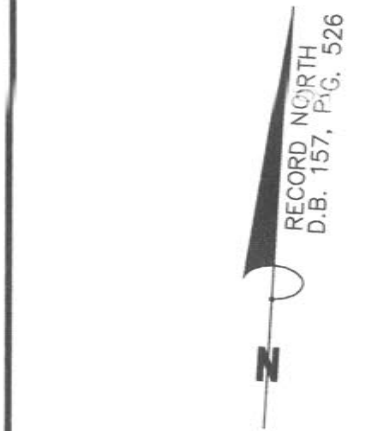
*[Signature]* 1/12/26  
JOSEPH R. DANIEL, TRUSTEE DATE

**NOTARY PUBLIC**

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME *William Galloway*  
THIS 12 DAY OF January  
COUNTY Culpeper STATE Virginia  
*Savannah Comer Wilson Corbin*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/31/2027

**NOTARY PUBLIC**

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME *Joseph R. Daniel*  
THIS 12 DAY OF January  
COUNTY Culpeper STATE Virginia  
*Savannah Comer Wilson Corbin*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/31/2027



PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF  
**MISCELLANEOUS REAL ESTATE INVESTMENT PROPERTIES, LLC**  
PLAT BOOK 6, PAGE 224  
AND  
**JOSEPH R. DANIEL, TRUSTEE**  
DEED BOOK 109, PAGE 524  
WOLF TOWN PRECINCT  
MADISON COUNTY, VIRGINIA



P.O. BOX 250  
RIVERVILLE, VA 22737  
Phone: (540)222-5037  
piedmontlandsurveyors.com  
richard@piedmontlandsurveyors.com

REVISION

SCALE: 1"=60'

DATE: NOVEMBER 20, 2025

G:\Survey\Jobs\TM 55-16A, Madison, Va.dwg

DATE: 5/22/2026

TIME: 09:26 AM

CASHIER: sjenkins

DRAWER # 12999

PMT #: 84464



MADISON COUNTY  
Receipt For Transactions Paid

**Stephanie G. Murray, Treasurer**  
PO Box 309 410 N.Main St, Madison, Virginia 22727  
Phone: 5409484409 www.madisonco.virginia.gov

DATE: 5/22/2026

TIME: 09:26 AM

CASHIER: sjenkins

DRAWER # 12999

PMT #: 84464

Item #	Description	Amount
1	<b>BUILDING PERMITS</b> <b>BUILDING PERMIT NUMBER: P2026-265</b>	<b>\$250.00</b>
	<b>TOTAL TRANSACTIONS</b>	<b>\$250.00</b>
	<b>PAYMENT METHOD/AMOUNT</b>	
	BIS INTEGRATED CREDIT CARD [REDACTED] GALLOWAY/ WILLIAM	\$256.88
	CONVENIENCE FEE [REDACTED] GALLOWAY/ WILLIAM	(\$6.88)
	<b>TOTAL PAYMENT RECEIVED</b>	<b>\$250.00</b>
	<b>CHANGE DUE</b>	<b>\$0.00</b>



**Madison County**  
**Real Estate Account 10015430**  
**DANIEL, JOSEPH R TRUSTEE**  
**1/1/2026 - 12/31/2026**

Parcel/Account #: **55B-1**  
 Property Address: **SHELBY RD**  
                           **\*\* NOT PROVIDED \*\*, VA 00000**  
 Third Party Payer:

Current Balance: **\$0.00**  
 Total Balance: **\$14.57**  
 Delinquent Balance: **\$0.00**  
 Last Payment Date: **5/15/2026**  
 Last Payment Amount: **\$14.58**

General	
Mail To Name: <b>DANIEL, JOSEPH R TRUSTEE</b>	Contact Phone:
Mailing Address: <b>PO BOX 1148</b>	Alternate Number:
<b>CULPEPER, VA 22701</b>	Fax Number:
Contact E-Mail:	
Parcel Number: <b>55B-1</b>	Account Number: <b>10015430</b>
Physical Location: <b>SHELBY RD</b>	Deed Book: <b>20 Page 2197</b>
<b>** NOT PROVIDED **, VA 00000</b>	Instrument Number:
Previous Account Number: <b>90742</b>	GPIN: <b>1749</b>
Legal Description: <b>IN 200002197 0.873 AC 55B-1</b>	Subdivision: <b>NOT ASSIGNED</b>
	Lot Size: <b>0.873 Acres</b>
	Real Estate Property Class: <b>Single Family Residential (Suburban)</b>
	Status: <b>Active</b>
	Account Created On: <b>1/1/2001</b>
	Account Closed On:
	Third Party Payer:
Note:	

Bills	
<b>2026-2</b>	
Due: <b>12/7/2026</b> Status: <b>Active</b> Paper Bill: <b>Not Sent</b> Bill Cycle: <b>2</b>	
Tax:	<u>    <b>\$14.57</b></u>
Total Owed:	<u>    <b>\$14.57</b></u>
Balance:	<u>    <b>\$14.57</b></u>
<b>2026-1</b>	
Due: <b>6/15/2026</b> Status: <b>Paid In Full</b> Paper Bill: <b>Sent On 5/11/2026</b> Bill Cycle: <b>1</b>	
Tax:	<u>    <b>\$14.58</b></u>
Total Owed:	<u>    <b>\$14.58</b></u>
Payments:	<u>    <b>(\$14.58)</b></u>
Balance:	<u>    <b>\$0.00</b></u>

Madison Co., VA

Inst. No. 200002197

TAX MAP NO: 39C-1-AA, 55B-1

GRANTEES' ADDRESS: PO BOX 1148  
CULPEPER, VA 22701

*Return*

Prepared by:  
✓ Stephen P. Will – VSB #16024  
Davies, Barrell, Will, Lewellyn & Edwards, PLC  
122 W. Cameron Street, Culpeper, VA 22701  
Phone: (540) 825-6000 Fax: (540) 825-1989  
E-mail: [swill@dbwle.com](mailto:swill@dbwle.com)

✓ P.O. Box 1147

THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT TO §58.1-811(A)(12)

---

THIS DEED, made and entered into this 3<sup>rd</sup> day of December, 2020, by and between Joseph Ray DANIEL, hereinafter called Grantor, and Joseph R. DANIEL, Trustee of the Joseph R. Daniel Trust UA December 17, 1990, hereinafter called Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is acknowledged, the said Grantor does hereby bargain, sell, grant, transfer and convey with SPECIAL WARRANTY OF TITLE unto Joseph R. Daniel, Trustee of the Joseph R. Daniel Trust UA December 17, 1990, Grantee, all those certain lots or parcels of land, together with all buildings and improvements thereon and privileges and appurtenances thereunto belonging, situated, lying and being in Madison County, Virginia, and more particularly described on Schedule A, attached hereto and made a part hereof.

Full power and authority is hereby granted to the Trustee and his successor or successors to protect and conserve the property, to sell, contract to sell and grant options to purchase the property and any right, title or interest therein, for any other real or personal property upon any terms; to convey the property by deed or other conveyance to any grantee, with or without consideration; to subdivide said land, to dedicate such portions thereof for public use as they may

*of*

*5*

deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said land; to mortgage, pledge or otherwise encumber the property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the property or any part thereof.

No party dealing with the Trustee in relation to the property in any manner whatsoever, and (without limiting the foregoing) no party to whom the property, or any part thereof, or any interest therein, shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property, (b) to see that the terms of this trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of the Trustee, or (d) be privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder; (a) that at the time of the delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trusts, terms and conditions thereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such instrument; and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessors in trust.

The Trustee shall have no individual liability or obligation whatsoever arising from their ownership, as Trustee, of the legal title to said property, or with respect to any act done or contract entered into or indebtedness incurred by them in dealing with said property, or in otherwise acting as such Trustee, except only so far as said trust property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof.

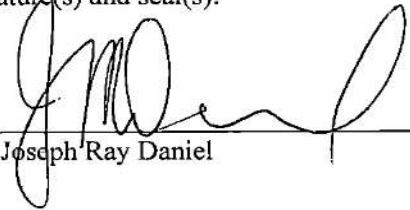
The interest of every beneficiary hereunder and under the Trust Agreement and all other persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale, or other disposition of the property. Such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title or interest, legal or equitable, on or to the property, as such, but only in the earnings, avails, and proceeds thereof as provided in the Trust Agreement.

This deed is governed by and is to be read and construed with reference to §55.1-117 of the 1950 Code of Virginia, as amended, and now in force.

Reference is made to the aforesaid deed(s), plat(s) of survey and to the references contained therein for a more complete and accurate description of the real estate conveyed. All references are to the Clerk's Office of the Circuit Court of Madison County, Virginia.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property conveyed which have not expired by a limitation of time contained therein or have not otherwise become ineffective.

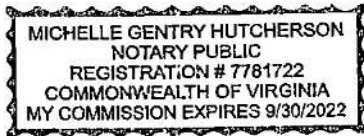
WITNESS the following signature(s) and seal(s):

  
Joseph Ray Daniel (SEAL)

STATE OF VIRGINIA  
CITY/COUNTY OF CULPEPER, to-wit:

The foregoing instrument was acknowledged before me this the 7<sup>th</sup> day of  
December, 2020, by Joseph Ray Daniel.

My commission expires: 9/30/2022



  
Notary Public

Registration No: 7781722

EXHIBIT A  
Legal Description

FIRST: All that certain lot or parcel of land with all buildings and improvements thereon and privileges and appurtenances thereunto belonging, situated, lying and being in Rapidan Magisterial District, Madison County, Virginia, about two and one half miles Northwest of Madison in the subdivision known as Laydan Village, and being the residue of the property conveyed by Nathaniel Greene Development Corporation, Virginia Corporation, to Joseph Ray Daniel and Emily S. Daniel, by Deed dated July 20, 1971 and recorded in the Clerk's office of Madison County, Virginia in Deed Book 108, Page 319, set parcel being designated as Tax Map 39C-1-A-A, containing 1.886 acres, more or less. The remaining one-half interest of the above described property was acquired by Joseph R. Daniel (s/a Joseph Ray Daniel), by deed of Emily S. Daniel dated September 20, 1989, recorded in Deed Book 200, page 219.

SECOND: All that certain lot or parcel of land with all buildings and improvements thereon and privileges and appurtenances thereunto belonging, situated, lying and being near Shelby, Madison County, Virginia, being designated as Lot No. 1 of Block A, and further being designated as Tax Map 55B-1, containing 0.873 acres.

Being the same property conveyed to the Grantor by deed of Elna H. Daniel, et als, dated December 14, 1971, and recorded in Deed Book 111, Page 66.

In addition, thereto, the Grantor does hereby grant and convey unto the Grantee, in Trust, any and all real estate located in the County of Madison, Virginia currently titled individually in the name of Joseph Ray Daniel (s/a Joseph R. Daniel).

INSTRUMENT 200002197  
RECORDED IN THE CLERK'S OFFICE OF  
MADISON CIRCUIT COURT ON  
DECEMBER 29, 2020 AT 08:44 AM  
LEETA D. LOUK, CLERK  
RECORDED BY: CBM

5

of

5

Cheryl B. Myers, Dep. Clerk



## **Madison County, Virginia – Board of Zoning Appeals**

Date: July 21, 2026

Agenda Item: Hysel Nicholson has applied for a variance of the Madison County Code of Ordinances, Appendix 1, Article 4-6-1 “*Side*. Each main structure shall have side yards of 25 feet or more.” The applicant is requesting the side setback be reduced from 25 feet to 10 feet in order to place a manufactured home. The variance is requested for property identified as Madison County tax map 64-40C.

Prepared and presented by: Allen Nicholls, Planning and Zoning Administrator

---

### **Variance Application**

Case Number: V-7-26-2

#### **Application Information**

Property Owner: Hysel Nicholson

Applicant: Hysel Nicholson

Property Location: Madison County Tax Map: 64-40C

Zoning district: A-1

Total Parcel Acreage: 0.78 Acres

Nature of Variance Request: Side setback reduction from 25’ to 10’

#### **Procedural History & Public Notice**

June 3, 2026 – Variance Application Received

This case was advertised in the Piedmont Journal Recorder, pursuant to Section 15.2-2204 of the Code of Virginia on Weeks of June 28, 2026, and July 5, 2026.

Letters to adjacent and adjoining property owners were mailed on June 26, 2026.

#### **Comment from other Stakeholders**

VDH – Comment email attached below.

VDOT – Standing letter declining comment dated January 5, 2025.

Madison County Building Official – Comment email attached below.

### **Staff Narrative**

The applicant is requesting a variance from the setback requirements contained in Madison County Code of Ordinances, Appendix 1, Article 4-6-1, which requires each main structure to maintain side yards of 25 feet or more. The subject property, identified as Tax Map 64-40C and zoned A-1 Agricultural, is proposed for placement of a manufactured home.

The applicant requests that the required side setback be reduced from 25 feet to 10 feet to allow for the placement of the manufactured home on the parcel. According to the application, the requested reduction is necessary to accommodate the proposed dwelling while utilizing the available area of the property.

If approved, the requested variance would reduce the required side setback by 15 feet and permit the manufactured home and its appurtenances to be located 10 feet from the applicable side property line. The variance would increase the flexibility available for placement of the dwelling while allowing development of the property for residential use.

**Re: 64-40C Request for Comments**

---

**From** Jamie Wilks <jwilks@madisonco.virginia.gov>

**Date** Thu 6/18/2026 9:02 AM

**To** Allen Nicholls <anicholls@madisonco.virginia.gov>; Mangum, Clare (VDH) <clare.mangum@vdh.virginia.gov>

Allen

I see no issue with the proposed Variance application as it relates to the Virginia Uniform Statewide Building Code. I do have two comments regarding this:

1. The proposed decks must be free standing/self-supporting structures
2. The manufactured home will need to be survey cited/pinned due to lot width and to ensure it meets the variance if approved.

Let me know if you have any questions.

*Jamie R Wilks* CBO

Madison County Building Official

Phone: (540) 948-6102

[www.madisonco.virginia.gov](http://www.madisonco.virginia.gov)



---

**From:** Allen Nicholls <anicholls@madisonco.virginia.gov>

**Sent:** Wednesday, June 17, 2026 10:17 AM

**To:** Jamie Wilks <jwilks@madisonco.virginia.gov>; Mangum, Clare (VDH) <clare.mangum@vdh.virginia.gov>

**Subject:** 64-40C Request for Comments

Hello Jamie and Clare,

I have a variance application for 64-40C. Would you each please take a look at the attached application and see if you have any comments?

Thank you,

**Allen Nicholls, CZA**

**Planning and Zoning Administrator**

**Madison Co. Building & Zoning Department**

**410 N Main St/PO Box 1206**

**Madison, VA 22727**

**(P): 540-948-6102 EXT: 1200**

**Re: 64-40C Request for Comments**

---

**From** Mangum, Clare (VDH) <Clare.Mangum@vdh.virginia.gov>

**Date** Thu 6/18/2026 3:06 PM

**To** Allen Nicholls <anicholls@madisonco.virginia.gov>; Jamie Wilks <jwilks@madisonco.virginia.gov>

Hi Allen,

The Madison County Health Department does not have any issues with this variance; as long as all of the proper permits are obtained and all of the required setbacks are met, regarding well and septic installation. Please have the property owners contact me if there are any questions or concerns regarding well and septic permitting.

Kind regards,

Clare

Clare M. Mangum  
Environmental Health Specialist  
Madison County Health Department  
1480 N. Main Street, Madison, VA 22727  
540-738-4009 (ph.)  
540-948-3841 (fax)  
[www.rrhd.org](http://www.rrhd.org)  
[www.vdh.virginia.gov](http://www.vdh.virginia.gov)

---

**From:** Allen Nicholls <anicholls@madisonco.virginia.gov>

**Sent:** Wednesday, June 17, 2026 10:17 AM

**To:** Jamie Wilks <jwilks@madisonco.virginia.gov>; Mangum, Clare (VDH) <clare.mangum@vdh.virginia.gov>

**Subject:** 64-40C Request for Comments

Hello Jamie and Clare,

I have a variance application for 64-40C. Would you each please take a look at the attached application and see if you have any comments?

Thank you,

**Allen Nicholls, CZA**  
**Planning and Zoning Administrator**  
**Madison Co. Building & Zoning Department**  
**410 N Main St/PO Box 1206**  
**Madison, VA 22727**

**(P): 540-948-6102 EXT: 1200**

**(email): anicholls@madisonco.virginia.gov**

**MADISON COUNTY BUILDING & ZONING DEPARTMENT**

410 N Main Street, Madison, VA 22727

Phone: (540) 948-6102

[www.madisonco.virginia.gov](http://www.madisonco.virginia.gov)

**VARIANCE APPLICATION INSTRUCTIONS**

IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLETE THIS PACKET IN ITS ENTIRETY AND AS PRECISELY AS POSSIBLE. VARIANCE APPLICATIONS ARE CONSIDERED BY THE BOARD OF ZONING APPEALS. SEE ARTICLE 17 OF THE MADISON COUNTY ZONING ORDINANCE AND SECTION 15.2-2309 OF THE CODE OF VIRGINIA FOR FURTHER INFORMATION.

This packet is considered complete when the following have been received:

- Variance application (attached).
- A \$250.00 non-refundable fee is due when this application is submitted to our office.
- A placement survey plat and/or a drawn site plan must be submitted with this application. On the plat or plan, you must identify the location of any proposed or existing structures and/or buildings, any existing or proposed roads/rights-of-way/easements, entrance location to the property, and measurements to all property lines.
- A copy of the current paid real estate tax receipt for the property (may be obtained from the Madison County Treasurer's Office).
- You may be required to provide a copy of the deed to the property if staff cannot locate it in the clerk's office.
- Staff must have written comments from the following departments/agencies on the variance request prior to the scheduling of the public hearing. Also, staff may work with you on obtaining all comments except for the Property Owners Association which is the responsibility of the owner/applicant:
  - The Madison County Health Department
  - The Virginia Department of Transportation
  - The Madison County Building Official
  - The Property Owners Association- President, Vice President, or Secretary (*if in a subdivision*)
- Any other evidence or exhibits the applicant desires to be reviewed by the Board of Zoning Appeals should be submitted along with this application.

If you have any questions, please call the Madison County Building and Zoning Office at (540) 948-6102, Monday through Friday, 8:30 a.m. to 4:30 p.m.

\*\*\*\*\* ADDITIONAL INFORMATION MAY BE REQUIRED IF THE PLANNING & ZONING ADMINISTRATOR DETERMINES IT NECESSARY TO ENSURE CONFORMANCE AND TO PROVIDE ENFORCEMENT OF THE ORDINANCE(S). \*\*\*\*\*

P 2026-292

MADISON COUNTY BUILDING & ZONING DEPARTMENT  
410 N Main Street, Madison, VA 22727  
Phone: (540) 948-6102  
www.madisonco.virginia.gov

VARIANCE APPLICATION TO THE BOARD OF ZONING APPEALS

1) The applicant is the:  Owner    Lessee    Agent for Owner

Owner	Lessee or Agent for Owner (if applicable)
Name: <u>Hysel Nicholson</u>	Name:
Mailing Address: <u>30912</u> <u>1348 SHIFFLETTS CORNER LANE</u> <u>ROCHELLE VIRGINIA 22738</u>	Mailing Address:
Phone Number: <u>[REDACTED]</u>	Phone Number:
Email:	Email:

2) E911 Address of Construction: \_\_\_\_\_

3) Please provide detailed directions to the site: Take main and BAPTIST Church Lane  
to end property on the right side before Gate

4) Tax Map Number: 64-40C      5) Size of Property: 0.78 Acre

6) Is the parcel located in a subdivision?  Yes    No  
If yes, which one: Last property on right

7) Is the parcel located in the floodplain?    Yes    No

8) Is the proposed structure and/or building located in the floodplain?    Yes    No

9) Water and sewage disposal source for the property:  
 Private Well    Private Septic    Public Water    Public Sewer    None

10) Is this application the result of receiving a notice of violation?    Yes    No

11) Please check which zoning district the parcel is located (If unknown, office staff can look this up for you):  
 Conservation (C-1)                       Agricultural (A-1)  
 Residential, Limited (R-1)               Residential, General (R-2)  
 Residential, Multiple Family (R-3)       Business, General (B-1)  
 Industrial, Limited (M-1)                   Industrial, General (M-2)

12) Current use of property (Ex: Vacant, Residence, Farming, etc.): in forest

13) List existing structures and/or buildings that are currently on the property: none

14) It is desired and requested that the property be varied from 25' feet to 10' feet.  
(If this question is not applicable, see #19).

15) Proposed structure and/or building (Ex: New Home, Addition, Porch, Deck, Accessory Building, etc.):

mobile Home

16) The proposed structure and/or building will be used for the following (Residence, Farm Use, Household Storage, etc.):

Residence

17) Dimensions of Proposed Structure and/or Building (Please include dimensions of any proposed decks and/or porches, if applicable):

38' x 60'

18) Height of proposed structure and/or building: 10' feet

19) Please explain the reason for the variance request and add any additional comments you may have:

with the Grade of Land going Down away from Road, the Home can be set without being so high off the ground further away from Road.

With lot being so narrow we need to move Home closer to left side to have safe parking and to have access to Rear of Home for septic pumping, storage Building and to drive to end of property

I (we), the undersigned, do hereby certify that the above information is true and correct. I (we) further understand that in granting approval of this application, the Board of Zoning Appeals may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met.



Signature of Owner

6-3-26

Date

\_\_\_\_\_  
Signature of Lessee and/or Agent for Owner

\_\_\_\_\_  
Date

Please list names and mailing addresses of all adjoining landowners, including landowners across any road or right-of-way. Names and addresses of owners may be found on the Madison County website ([www.madisonco.virginia.gov](http://www.madisonco.virginia.gov)) under the GIS link.

Name	Mailing Address
① BARBARA maddox	354 M.U.C. Lane
② Seth Cheatham soninlaw	5515 Helms Dale Lane 22315
③ Hunter GRATHAM	441 M.U.C. Lane

- ① Right side and Back of property
- ② Left side
- ③ ACROSS Lane

Adjoining Property Owner Verification:

As applicant for this variance request, I (we) Abdul Aziz hereby acknowledge that I (we) have faithfully and correctly provided names and complete mailing addresses of all of my adjoining property owners and those directly across the road or right-of-way. I (we) understand that failure to provide all adjoining property owners will leave me liable for additional cost for re-advertisement and notices mailed, and that my request may be delayed until proper notification has been given to all adjoining property owners and those property owners across the road or right-of-way.

Abdul Aziz Signature of Owner 6-3-26 Date

\_\_\_\_\_  
Signature of Lessee and/or Agent for Owner \_\_\_\_\_  
Date

BOOK 11 PAGE 504

BOOK 11 PAGE 504

Albert Porter  
A  
5.47<sup>10</sup> W.  
7.5'

Albert Porter land

0.78 a.

Mabel page Reid  
land

see D.B. 38, p. 440  
D.B. 41, p. 602

N. 53° W. 483'

S. 53.10  
4 E. 478'

Magnetic  
May 26, 1961

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT  
FOR THE COUNTY OF MADISON, THE 20<sup>th</sup> DAY OF  
MAY, 1961, THE FOREGOING INSTRUMENT WAS PRESENTED, AND WITH  
THE CERTIFICATE ANNEXED, ADMITTED TO RECORD AT 9:45  
O'CLOCK, A.M., AFTER PAYMENT OF TAX IMPOSED BY SECTION  
58-54 (GENERALLY) OF S. 115, 58-54.1 (ADDITIONAL) \$  
TRANSFER \$ 0.00 RECORDING \$ 1.00 PLAT \$ 2.00

Chad Rose  
CLERK - DEPUTY

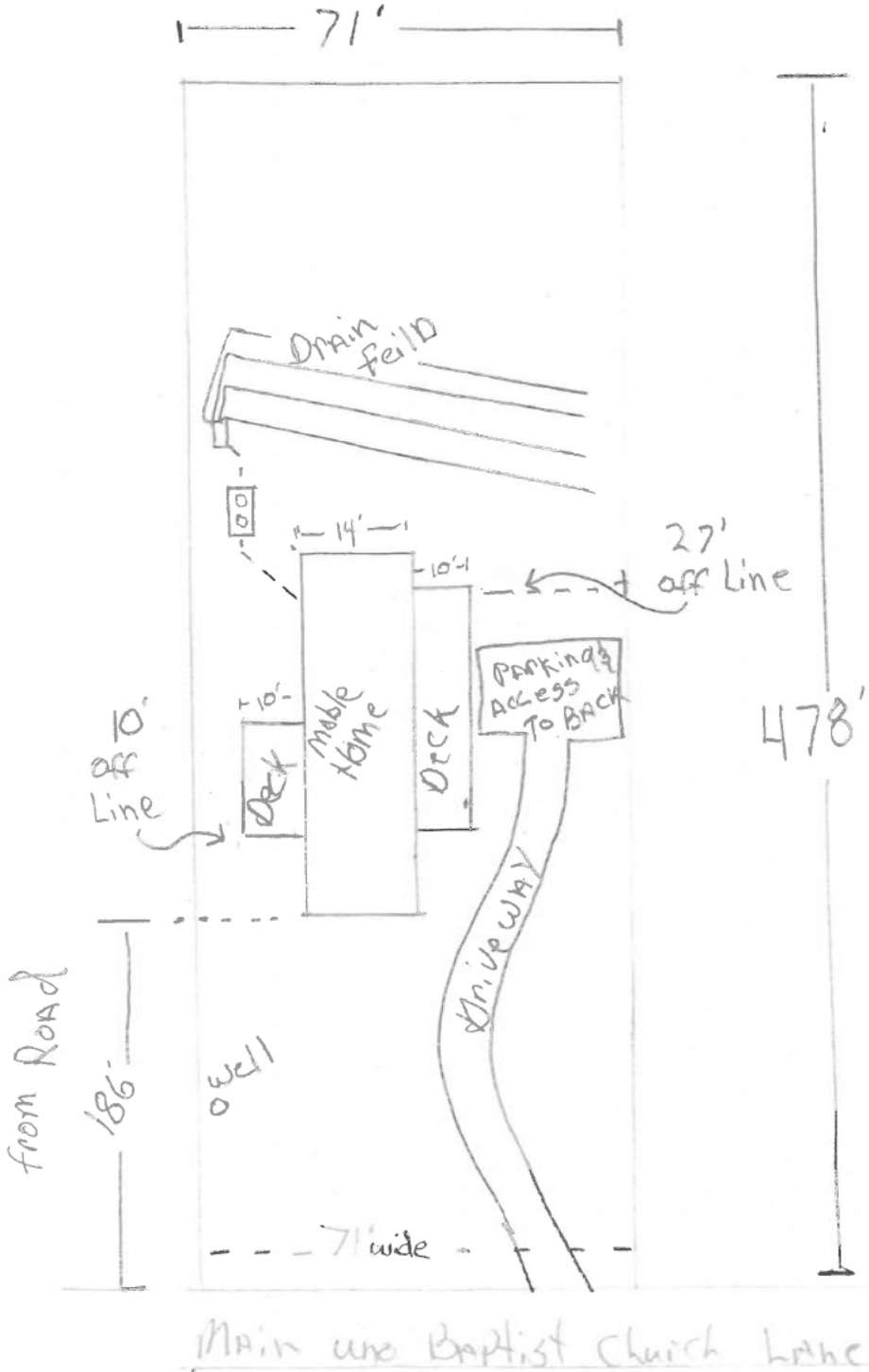
Stake by ash tree

N. 52° E.  
71'

This plat represents  
a survey of a parcel of  
land being conveyed by  
Mabel page Reid to  
Louise page Chandler. This  
land is located about 1/4-mile  
N.E. of Una Baptist Church  
(Colored), Madison County,  
Virginia. see D.B. 38, p. 440;  
D.B. 41, p. 602

Surveyed: May 26, 1961  
Sale: 110 = 50 feet W.W.A

Hazel & Charlotte Nicholson  
1348 Shiffletts Corner Lane



Main and Baptist Church Lane

DATE: 6/5/2026

TIME: 01:26 PM

CASHIER: trnicholson

DRAWER # 13029

PMT #: 85954



**MADISON COUNTY**  
**Receipt For Transactions Paid**

**Stephanie G. Murray, Treasurer**  
 PO Box 309 410 N.Main St, Madison, Virginia 22727  
 Phone: 5409484409 www.madisonco.virginia.gov

DATE: 6/5/2026

TIME: 01:26 PM

CASHIER: trnicholson

DRAWER # 13029

PMT #: 85954

Item #	Description	Amount
1	<b>BUILDING PERMITS</b> <b>BUILDING PERMIT NUMBER: P2026-292</b>	<b>\$250.00</b>
	<b>TOTAL TRANSACTIONS</b>	<b>\$250.00</b>
	<b>PAYMENT METHOD/AMOUNT</b>	
	BIS INTEGRATED CREDIT CARD #2848, NICHOLSON JR/HYSEL	\$256.88
	CONVENIENCE FEE #2848, NICHOLSON JR/HYSEL	(\$6.88)
	<b>TOTAL PAYMENT RECEIVED</b>	<b>\$250.00</b>
	<b>CHANGE DUE</b>	<b>\$0.00</b>



**Madison County**  
**Real Estate Account 10014994**  
**NICHOLSON, HYSEL JR OR CHARLOTTE E**  
**1/1/2026 - 12/31/2026**

Parcel/Account #: **64-40C**  
 Property Address: **\*\* NOT PROVIDED \*\***  
**\*\* NOT PROVIDED \*\*, VA 00000**  
 Third Party Payer:

Current Balance: **\$0.00**  
 Total Balance: **\$21.20**  
 Delinquent Balance: **\$0.00**  
 Last Payment Date: **6/1/2026**  
 Last Payment Amount: **\$20.08**

**General**

Mail To Name: <b>NICHOLSON, HYSEL JR OR CHARLOTTE E</b>	Contact Phone:
Mailing Address: <b>1348 SHIFFLETTS CORNER LN ROCHELLE, VA 22738</b>	Alternate Number:
Contact E-Mail:	Fax Number:
Parcel Number: <b>64-40C</b>	Account Number: <b>10014994</b>
Physical Location: <b>** NOT PROVIDED **</b>	Deed Book: <b>25 Page 1360</b>
<b>** NOT PROVIDED **, VA 00000</b>	Instrument Number:
Previous Account Number: <b>122607</b>	GPIN: <b>1290</b>
Legal Description: <b>IN 250001360 00.780 AC 64-40C</b>	Subdivision: <b>NOT ASSIGNED</b>
	Lot Size: <b>0.78 Acres</b>
	Real Estate Property Class: <b>Single Family Residential (Suburban)</b>
	Status: <b>Active</b>
	Account Created On: <b>1/1/2001</b>
	Account Closed On:
	Third Party Payer:

Note:

**Bills**

**2026-2**  
 Due: **12/7/2026** Status: **Active** Paper Bill: **Not Sent** Bill Cycle: **2**

Tax:	<u>          <b>\$21.20</b></u>
Total Owed:	<u>          <b>\$21.20</b></u>
Balance:	<u>          <b>\$21.20</b></u>

**2026-1**  
 Due: **6/15/2026** Status: **Paid In Full** Paper Bill: **Sent On 5/11/2026** Bill Cycle: **1**

Tax:	<u>          <b>\$21.20</b></u>
Total Owed:	<u>          <b>\$21.20</b></u>
Payments:	<u>          <b>(\$21.20)</b></u>
Balance:	<u>          <b>\$0.00</b></u>

250001360

Prepared by: Thomas M. Purcell, PC  
VSB: 15729

165 West Main Street  
Orange, Virginia 22960

Return To: Fact Finders Title & Settlement  
119 Chapman Street  
Orange, VA 22960

Insured by: Stewart Title Guaranty Company

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title, or advice on the tax, legal, or non-legal consequences that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

Grantees' address:  
1348 Shiffletts Grove Lane  
Rochelle, Virginia 22738

Consideration: \$25,000.00  
Assessment: \$8,000.00  
Tax Map PIN: 64-40C

THIS DEED made and entered into this 20<sup>th</sup> day of October,

2025 by and between Milton L. WASHINGTON and Michelle L. WASHINGTON,  
husband and wife, hereinafter referred to as "Grantors" and Hysel NICHOLSON, JR.  
and Charlotte E. NICHOLSON, husband and wife, hereinafter referred to as  
"Grantees";

WITNESSETH:

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00)  
cash in hand paid and other good and valuable consideration, the receipt of which is  
hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey with  
GENERAL WARRANTY AND MODERN ENGLISH COVENANTS OF TITLE, to  
Hysel Nicholson, Jr. and Charlotte E. Nicholson, husband and wife, as tenants by the  
entirety with full right of survivorship as at common law, the Grantees herein, the  
following described real estate, to-wit:

SEE SCHEDULE "A"

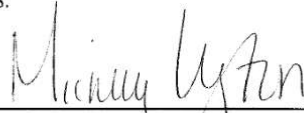
Inclusion of the Tax Map Parcel number in this Deed is pursuant of §17.1-  
252 of the Code of Virginia of 1950, as amended, is not a part of the legal description of  
the property conveyed, and the Grantors make no warranty as to its accuracy.

This conveyance is made subject to the easements, restrictions, conditions

and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not yet expired by limitation of time contained therein or have not otherwise become ineffective.

Witness the following signatures and seals.

  
Milton L. Washington

  
Michelle L. Washington

STATE/Commonwealth of VIRGINIA

CITY/COUNTY OF Orange, to-wit:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of October, 2025 by Milton L. Washington and Michelle L. Washington.

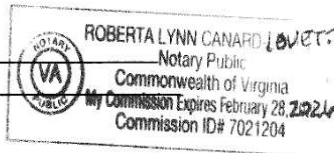


Notary Public

[SEAL]

My commission expires:

My ID Number is:



**SCHEDULE "A"**

**All that certain tract or parcel of land situate, lying and being in the former Locust Dale Magisterial District of Madison County, Virginia, near Uno, containing 0.78 acre, more or less, being the same land described in a deed dated June 5, 1961 and recorded in Deed Book 177 at page 78 in the Clerk's Office of the Circuit Court of Madison County, Virginia.**

**Being the same property conveyed to Milton L. Washington and Michelle L. Washington, husband and wife, as tenants by the entirety with the common law right of survivorship, by virtue of Deed from John McDaniel dated April 18, 2019 and recorded April 23, 2019 as Instrument No. 190000557 in the aforesaid Clerk's Office.**

INSTRUMENT 250001360  
RECORDED IN THE CLERK'S OFFICE OF  
MADISON CIRCUIT COURT ON  
OCTOBER 21, 2025 AT 12:50 PM  
\$25.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$12.50 LOCAL: \$12.50  
LEETA D. LOUK, CLERK  
RECORDED BY: SMF