

COUNTY OF AMHERST

Department of Planning & Zoning



TELEPHONE (434) 946-9303

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AMHERST COUNTY ADMINISTRATION BUILDING
153 WASHINGTON STREET
P.O. Box 390
AMHERST, VIRGINIA 24521



Zoning Permit for Home Occupation

Section A

Permit No: 2024281

Whiton Erikson	
Applicant Name	
1953 Christian Mill Creek Rd	24521
Mailing Address	
<i>City, State Zip</i>	
1953 CHRISTIAN MILL CR RD	AMHERST, VA 24521, VA 24521
Property Address	
<i>City, State Zip</i>	
4343632867	eriksonwce@outlook.com
Applicant Phone	
Applicant Email	
MULLINS WILLIAM & SARAH	
Property Owner	

Section B

Is there an existing occupation for this property?	No
If so, provide details _____	
Tax Map #	142 2 13

Section C

Type of building: Dwelling

Total floor area: 2240 sq. ft.

Proposed floor area of home occupation: 80 sq. ft.

Current Use: SFD Proposed Use: Zoning - Home Occupation

Job Description: photography business

Provide details about type of business, machinery and equipment involved, hours of operation, no. of employees, name of business, etc. Attach separate sheet, if necessary:

Videography/photography business, operated part time, no set hours, no employees besides myself, no customers will visit the property, just use house for storage of equipment and computer. Name of business is Kobault Films. LLC pending.

All applicants must read and agree to the following sections of the Amherst County Code:

For home occupations in Residential Districts, per Section 703.02(3): Home occupations, so long as the following criteria are met, are permitted: no outside storage, no signage, no employees or customers may come to the property, no increase in neighborhood traffic or change in type of traffic may occur.

For ALL home occupations, per Section 905:

General requirements:

1. The applicant must be the owner of the property on which the home occupation is to be located or must have written approval of the owner of the property if the applicant is a tenant.
2. The home occupation shall be operated only by the members of the family residing on the premises and no article or service shall be sold nor offered for sale except as may be made by members of the immediate family residing on the premises.
3. The home occupation shall not generate excessive traffic nor produce obnoxious odors, glare, noise, vibration, electrical disturbance, radio activity or other conditions detrimental to the character of the surrounding area.
4. Restriction on home occupations shall not apply to the sale of unprocessed agricultural and husbandry products.

Special requirements:

1. The home occupation within the main building shall not occupy more than twenty-five (25) percent, or five hundred (500) square feet, whichever is smaller, of the floor area within the main building.
2. The home occupation located in an accessory building to the main dwelling shall be no larger than one-third (1/3) area size of the main dwelling, shall be located in the rear yard, and shall meet the requirements in Section 901 herein.

905.04. Expiration. A zoning permit for home occupations shall expire under the following conditions:

1. Whenever the applicant ceases to occupy the premises for which the home occupation was issued, and no subsequent occupant of such premises shall engage in any home occupation until he shall have been issued a new permit after proper application.
2. Whenever the holder of such a permit fails to exercise the same for any period of twelve (12) consecutive months.

I hereby certify that the foregoing information and attachments are true and accurate to the best of my knowledge and agree to the above requirements for my home occupation.

Whiton Erikson

Applicant's Signature

05/20/2024

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ZONING DISTRICT A-1, Agricultural
 Residential

CONFORMING LOT(S): Yes
 EXISTING BUILDING: Yes
 EXISTING USE: Yes
 PROPOSED USE: No

Is the owner the applicant? yes Is an owner permission letter attached? n/a

COMMENTS

Per section 702.02.7, home occupations are permitted use in the A-1, Agricultural Residential district. Therefore, the proposed home office for the photography business is permitted. No customers or employees may come to the property. All requirements in section 905 shall be met. All other local, state and federal regulations shall be met.

APPROVED/DENIED BY ZONING ADMINISTRATOR*



05/20/2024

SIGNATURE

DATE

Amherst County Planning and Zoning Office

P.O. Box 390, Amherst VA 24521

Tele: 434.946.9303

*Any zoning permit shall automatically expire twelve (12) months from the date of issuance of the persons, firm, or corporation to which the permit was issued has not clearly demonstrated that the permit is being exercised for the purpose for which it was issued, or if so authorized is discontinued or suspended for a period of twelve (12) months.