

**MINUTES OF
FAUQUIER COUNTY BOARD OF ZONING APPEALS
AUGUST 4, 2016**

*Site Visit
10:30 a.m.
Parking Lot – Corner of Lee Street and John Marshall Street
Warrenton, Virginia*

The Fauquier County Board of Zoning Appeals held an adjourned meeting on Thursday, August 4, 2016, beginning at 10:30 a.m. at the parking lot on the corner of Lee Street and John Marshall Street, Warrenton, Virginia to attend a site visit at the proposed Washington Area Animal Adoption Group (WAAAG) property, 9400 Justice Lane, Delaplane, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Michael Brown, Vice-Chairperson; Mr. Bill Chipman; and Mr. Maximilian Tufts, Jr. Also present were Ms. Holly Meade, Chief of Planning/Secretary and Mr. Rob Walton, Assistant Chief of Zoning and Development Services. Member absent was Mrs. Mary North Cooper.

Upon arriving at the site, the group was met by Ms. Angelic Webber, applicant, at which time they toured the property.

The meeting was adjourned at approximately 11:30 a.m.

*Working Lunch/Work Session
12:00 p.m.
Warren Green Building, Second Floor Conference Room
10 Hotel Street
Warrenton, Virginia*

The Fauquier County Board of Zoning Appeals held a working lunch/work session on Thursday, August 4, 2016, beginning at 12:00 p.m. in the Warren Green Building, Second Floor Conference Room, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Michael Brown, Vice-Chairperson; Mr. Bill Chipman; and Mr. Maximilian Tufts, Jr. Also present were Ms. Holly Meade, Chief of Planning/Secretary; Mr. Rob Walton, Assistant Chief of Zoning/Development Services; Ms. Marianne Primeau, Senior Assistant County Attorney; Mr. Jeff Morrow, Building Official; Mr. Adam Shellenberger, Senior Planner/Urban Designer; Mr. Ben Holt, Planner I; and Mrs. Fran Williams, Administrative Manager. Member absent was Mrs. Mary North Cooper.

AGENDA REVIEW:

**SPECIAL PERMIT #SPPT-16-005250, CHARLES R. CHAMBERLAIN
(OWNER)/ANGELIC J. WEBBER (APPLICANT) – WASHINGTON AREA ANIMAL
ADOPTION GROUP (WAAAG)**

Applicant is requesting Special Permit approval to operate an animal shelter, PIN 6050-37-4078-000, located at 9400 Justice Lane, Marshall District, Delaplane, Virginia. (Holly Meade, Staff) *Note: Public hearing was closed on July 7, 2016.*

Ms. Meade reviewed the application.

SPECIAL PERMIT #SPPT-16-005245, EMMANUEL & CORRIE WARREN AND TAPSCOTT FAMILY CEMETERY ASSOCIATION (OWNERS)/ EMMANUEL & CORRIE WARREN (APPLICANTS) – ECOGANIC FARM KENNEL

Applicants are requesting Special Permit approval to operate a kennel to raise therapy and service dogs, PIN 7903-48-9890-000, 7904-41-5349-000 and 7903-49-8738-000, located at 2100 and 1998 Ecoganic Farm Lane, Cedar Run District, Warrenton, Virginia. (Ben Holt, Staff)

Mr. Holt reviewed the application.

SPECIAL PERMIT #SPPT-16-005313, FAUQUIER COUNTY FAIR, INC. & FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNERS)/DAVID J. NEWMAN (APPLICANT) – FAUQUIER COUNTY FAIR, INC.

Applicant is requesting Special Permit approval to allow the continued operation of the fairgrounds with increased activities, PIN 6993-27-9115-000 and a portion of 6993-16-9798-000, located at 6209 and 6237 Old Auburn Road, Cedar Run District, Warrenton, Virginia. (Holly Meade, Staff)

Ms. Meade reviewed the application.

Mr. Morrow briefed the Board on building code issues at the site, including an addition which was constructed without the necessary permits, the need for legitimate exit doors on the barn-like structure, which was also constructed without the necessary permits, and hydrants improperly being used for potable water.

SPECIAL PERMIT #SPPT-16-005387, SOUTH COAST INVESTMENTS, LLC & SOUTH COAST ENTERPRISES, INC. (OWNERS)/WILLIAM GRAY (APPLICANT) – SOUTH COAST INVESTMENTS, LLC & SOUTH COAST ENTERPRISES, INC.

Applicant is requesting Special Permit approval to operate a convenience store and an auto service station, PIN 6980-46-9756-000, located adjacent to 10266 Marsh Road, Lee District, Bealeton, Virginia. (Adam Shellenberger, Staff)

Mr. Shellenberger reviewed the application.

ADJOURNMENT:

The meeting was adjourned at approximately 1:00 p.m.

Regularly Scheduled Meeting
2:00 p.m.
Warren Green Building, First Floor Meeting Room
10 Hotel Street
Warrenton, Virginia

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, August 4, 2016, beginning at 2:00 p.m. in the Warren Green Building, First Floor Meeting Room, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Michael Brown, Vice-Chairperson; Mr. Bill Chipman; and Mr. Maximilian Tufts, Jr. Also present were Ms. Holly Meade, Chief of Planning/Secretary; Mr. Rob Walton, Assistant Chief of Zoning/Development Services; Ms. Kimberley Fogle, Director of Community Development; Ms. Marianne Primeau, Senior Assistant County Attorney; Mr. Adam Shellenberger, Senior Planner/Urban Designer; Ms. Heather Jenkins, Senior Planner; Mr. Ben Holt, Planner I; and Mrs. Fran Williams, Administrative Manager. Member absent was Mrs. Mary North Cooper.

LETTERS OF NOTIFICATION AND PUBLIC NOTICE:

Mrs. Williams read the public hearing protocol.

Ms. Meade stated that, to the best of her knowledge, the cases before the Board of Zoning Appeals for public hearing have been properly advertised, posted and letters of notification sent to adjoining property owners.

MINUTES:

On motion made by Mr. Brown and seconded by Mr. Tufts, it was moved to approve the July 7, 2016 minutes.

The motion carried 4 – 0, as follows:

AYES: Mr. Meadows, Mr. Brown, Mr. Chipman, Mr. Tufts

NAYS: None

ABSTENTION: None

ABSENT: Mrs. Cooper

REGULAR AGENDA:**SPECIAL PERMIT #SPPT-16-005250, CHARLES R. CHAMBERLAIN (OWNER)/ANGELIC J. WEBBER (APPLICANT) – WASHINGTON AREA ANIMAL ADOPTION GROUP (WAAAG)**

Applicant is requesting Special Permit approval to operate an animal shelter, PIN 6050-37-4078-000, located at 9400 Justice Lane, Marshall District, Delaplane, Virginia. (Holly Meade, Staff) *Note: Public hearing was closed on July 7, 2016.*

Ms. Meade reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows stated that the public hearing was closed on July 7, 2016.

Ms. Angelic Webber, applicant, expressed agreement with the staff report.

On motion made by Mr. Brown and seconded by Mr. Tufts, it was moved to grant the Special Permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for Special Permits.

The Special Permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the Special Permit application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
2. All kennel structures shall be climate controlled.

3. The boarding of cats shall be limited to inside the “cabin-like” structures, unless the cats are supervised and safety screen or wire is installed on all sides and on top of the kennel to keep the cats from escaping.
4. The applicant shall house a maximum of twenty-five (25) dogs and fifteen (15) cats on-site, regardless of age.
5. There shall be no breeding of dogs or cats or commercial boarding of animals associated with the use.
6. The hours of operation shall be limited to those hours between 10:00 a.m. and 5:00 p.m., Tuesday through Sunday, by appointment only.
7. When arriving and departing, all dogs shall be leashed and all cats shall be in carriers.
8. The travelway from Grove Lane to the animal rescue site shall remain free of any obstruction. Gates shall remain open and unlocked at all times.
- 9.a. Animal waste generated by the kennel and the applicants’ pet(s) shall be contained and disposed of in conformance with those standards set forth in the United States Department of Agriculture and Natural Resource Conservation Service’s publication titled “Composting Dog Waste.”

Or:

- b. Animal waste shall be bagged and transported from the site for deposit in an authorized facility on a weekly basis.
10. Should there be composting on-site, the applicant shall be required to locate the composting facility a minimum of one hundred (100) feet from the floodplain, streams and all property lines.
11. Should there be composting on-site, there shall be no land application of composted animal waste associated with the use within one hundred (100) feet of the floodplain, streams and all property lines.
12. The applicant shall obtain appropriate building/zoning permits for the structures associated with the kennel within six (6) months of Special Permit approval.
13. A Site Plan shall be required for this use.
14. The kennels shall be locked at night if unattended.
15. The Contingency Plan shall be submitted with the Site Plan and updated annually, by June 1st of each year.

- 16. No fundraising events shall be permitted with this Special Permit. Any fundraising activities will require approval in accord with the Fauquier County Zoning Ordinance.
- 17. Upon reasonable notice by Fauquier County, the applicant shall grant the County access to the subject property, including access to the interior of all structures on the property, to determine compliance with the Fauquier County Zoning Ordinance and this Special Permit.

After discussion, on motion made by Mr. Tufts and seconded by Mr. Meadows, it was moved to amend Condition 16 of the above motion, as follows:

- 16. No fundraising events shall be permitted with this Special Permit *on this property*. Any fundraising activities will require approval in accord with the Fauquier County Zoning Ordinance.

The amended motion carried 4 – 0, as follows:

- AYES: Mr. Meadows, Mr. Brown, Mr. Chipman, Mr. Tufts
- NAYS: None
- ABSTENTION: None
- ABSENT: Mrs. Cooper

Thereafter, the original motion, as amended, carried 4 – 0, as follows:

- AYES: Mr. Meadows, Mr. Brown, Mr. Chipman, Mr. Tufts
- NAYS: None
- ABSTENTION: None
- ABSENT: Mrs. Cooper

SPECIAL PERMIT #SPPT-16-005245, EMMANUEL & CORRIE WARREN AND TAPSCOTT FAMILY CEMETERY ASSOCIATION (OWNERS)/EMMANUEL & CORRIE WARREN (APPLICANTS) – ECOGANIC FARM KENNEL

Applicants are requesting Special Permit approval to operate a kennel to raise therapy and service dogs, PIN 7903-48-9890-000, 7904-41-5349-000 and 7903-49-8738-000, located at 2100 and 1998 Ecoganic Farm Lane, Cedar Run District, Warrenton, Virginia. (Ben Holt, Staff)

Mr. Holt reviewed the staff report, a copy of which is attached to and made a part of these official minutes. Mr. Holt clarified that the Tapscott Family Cemetery Association, listed as an

owner on the application, neither supports nor opposes the request. They are merely granting access to the applicant.

Mr. Meadows opened the public hearing.

Mrs. Corrie Warren, applicant, expressed agreement with the staff report and reviewed the proposal. Mrs. Warren stated that they are requesting a Special Permit to breed dogs that will serve as therapy, service and companion animals. Mrs. Warren stressed that they know and love each puppy and they are *not* operating a “puppy mill.” They provide spacious 20’ to 30’ long runs with doggie doors so that the dogs have access to an inner room and outdoor doggie rooms at all times. They also provide automatic feeders so that the dogs always have access to food and fresh water. All of their dogs are under the care of a licensed veterinarian.

Mrs. Warren remarked that therapy dogs are especially close to her heart because of a health condition she was born with. They have placed numerous diabetic alert dogs, seizure alert and response dogs, emotional support dogs with soldiers who have post-traumatic stress disorder, autism service dogs, therapeutic visitation dogs, and psychiatric service dogs. There are currently over 100 individuals, all of whom have placed a deposit, on a waiting list to purchase their puppies.

Mrs. Warren stated that they take extremely good care of their dogs. There is a large puppy nursery area with heat and air conditioning located off their dining room. This area contains a full bathroom to bathe the dogs and a washing machine dedicated solely for the dogs. At birth, the puppies are hand-delivered by the applicants, who are trained in how to resuscitate a non-responsive puppy. The puppies are handled daily and the nursing time is divided to ensure that each puppy gets the proper nutrition. When they begin the slow weaning process, the puppies are given cooked meat, broth, and puppy food softened with milk. They are also given probiotics two to three times per week. The puppies are bathed on a weekly basis, at a minimum, and their area is kept neat and clean. All puppies are kept up-to-date on their vaccinations, preventative treatments, and have had thorough examinations by a licensed veterinarian.

Many of their dogs are conceived by artificial insemination, which involves multiple visits to the veterinarian and produces smaller litters. Each puppy goes home with its paperwork from the veterinarian, health record and a written health guarantee. Their puppies do not end up in shelters because of a careful screening process and the requirement for each purchaser to sign an agreement stating that the dogs will be returned to the applicants if, for any reason, they change their mind about keeping the animal in the future. Purchasers are also required to sign a spay/neuter agreement. In addition, the applicants spend thousands of dollars on the genetic health testing of their dogs. Mrs. Warren asserted that they rarely have returns and when they do, they take the time to find the right family for the dog.

Mrs. Warren remarked that their children, many adopted from third world countries, receive therapeutic benefits from caring for the dogs and they are learning a good work ethic as well. She noted that since all of these were private adoptions legalized by the U.S. court system, they do not receive any support for their children and must think outside the box to provide for their family.

Additionally, Mrs. Warren reported that she has only received one complaint, which was from a neighbor who was concerned that the barking dogs were scaring away the deer on his property. She noted that since they want to be good neighbors, they followed up to let the complainant know that she did not believe the barking was scaring away the deer because they regularly see deer on their property, but they did have the “bark softening” procedure done to alleviate any concerns. Mrs. Warren stated that this is a humane procedure, which is done by a licensed veterinarian, and is less invasive than a spaying surgery. This procedure is done by many show breeders and it does not remove the bark, just softens it. The dogs are still able to communicate, but their barking does not carry.

Mrs. Warren stated that their dogs are monitored at all times by a live video feed. She also stated that she and her husband have no issue with members of the Board of Zoning Appeals coming to their property for a site visit. However, they would prefer not to have their property open to the public because so many negative comments about them have been posted on social media by people who know absolutely nothing about them. She expressed concern for the safety of her family since there are many factions of extremist animal rights groups on the domestic terrorist list, which can be found on the federal law enforcement website.

Mr. Brown inquired about staffing of the proposed kennel and if there is an emergency/contingency plan in place.

Mrs. Warren responded that both she and her husband are at home full-time. She also stated that there will be additional help as of September 1, 2016 when two adults, who are interested in helping with their operation should the need arise, will move into a house located on their 19-acre parcel.

Mr. Chipman expressed concern that the video monitoring will not be sufficient should the applicants be a long distance from the property.

Mrs. Warren assured the Board that she and her husband do not travel far from home and they also hope to have the individuals moving onto their property within the next few weeks as a backup. She further stated that when they have newborn puppies, she and her husband take turns attending church.

Mr. Chipman asked if the applicants have the necessary certification to train the dogs.

Mrs. Warren responded that both she and her husband know basic training, but the proposal to board and train dogs is something they are considering for the future. Her husband and one of their older sons will be getting the necessary certifications for more extensive training. The majority of their puppies are placed at the age of eight weeks and at 12 weeks if the purchaser has requested the “trained puppy program,” which only entails basic obedience and crate training, *not* the level 2 therapy training.

Mrs. Warren clarified that some training programs take one year or longer. Their customers come to them looking for dogs that have been well socialized, handled and had sensory stimulation, which ensures the dogs have less issues in the future.

Mr. Brown asked how long the applicants have been operating this use.

Mrs. Warren explained that they had their first litter in 1998 and there have been some years when there were no litters. She further stated that they have done nothing of this scale until last year.

Mr. Meadows stated that should the Board wish to make a site visit as a group, it would be considered a “public meeting,” with members of the public allowed to attend.

Mr. Emmanuel Warren, applicant, expressed concerns about the safety of his family and requested that additional security be provided should there be a “public meeting.”

Mr. Meadows clarified that any additional security would have to be at the applicants’ expense.

Ms. Dixie Sheetz, a neighbor, spoke in opposition to the proposal, citing concerns about increased traffic and the large number of dogs being requested.

Ms. Ursula Landsrath, representing the Animal Rescue Fund (ARF) of Virginia, spoke in opposition to approval, stating that her organization spends a great deal of time, effort and resources picking up the pieces of misery, hopelessness and neglect left by profit driven operations. Ms. Landsrath also stated that Fauquier County does not need more dogs, it needs more “forever homes” for dogs.

Ms. Angelic Webber, representing the Washington Area Animal Adoption Group (WAAAG) spoke in opposition, citing the large number of dogs being requested with only two full-time staff members, and the inhumane “bark softening” surgical procedure and anti-bark collars being proposed.

Ms. Patti Stinson spoke in opposition to the proposal, stating that the proposed “bark softening” surgical procedure is illegal in many areas. She also expressed concern about how the applicants will be able to provide the necessary care for the large number of dogs being requested.

Mr. Ed Wright, Wright Realty, spoke in opposition to granting approval, expressing concern about the impact this proposal would have on neighboring property values.

Ms. Carina Elgin spoke in opposition to approval, stating that there is a major difference between service and therapy dogs. Professional service dogs go through a two year training program to learn to help a disabled person with many of their needs. Therapy dogs just need to be certified and prove that they are well behaved so that they can visit hospitals, nursing homes, etc. by invitation.

Ms. Nancy LaGasse, the owner of a service dog, spoke in opposition to the proposal. Ms. LaGasse stated that she received her service dog from Canine Companions for Independence and they spend a great deal of time finding the right dog for each person. Only 40% of the dogs born into the program actually become service dogs and the others are released to return to the puppy raisers or they are placed in good homes. Ms. LaGasse also demonstrated the capabilities of her service dog. She highlighted the fact that barking for a true service dog is extremely important so that they can call for help in the event of an emergency.

Ms. Stephanie Toth, who works for a local boarding, training and rescue facility, spoke in opposition to approval. Ms. Toth stated that the applicants' website indicates they take long trips to places such as Ethiopia and wondered who would be caring for the dogs on these occasions. She also expressed concern that only two individuals will be taking care of so many dogs.

Ms. Carina Elgin, speaking on behalf of her daughter, Caroline Elgin, expressed opposition to approval of this application.

Ms. Sarah McDonald, who drove over three hours from Bedford County, spoke in opposition to granting the approval. Ms. McDonald expressed concern about how the animals are cared for, the large number of dogs being requested, and the fact that no emergency plan is in place.

Mr. Kenneth Lewis, a neighbor and retired Navy physicist who specialized in acoustics, spoke in opposition to approval. Mr. Lewis presented the Board with a kennel noise estimate, a copy of which is attached to and made a part of these official minutes.

Ms. Kristin Klare, a neighbor, spoke in opposition to granting approval, expressing concern about conditions at the property and the level of oversight. Ms. Klare noted that she has observed cattle standing knee deep in mud on the property and children playing on the road. She also stated that traps set for feral cats in the area accidentally caught two of the applicants' dogs, which were returned to them.

Mr. Chris Caperton, a Land Use Planner in another jurisdiction, spoke in opposition to approval, citing concerns about noise and how water run-off from the property will affect the environment.

Ms. Elizabeth Gaines, who drove from Charlottesville, Virginia, spoke in opposition to approval. Ms. Gaines stated that she has 20 years of experience working with Bernese Mountain dogs and expressed concern about the adult dogs living outside with no protection from the heat, particularly since they have large coats of fur.

Ms. Carla Nammack, representing Country Club Kennels and the Chance Foundation, spoke in opposition to approval, noting concerns about the large number of dogs and their care.

Ms. Diane Von-Goellner-Suppa, a neighbor, spoke in opposition to approval, expressing concerns about care of the animals and questioned if the applicants have the required licenses for the dogs.

Mr. Bill Hine, a neighbor who lives downstream, spoke in opposition to approval, citing concerns about run-off, solid waste, the large amount of water this operation will require and the possible negative impact on wells in the area.

Ms. Cecilia Demaree spoke in opposition to approval and encouraged the Board to investigate all aspects of the proposal before them.

Ms. Danielle Spratling, who works at several animal shelters, spoke in opposition to granting approval. Ms. Spratling stated that she often sees numerous surrenders of designer breeds of dogs and also expressed concern about the care of the animals at this facility.

Mr. Caleb Nissley, a farmer who has also worked for the applicants, spoke in support of approving this application. Mr. Nissley stated that the applicants are trying to make a living working from home and encouraged the Board to give the applicants a chance. He stated that the Special Permit can be rescinded if they fail to meet the conditions of approval.

Ms. Manisha Morris, Treasurer of the Animal Rescue Fund (ARF), spoke in opposition to approval. Ms. Morris inquired about the care of the animals and what happens to those dogs not accepted as service or therapy animals. She also suggested that the applicants' veterinarian be at the property when a site visit is done.

Ms. Vinnie Lainsen spoke in opposition to granting approval and stated that she agrees with the previous speakers who expressed concerns about this proposal.

Mr. Alvin Brenneman, Howling Hills Kennels, spoke in support of granting approval. Mr. Brenneman stated that he has known the applicants, who are very responsible individuals, for approximately seven years. He urged the Board to give them an opportunity to prove themselves.

Mr. Gary Robison, a neighbor, spoke in opposition to approval, citing concerns about noise, care of the animals, the proposed scale of the operation, and potential damage to the Cedar Run watershed.

Mr. Dennis Hunsberger spoke in opposition to granting approval and questioned how conditions would be enforced.

Mr. Frank Reinhardt, Teets Kennel, spoke in opposition to granting approval. Mr. Reinhardt stated that while he believes in property rights, the applicants' appear to be more interested in the money these dogs will bring in. He also stated that the sheer magnitude of this operation would require a full-time groomer.

Ms. Melanie Burch, representing Middleburg Humane Foundation, spoke in opposition to granting approval. Ms. Burch, a former Fauquier County Permit Supervisor, stated that when the applicants applied for a building permit to construct their house, no mention was made of a business operating from the property or a dedicated room with a bath to accommodate the grooming and whelping of puppies. She questioned if the Health Department is aware of this.

Mr. Andy Dart, a neighbor, spoke in opposition to granting approval. Mr. Dart stated that he purchased the adjacent property a few years ago and plans to construct a home. As a conservationist, he has worked hard to improve the habitat for wildlife on his property, but in the past year he has seen a marked decrease due to noise from the applicants' barking dogs. Mr. Dart expressed concern for the environment since dog waste is a pollutant.

Ms. Brandie Schaeffer, an Urban Planner representing a group of neighbors, spoke in opposition to granting approval. Ms. Schaeffer presented the Board with a petition containing

73 signatures as well as photos and a letter from a neighbor, Ms. Betty Kelly, copies of which are attached to and made a part of these official minutes. Ms. Schaffer expressed concern about the adverse impact the proposal would have on neighboring properties, care of the animals, screening, buildings that have been constructed on the property without the necessary permits, and environmental impacts. Ms. Schaffer also expressed concern about the ability to enforce any conditions imposed should the request be granted. She stated that she has contacted five kennels that have been approved within the last few years and none of those she spoke with indicated they have received a site visit or been asked any questions by County personnel.

Ms. Suzanne Adam spoke in opposition to granting approval, echoing the concerns of others.

In that there were no further speakers, Mr. Meadows closed the public hearing.

After discussion, Ms. Warren requested a postponement until the next regularly scheduled meeting.

On motion made by Mr. Chipman and seconded by Mr. Tufts, it was moved to postpone action on this item at the applicants' request, with the public hearing closed, until the next regularly scheduled meeting to allow for a site visit on that day.

The motion carried 4 – 0, as follows:

AYES: Mr. Meadows, Mr. Brown, Mr. Chipman, Mr. Tufts

NAYS: None

ABSTENTION: None

ABSENT: Mrs. Cooper

Mr. Meadows clarified that since the public hearing has been closed, members of the public will not be invited to speak at the next meeting.

SPECIAL PERMIT #SPPT-16-005313, FAUQUIER COUNTY FAIR, INC. & FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNERS)/DAVID J. NEWMAN (APPLICANT) – FAUQUIER COUNTY FAIR, INC.

Applicant is requesting Special Permit approval to allow the continued operation of the fairgrounds with increased activities, PIN 6993-27-9115-000 and a portion of 6993-16-9798-000, located at 6209 and 6237 Old Auburn Road, Cedar Run District, Warrenton, Virginia. (Holly Meade, Staff)

Ms. Meade reviewed the staff report, a copy of which is attached to and made a part of these official minutes. Ms. Meade stated that the Board of Zoning Appeals would need to make the following findings should they wish to approve the request: 1) existing structures not meeting the required 100' setback will not impact the adjoining property; and 2) the use will not generate traffic that will cause an undue impact on the neighbors or adversely affect the safety of road usage.

Ms. Meade also stated that the applicant has indicated he will request a postponement and reduce the requested numbers based on issues raised in the staff report.

Mr. Meadows opened the public hearing.

Mr. David Newman, applicant, expressed agreement with the staff report and reviewed the proposal.

Ms. Megan Day, 2016 Teen Miss Fauquier County, spoke in support of granting approval.

Mr. Meadows clarified that a recently approved Zoning Ordinance Text Amendment gave the Board of Zoning Appeals the ability to *consider* setback flexibility regarding barns on the fairgrounds property, and it does not automatically grant a reduction to the applicant.

In that there were no further speakers, Mr. Meadows adjourned the public hearing.

After discussion, on motion made by Mr. Meadows and seconded by Mr. Tufts, it was moved to postpone action on this item, at the applicant's request, up to the Board's third next regularly scheduled meeting, with the public hearing left open.

The motion carried 4 – 0, as follows:

AYES: Mr. Meadows, Mr. Brown, Mr. Chipman, Mr. Tufts

NAYS: None

ABSTENTION: None

ABSENT: Mrs. Cooper

SPECIAL PERMIT #SPPT-16-005387, SOUTH COAST INVESTMENTS, LLC & SOUTH COAST ENTERPRISES, INC. (OWNERS)/WILLIAM GRAY (APPLICANT) – SOUTH COAST INVESTMENTS, LLC & SOUTH COAST ENTERPRISES, INC.

Applicant is requesting Special Permit approval to operate a convenience store and an auto service station, PIN 6980-46-9756-000, located adjacent to 10266 Marsh Road, Lee District, Bealeton, Virginia. (Adam Shellenberger, Staff)

Mr. Shellenberger reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Mr. Chuck Floyd, representative, expressed agreement with the staff report and reviewed the proposal.

In that there were no further speakers, Mr. Meadows closed the public hearing.

After discussion, on motion made by Mr. Tufts and seconded by Mr. Brown, it was moved to grant the Special Permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for Special Permits.

The Special Permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The site shall be in general conformance with the information and drawings submitted with the Special Permit application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
2. The pad site shown on the western portion of the property shall not be included as part of the Site Plan until such time as the Concept Development Plan is amended by the Board of Supervisors. The initial Site Plan application shall not include the parking, stormwater management features (unless necessary for the development of the convenience store and auto service station), nor the travel ways surrounding the future pad site until such time the Concept Development Plan is amended.
3. Parking for the convenience store and an auto service station use shall not exceed 30 off-street parking spaces. Additionally, parking for a minimum of two tractor/semi-trailer units shall be provided. Should the Concept Development Plan be amended to permit additional uses/buildings, the parking may be increased to meet the demands of the combined development.
4. Parking and traffic circulation lanes, along Marsh Road (Route 17), shall be screened with a landscaping strip 10 feet in width, exclusive of any required sidewalk or trail. The landscaping strip shall be located between the parking lot

and right-of-way line, and consist of one (1) canopy tree and ten (10) shrubs for each thirty-five (35) linear feet. A low screen wall, a minimum of thirty (30) inches in height, may be utilized in place of the required shrubs.

5. Parking and traffic circulation lanes, along the Route 17 Bypass, shall be screened with a landscaping strip ten (10) feet in width located between the parking lot and right-of-way line. The landscaping strip shall, for each thirty-five (35) linear feet, consist of one (1) canopy tree and twenty (20) evergreen shrubs planted in a double staggered row.
6. The rear of the convenience store building, along the Route 17 Bypass, shall be screened with a minimum of five (5) canopy trees, nine (9) understory trees and thirty-eight (38) shrubs (75% must be evergreen).
7. The use shall be established, or construction authorized shall be diligently pursued, within five (5) years of approval, commencing with the month in which the Board of Zoning Appeals approves it.

The motion carried 4 – 0, as follows:

AYES: Mr. Meadows, Mr. Brown, Mr. Chipman, Mr. Tufts

NAYS: None

ABSTENTION: None

ABSENT: Mrs. Cooper

OTHER BUSINESS:

- **SPECIAL PERMIT #SPPT-16-005248, DANIEL & LYNN M. DIVITTORIO (OWNERS/APPLICANTS) – DIVITTORIO FAMILY DAY CARE**

Applicants are requesting reconsideration of their Special Permit approval to operate a family day home, PIN 7905-67-0574-000, located at 5136 Spring Branch Drive, Scott District, Warrenton, Virginia. (Ben Holt, Staff)

Mr. Daniel DiVittorio appeared before the Board and requested that Condition 7 (“*The entire outside play area shall be fenced.*”) of his Special Permit, which was approved on July 7, 2016, be reconsidered. Mr. DiVittorio stated that his request is based on two issues: 1) The requirement for a fence was not based on the information provided at the hearing and is an undue financial burden on the family; and 2) The information provided at the hearing, from incredible sources who were not under oath, was unfounded, inaccurate, and published in the paper.

After discussion, the request for reconsideration failed for lack of a motion.

- Members discussed the possibility of swearing in those who wish to speak before the Board of Zoning Appeals. Ms. Primeau will explore the pros and cons of this proposal and inform the Board of her findings at a future work session.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:00 p.m.

John R. Meadows, Chairperson

Holly Meade, Secretary

Copies of all files and materials presented to the BZA are attached to and become a part of these minutes. A recording of the meeting is on file for one (1) year.

ATTACHMENTS:

- Noise Estimate
- Petition
- Betty Kelly Letter
- Photographs Taken From an Adjoining Property

Preliminary - Kennel Noise Estimation

(8/3/16)

FAUQUIER COUNTY BOARD OF ZONING APPEALS
RECEIVED AT PUBLIC HEARING

DATE: 8/4/16

FILE # SPPT-16-005245

1. Applicants state that they want to kennel 65 adult dogs and breed 48 litters of 5-7 puppies a year (144 every 6 months). If puppies stay 10 weeks (8 weeks to wean, 2 to train), the average number of puppies would be about $144(\frac{10}{26}) = 55$. Thus, dog population would be 120 on the average.

2. According to the Noise Navigator Sound Level Database, a barking dog's A-weighted sound level is 85 dBA. (Assumed 1 meter distance)

3. If all dogs have bark suppression operations, Pub info states that barking still occurs, but "half as loud." If we assume this to be amplitude, that is a 3 dB reduction to 82 dBA.

4. The noise from a collection of random sources is estimated to be the noise of one times $10 \log_{10} N$.

So, $82 + 10 \log_{10}(120) = 82 + 21 = 103 \text{ AdB}$ (about the same as a jet flyover at 1000 ft)

5. Sound level: fall off at 6 dB/double distance. our house is about 1/10 mile from proposed Kennel Site - almost entirely open field. That's about 3170 ft. At 6dB per double distance (or 3.28 ft), $10 \times 6 = 60 \text{ dB}$. Kennel noise at our house would be about

$$\begin{array}{r} 103 \\ - 60 \\ \hline 43 \text{ dBA} \end{array}$$

For a quiet rural area like ours, has an ambient noise level of about 30 dBA. Therefore there would be a 13 dB increase over the ambient level. Since the average person perceives an increase in noise of 10 dB and 20 dB as "About twice as loud" and "About 4 times as loud" we would be subjected to between 2 and 4 times higher noise at home.

5. b. we have property only 1/2 mile from the proposed Kennel Site, again mostly open field. So the noise level there would be slightly higher (9.5 x 6 dB reduction of source level to distance = 57 dB): $103 \text{ dBA} - 57 \text{ dB} = 46 \text{ dBA}$. This would make the noise there closer to 4 times as loud.

6. Possible effect on kennel noise on dogs. Since dogs can hear sounds about 4 times farther away than humans (dogbreed.com), that translates to $2 \times 6 \text{ dB} = 12 \text{ dB}$ greater change in ambient noise due to estimated Kennel noise than humans. So dogs at about a half mile of the kennel would sense a noise $16 + 12 = 28 \text{ dB}$ four times the ambient and I would expect that since the barking sounds, it would cause them to join in the barking. noise is

1 Ken Lewis*
8177 Ch. Cary Lane
Warrenton, VA
20187

* Retired Navy physicist with over 45 years experience in acoustics

Noise Sources and Their Effects

Noise Source	Decibel Level	comment
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 h exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Half as loud as 70 dB. Fairly quiet
	50	

Quiet suburb, conversation at home. Large electrical transformers at 100 ft		One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

[modified from <http://www.wenet.net/~hpb/dblevels.html>] on 2/2000. SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/environ10.html), and *Federal Agency Review of Selected Airport Noise Analysis Issues*, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles, 1970.

GALEN CAROL
A U D I O

ABOUT

PRODUCTS

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NEWSLETTER

RESOURCES

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EMAIL:

SUBMIT



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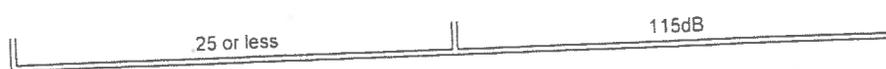
HOW-TO'S _____

Decibel (Loudness) Comparison Chart

Here are some interesting numbers, collected from a variety of sources, that help one to understand the volume levels of various sources and how they can affect our hearing

Environmental Noise	
Weakest sound heard	0dB
Whisper Quiet Library at 6'	30dB
Normal conversation at 3'	60-65dB
Telephone dial tone	80dB
City Traffic (inside car)	85dB
Train whistle at 500', Truck Traffic	90dB
Jackhammer at 50'	95dB
Subway train at 200'	95dB
<i>Level at which sustained exposure may result in hearing loss</i>	90 - 95dB
Hand Drill	98dB
Power mower at 3'	107dB
Snowmobile, Motorcycle	100dB
Power saw at 3'	110dB
Sandblasting, Loud Rock Concert	115dB
<i>Pain begins</i>	125dB
Pneumatic riveter at 4'	125dB
<i>Even short term exposure can cause permanent damage - Loudest recommended exposure WITH hearing protection</i>	140dB
Jet engine at 100'	140dB
12 Gauge Shotgun Blast	165dB
Death of hearing tissue	180dB
Loudest sound possible	194dB

OSHA Daily Permissible Noise Level Exposure	
Hours per day	Sound level
8	90dB
6	92dB
4	95dB
3	97dB
2	100dB
1.5	102dB
1	105dB
.5	110dB



NIOSH Daily Permissible Noise Level Exposure	
Hours per day	Sound level
8	85dBA
6	86dBA
4	88dBA
3	89dBA
2	90dBA
1.5	92dBA
1	94dBA
5	97dBA
.25 or less	100dBA
0	112dBA

Perceptions of Increases in Decibel Level	
Imperceptible Change	1dB
Barely Perceptible Change	3dB
Clearly Noticeable Change	5dB
About Twice as Loud	10dB
About Four Times as Loud	20dB

Sound Levels of Music	
Normal piano practice	60 - 70dB
Fortissimo Singer, 3'	70dB
Chamber music, small auditorium	75 - 85dB
Piano Fortissimo	84 - 103dB
Violin	82 - 92dB
Cello	85 - 111dB
Oboe	95 - 112dB
Flute	92 - 103dB
Piccolo	90 - 106dB
Clarinet	85 - 114dB
French horn	90 - 106dB
Trombone	85 - 114dB
Tympani & bass drum	106dB
Walkman on 5/10	94dB
Symphonic music peak	120 - 137dB
Amplifier, rock, 4-6'	120dB
Rock music peak	150dB

NOTES:

- One-third of the total power of a 75-piece orchestra comes from the bass drum.
- High frequency sounds of 2-4,000 Hz are the most damaging. The uppermost octave of the piccolo is 2,048-4,096 Hz.
- Aging causes gradual hearing loss, mostly in the high frequencies.

Canine Hearing

Puppies are born deaf and cannot hear until they are about 21 days old. Their eyes are also closed. During this time they rely solely on scent to interpret their world. By the time their sense of hearing is completely developed they can hear about 4 times the distance of a human who has normal hearing. Dogs can hear higher pitched sounds that humans cannot hear. They often bark at vacuums because they hear a very loud annoying pitch to their motors.

Dogs detect sounds in the frequency range of approximately 67 - 45,000 Hz (varies with different breeds), compared to humans with the approximate range of 64 - 23,000 Hz. As humans and dogs get older they both lose the ability to hear certain frequencies.

Dogs have 18 or more muscles in their ears allowing them to be mobile, whereas a human has only 6 and can only move their ears slightly, if at all. Dogs with perked ears can usually hear better than dogs with hanging ears, especially if they can move their ears in the direction of the sound.

(Source: dogbreed.com)

FAUQUIER COUNTY BOARD OF ZONING APPEALS
RECEIVED AT PUBLIC HEARING

ADJACENT LANDOWNER PETITION

DATE: 8/4/16

RE: SPECIAL PERMIT APPLICATION #SPPT-16-005245

CASE # SPPT-16-005245

We, the undersigned, **oppose** the granting of the referenced Special Permit for the purpose of operating a Dog Kennel at 2100 Ecoganic Farm Lane. The proposed permit seeks to operate a business that kennels and trains up to 65 adult dogs at any one time and breed 48 litters per year (~200 dogs/year). We oppose this use based, in part, on the existing and future noise generated from these operations, the environmental impacts on the Cedar Run watershed and the negative impact on our property value. We further note that this landowner is currently operating in violation of the County's current zoning ordinance.

	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1.	<u>RETA STEVE Rodgers</u>	<u>6048 Duholts Rd Warrenton, Va</u>	<u>[Signature]</u>
2.	<u>Andy & Jill Dart and family</u>	<u>78 Fisher Lane Warrenton, OR</u>	<u>[Signature]</u>
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

ADJACENT LANDOWNER PETITION

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>Kristin Klare</u> KRISTIN KLARE	5052 Old Auburn Rd Warrenton, VA 20187	<u>Kristin Klare</u>
<u>BILL HINE</u>	WARRENTON 20187 8346 DOUBLE POPLARS LN.	<u>[Signature]</u>
<u>Bette Hine</u>	8346 Double Poplars LN Warrenton Va 20187	<u>Bette Hine</u>
<u>Arthur Baum</u>	8337 Double Poplars Ln	<u>Arthur Baum</u>
<u>Glenn K Baum</u>	8337 Double Poplar Glenn K Baum	<u>Glenn K Baum</u>
<u>Dorise Russell</u>	8301 Kines Road Warrenton, VA	<u>Dorise Russell</u>
<u>[Signature]</u>	8301 Kines Road Warrenton V 20187	<u>Colleen M. Taylor</u>
<u>ELAINE H. WALTERS</u>	8307 Kines Rd Warrenton Va.	<u>Elaine Walters</u>
<u>M. Lee Weagga</u>	8212 Kines Rd	<u>[Signature]</u>
<u>Lincoln Williams</u>	5042 Old Auburn Rd Warrenton VA.	<u>[Signature]</u>

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>Ben Pentress</u>	<u>8242 Kines Rd.</u>	<u>Ben Pentress</u>
<u>JAMES BUDD</u>	<u>9295 KINES RD</u>	<u>James B Budd</u>
<u>GENEVA WINSTON</u>	<u>3500 KINES RD</u>	<u>GENEVA WINSTON</u>
<u>ERIC H. WOODWFF</u>	<u>8339 KINES ROAD</u>	<u>E. H. Wooduff</u>
<u>Pennis Lipscomb</u>	<u>8351 Kines Rd</u>	<u>Pennis Lipscomb</u>
<u>Kristi Adkins</u>	<u>8360 Kines Rd</u>	<u>Kristi Adkins</u>
<u>E.O. Please</u>	<u>8340 Kines Rd</u>	<u>E.O. Please</u>
<u>Sharon Marsh</u>	<u>8308 Kines</u>	<u>Sharon Marsh</u>
<u>Marsha Lewis</u>	<u>8172 Chivory Lane</u>	<u>Marsha Lewis</u>
<u>Kenneth A. Lewis</u>	<u>8177 Chivory Lane</u>	<u>Kenneth A. Lewis</u>

ADJACENT LANDOWNER PETITION

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>John Kraber</u>	<u>5409 Old Auburn Rd.</u>	<u>John Kraber</u>
<u>John Kraber</u>	<u>1300 Kelly Meadows Ln</u>	<u>John Kraber</u>
<u>John Kraber</u>	<u>1300 Kelly Meadows</u>	<u>John Kraber</u>
<u>Ronald Tobias</u>	<u>5312 Old Auburn</u>	<u>Ronald Tobias</u>
<u>April Weappa</u>	<u>8212 Kipps</u>	<u>April Weappa</u>
<u>Bill Stivers</u>	<u>8277 Kines</u>	<u>Bill Stivers</u>
<u>Greg Harris</u>	<u>8279 Double Poplars Ln</u>	<u>Greg Harris</u>
<u>Rosa Harris</u>	<u>8279 Double Poplars Ln</u>	<u>Rosa Harris</u>
<u>Raymond St. Barnard</u>	<u>5087 Old Auburn Rd</u>	<u>Raymond St. Barnard</u>
<u>Rebecca Barnard</u>	<u>5087 Old Auburn Rd</u>	<u>Rebecca Barnard</u>

ADJACENT LANDOWNER PETITION

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>Crystal Williams</u>	<u>5042 Old Auburn Rd</u>	<u>[Signature]</u>
<u>Brocke Hutson</u>	<u>5040 Old Auburn Rd</u>	<u>[Signature]</u>
<u>Jill Standby</u>	<u>5031 Dumfries Rd</u>	<u>[Signature]</u>
<u>Maine W. Long</u>	<u>5009 Dumfries Rd</u>	<u>[Signature]</u>
<u>Halliday Woodbury</u>	<u>5031 Dumfries Rd</u>	<u>[Signature]</u>
<u>MABLE V LANKAM</u>	<u>5030 Old Auburn Rd</u>	<u>[Signature]</u>
<u>THOMAS FOSTER</u>	<u>4589 Old Auburn Rd</u>	<u>[Signature]</u>
<u>Elizabeth Hooker</u>	<u>8158 Squires Ln.</u>	<u>E. Hooker</u>
<u>Betty J. Kelly</u>	<u>5312 Old Auburn Rd.</u>	<u>[Signature]</u>
<u>Elizabeth Kelly</u>	<u>1316 Kelly Meadows Lane</u>	<u>[Signature]</u>

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>Celia Webb</u>	<u>5089 Old Auburn Rd</u>	<u>Celia Webb</u>
<u>Mark H. Webber</u>	<u>5089 Old Auburn Rd</u>	<u>Mark H. Webber</u>
<u>Rodney Mason</u>	<u>5218 Old Auburn Rd.</u>	<u>Rodney Mason</u>
<u>Ashley Spicer</u>	<u>5218 Old Auburn Rd.</u>	<u>Ashley Spicer</u>
<u>Chad Brubaker</u>	<u>8299 Double Poplars</u>	<u>Chad Brubaker</u>
<u>Kyle Stephen</u>	<u>8303 Double Poplars</u>	<u>Kyle Stephen</u>
<u>Patricia Tammali</u>	<u>8315 Double Poplars</u>	<u>Patricia Tammali</u>
<u>Jean Brubaker</u>	<u>8308 Double Poplars</u>	<u>Jean Brubaker</u>
<u>Kelly Stephens</u>	<u>8383 Double Poplars</u>	<u>Kelly Stephens</u>
<u>Lynsey Brubaker</u>	<u>8299 Double Poplars Ln.</u>	<u>Lynsey Brubaker</u>

ADJACENT LANDOWNER PETITION

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>William Johnson</u>	<u>5189 CHERRY</u> <u>Warrenton Ln</u>	<u>[Signature]</u>
<u>Barbara Johnson</u>	<u>8259 Cherry Lane</u> <u>Warrenton, Va 20187</u>	<u>[Signature]</u>
<u>Comer Joseph</u>	<u>8150 Applewood</u> <u>LN. WARRENTON</u>	<u>[Signature]</u>
<u>Judy Dinges</u>	<u>8150 Applewood Ln.</u> <u>Warrenton, Va</u> <u>8164 Applewood Ln</u>	<u>[Signature]</u>
<u>J. DAVID SCARCE</u>	<u>WARRENTON, VA</u>	<u>[Signature]</u>
<u>Karola Scarce</u>	<u>8164 Applewood Ln</u> <u>Warrenton, VA 20187</u>	<u>[Signature]</u>
<u>GARY ROBISON</u> <u>Robin Robison</u>	<u>8163 Applewood LN</u> <u>WARRENTON, VA 20187</u>	<u>[Signature]</u>
<u>Teri Moore</u>	<u>WARRENTON, VA</u> <u>5052 Old Auburn Rd</u> <u>Warrenton VA</u>	<u>[Signature]</u>
<u>Channing Watson</u>	<u>5055 Old Auburn</u> <u>Warrenton, VA</u> <u>20187</u>	<u>[Signature]</u>

ADJACENT LANDOWNER PETITION

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>[Signature]</u>	<u>1349 Kelly meadow</u>	<u>NA STEBA NEAM</u>
<u>Kenneth Neam</u>	<u>1347 Kelly meadow</u>	<u>[Signature]</u>
<u>Jacqueline Neam</u>	<u>1347 Kelly meadows Ln.</u>	<u>[Signature]</u>
<u>DEONIS SUPPA</u>	<u>8210 TWIN POPLAR LN.</u>	<u>[Signature]</u>
<u>Diane von Gallner-Suppa</u>	<u>8210 Twin Poplar Ln</u>	<u>[Signature]</u>
<u>[Signature]</u>	<u>8210 Twin Poplar Ln</u>	<u>[Signature]</u>
<u>Ronnie Sheete</u>	<u>5371 Old Auburn Rd. Warrenton, Or 97146</u>	<u>[Signature]</u>
<u>Dyane Sheete</u>	<u>5371 Old Auburn Rd</u>	<u>[Signature]</u>
<u>[Signature]</u>	<u>5437 OLD AUBURN</u>	<u>[Signature]</u>
<u>Rita Bennett</u>	<u>5421 Old Auburn Rd</u>	<u>[Signature]</u>
<u>David C Shaffer</u>	<u>5409 Old Auburn</u>	<u>DAVID C. SHAFFER</u>
<u>[Signature]</u>	<u>5420 Old Auburn Rd</u>	<u>GORDON BE</u>

Betty J. Kelly
5312 Old Auburn Road
Warrenton, VA 20187

August 2, 2016

Mr. Ben Holt
Fauquier County
Planning Division
10 Hotel Street, 3rd Floor
Warrenton, VA 20186

FAUQUIER COUNTY BOARD OF ZONING APPEALS
RECEIVED AT PUBLIC HEARING

DATE: 8/4/16
CASE # SPPT-16-005245

RE: SPPT-16-005245

Mr. Holt,

I am writing as an adjacent property owner and someone who vehemently oppose the special permit request to operate a kennel. My property has been in my family for generations.

It would be extremely irresponsible for Fauquier County to approve what is essentially a commercial operation in the rural parts of our county that are meant for agricultural uses. This should not be allowed to begin in Fauquier County. It will adversely impact my property value and my ability to utilize the land for agricultural uses. Dog waste (composted or not) would run off onto neighboring lands during heavy storms and jeopardize our drinking water. Noise from barking dogs would be a nuisance as well as drown out the natural sounds of the rural environment.

I respectfully assert my view as a Fauquier County landowner that you deny this special request for a kennel permit.

Regards,


Betty J. Kelly



