

**MINUTES OF
FAUQUIER COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 3, 2015**

*Work Session
1:30 p.m.
Warren Green Building, Second Floor Conference Room
10 Hotel Street
Warrenton, Virginia*

The Fauquier County Board of Zoning Appeals held a work session on Thursday, September 3, 2015, beginning at 1:30 p.m. in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Michael Brown, Vice-Chairperson; Mr. Bill Chipman; Mrs. Mary North Cooper; and Mr. Maximilian Tufts, Jr. Also present were Ms. Holly Meade, Chief of Planning/Secretary; Mr. Chuck Floyd, Assistant Chief of Zoning/Development Services Ms. Marianne Primeau, Senior Assistant County Attorney; Ms. Heather Jenkins, Planner II; Mr. Ben Holt, Planner I; and Mrs. Fran Williams, Administrative Manager.

AGENDA REVIEW:

SPECIAL PERMIT #SPPT-15-003641, SCOTT B. SUHY & NANCY CARPENTER, TRUSTEES, ET AL (OWNERS)/NANCY CARPENTER (APPLICANT) – CARPENTER TOURIST HOME

Applicant is requesting Special Permit approval to allow the operation of a tourist home, PIN 6051-55-8841-000, located at 9271 Maidstone Road, Marshall District, Delaplane, Virginia. (Ben Holt, Staff)

Mr. Holt reviewed the application.

ADJOURNMENT:

The meeting was adjourned at 1:45 p.m.

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

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, September 3, 2015, beginning at 2:00 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson;

Mr. Michael Brown, Vice-Chairperson; Mr. Bill Chipman; Mrs. Mary North Cooper; and Mr. Maximilian Tufts, Jr. Also present were Ms. Holly Meade, Chief of Planning/Secretary; Mr. Chuck Floyd, Assistant Chief of Zoning/Development Services; Ms. Marianne Primeau, Senior Assistant County Attorney; Ms. Heather Jenkins, Planner II; Mr. Ben Holt, Planner I; and Mrs. Fran Williams, Administrative Manager.

LETTERS OF NOTIFICATION AND PUBLIC NOTICE:

Mr. Meadows dispensed with the reading of the public hearing protocol.

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

MINUTES:

On motion made by Mrs. Cooper and seconded by Mr. Tufts, it was moved to approve the August 6, 2015 minutes.

The motion carried unanimously.

REGULAR AGENDA:

SPECIAL PERMIT #SPPT-15-003641, SCOTT B. SUHY & NANCY CARPENTER, TRUSTEES, ET AL (OWNERS)/NANCY CARPENTER (APPLICANT) – CARPENTER TOURIST HOME

Applicant is requesting Special Permit approval to allow the operation of a tourist home, PIN 6051-55-8841-000, located at 9271 Maidstone Road, Marshall District, Delaplane, 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. Meadows opened the public hearing.

Ms. Nancy Carpenter, applicant, expressed agreement with the staff report.

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

Mr. Brown clarified that approval of the application does not authorize events on the property and suggested that the applicant speak with Zoning staff to address specific questions regarding this issue.

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.
7. The type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

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. These conditions shall only apply to the tourist home use.
2. The use shall be limited to the currently existing single-family dwelling.
3. A maximum of twelve (12) guests shall occupy the proposed dwelling at any time.
4. The owners shall obtain necessary permits from the Virginia Department of Health prior to operation of the tourist/vacation home.
5. The owner shall install a directional sign, not to exceed four (4) square feet in size, along the driveway directing guests to the dwelling.

The motion carried unanimously.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 2:12 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.