



Fauquier County Department of Community Development  
Zoning and Development Services Division  
29 Ashby Street, Suite 310  
Warrenton, VA 20186  
540-422-8200  
[www.fauquiercounty.gov](http://www.fauquiercounty.gov)



**CATLETT/CALVERTON SEWER AREA  
SEWER CONNECTION WAIVER  
APPLICATION PACKET**

***Section 17-55 of the Fauquier County Code***

*The owner of any building or structure, for which sewage disposal is required that is within the designated portion of the Catlett and Calverton Service District shall connect such building or structure to the county sewer system, if the building or structure is within three hundred (300) feet of the county sewer system, and the county sewer system has the necessary capacity to permit the connections. A waiver may be granted and issued by the county where it can be demonstrated that a permitted individual onsite or alternative septic system functioning in compliance with applicable Health Department regulations is in place prior to the construction of the public sewer system serving the Catlett and Calverton Service Area or where it can be demonstrated that the connection will cause undue hardship to the owner of the building or structure. The grant of any such waiver shall not relieve the owner from the obligation to pay the monthly utility fee established in Section 17-63 of the County Code to non-users of the county sewer system.*

**Submission Requirements:**

- Land Development Application
- 2 copies of Health Department Permit for the installed system
- ***For Conventional Systems*** – 2 copies of inspection report performed by a licensed Onsite Soil Evaluator or other licensed private sewage professional that has been issued within the last sixty (60) days stipulating that the system is functioning in compliance with Virginia Department of Health (VDH) regulations.
- ***For Alternative Systems*** – 2 copies of the most recent inspection report issued to the Health Department for the system by a licensed Alternative Onsite Sewage System Operator, provided the inspection has occurred within the last six (6) months. If the inspection is over six (6) months old a new inspection report shall be issued. The report shall demonstrate that the system is functioning as designed and in compliance with VDH regulations.
- 2 copies of a Statement of Justification outlining how the connection to the sewer system will cause an undue hardship to the owner of the building or structure, *if applicable*.
- 2 copies of supporting documentation, *if applicable*.

**Waiver Process:**

All waivers shall be submitted directly to the Fauquier County Department of Community Development through our Central Processing Desk located on the 3rd Floor of the Circuit Court Building located at 29 Ashby Street, Warrenton. The review of the waiver request shall be done in consultation with the Fauquier County Health Department, with the County having the final approval authority for the waiver request.

Once submitted the County will provide a copy of the requested waiver and all supporting documentation to the Health Department. The Health Department shall have no more than two (2) weeks to review the application and provide their feedback, in the form of a comment letter. The Health Department's comment letter will provide a determination regarding the status of the existing system and whether it is operating in compliance with VDH regulations or is failing based on the facts presented by the applicant, and the history/inspection records for the system. The County shall consider the Health Department's comment letter and issue a formal decision within three (3) weeks from the application date, provided additional information is not needed to make the decision. If additional information is required by either the Health Department or the County, the three (3) weeks shall start from the time the additional information is provided by the Applicant.

The applicant shall be notified in writing once a formal decision has been rendered by the County. If the waiver request is denied the applicant shall be provided the basis for that decision in the formal notice provided by the County.



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LAND DEVELOPMENT APPLICATION



PROJECT DESCRIPTION

Project Name/Subdivision Name: \_\_\_\_\_ Phase: \_\_\_\_\_

Section: \_\_\_\_\_

Property Address: \_\_\_\_\_

*(if no address, give location with closest cross street identified)*

Purpose of Request: \_\_\_\_\_

Estimated Disturbed Acreage: *(For Land Disturbing Permits)* \_\_\_\_\_ Acreage: \_\_\_\_\_

Magisterial District: \_\_\_\_\_ Service District: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Is this property served (or to be served) by public water and/or sewer? Yes No If Yes, list provider: \_\_\_\_\_

Is this property in an Agricultural and Forestal District? Yes No If Yes, which district? \_\_\_\_\_

Is this property in a PDR or Open Space Easement? Yes No If Yes, which type? \_\_\_\_\_

Current Number of Lots: \_\_\_\_\_ Proposed Number of Lots: \_\_\_\_\_

Parcel Identification Number (PIN) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Number: \_\_\_\_\_ For Office Use Only Project ID: \_\_\_\_\_



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## APPLICATION TYPES

### Administrative Permit

- Variance/Modification
- Other

### Land Division/Plats

- Administrative Subdivision
- Boundary Line Adjustment
- Family Transfer Division
- Infrastructure Plan
  - Infrastructure Plan Amendment
- Large Lot Subdivision
- Preliminary Plat
  - Preliminary Plat Amendment
  - Preliminary Plat Extension
- Construction Plan
  - Construction Plan Amendment
- Final Plat
- Subdivision Plat Amendment
- Non-Residential Subdivision
- Re-Subdivision
- Plat of Vacation/Deed/Rededication
- Easement Plat/Utility Plat Review

### Soils

- Preliminary Soils Report Review
- Type 1 Soils Report

### Agricultural and Forestal District

- Addition
- Withdrawal

### Special Exceptions

- New Application, Cat # \_\_\_\_
- Amendment
- Extension by BOS
- Extension - Administrative

### Appeal of Zoning Administrator Decision

- Proffers
- Other

### Special Permit

- New Application, Cat # \_\_\_\_
- Extension by BZA
- Extension - Administrative

### Bonds

- Bond Estimate Review
- Bond Extension
- Bond Reduction
- Bond Release

### Streets

- Street Inspection
- Street Resolution/Street Acceptance
- Street Plan (for Private Streets)
- Extension - Administrative

### Comprehensive Plan

- Amendment
- Compliance Review

### Rezoning

- New Application
- Amendment

### Text Amendments

- Subdivision Ordinance
- Zoning Ordinance

### Floodplain, Wetlands, Ponds

- Drainage Study
- Floodplain Study
- Floodplain Determination Letter
- Floodplain Alteration - Minor
- Private Pond Review
- Wetland Mitigation/Restoration Plan

### Site Plans

- Site Plan Waiver
- Minor Site Plan
  - Minor Site Plan Amendment
- Major Site Plan
  - Major Site Plan Amendment
- Telecommunications Site Plan

### Waivers/Modification of Requirements

- Design Standards Manual - Administrative
- Subdivision Ordinance - PC
- Subdivision Ordinance - Administrative
- Zoning Ordinance - Administrative
- Zoning Ordinance - BOS

### Hydro-geological Study

- Major
- Minor
- Amendment

### Other

### Land Disturbing Permits/E&S

- Land Disturbing Permit
- Reinstatement
- Supplemental Land Disturbing Plan
- E&S Control Re-Inspection

**Please Note:** Zoning and Subdivision approvals may affect eligibility for Use Value Taxation and participation in similar local tax programs. It is the responsibility of the applicant to consult with other agencies, such as the Commissioner of the Revenue, to determine whether the proposed land development will affect the eligibility of the property for participation in such programs.



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CONTACT INFORMATION

All Current Owners:

Form with two columns for owner information, including Name, Company, Address, City, State, ZIP, Phone, Fax, and Email.

All Current Applicants:

Form with two columns for applicant information, including Name, Company, Address, City, State, ZIP, Phone, Fax, and Email.

Representative:

Form for representative information, including Name, Company, Address, City, State, ZIP, Phone, Fax, and Email.

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Fauquier County officials and other authorized government agents on official business to enter the property to process this application. If more than two property owners please attach a second copy of page 3 with additional owner information and signatures.

Owner's Signature and Date

Owner's Signature & Date

Print Owner's Name

Print Owner's Name

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Fauquier County Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the County may deny, approve or conditionally approve that for which I am applying.

Applicant's Signature and Date

Applicant's Signature & Date

Print Applicant's Name

Print Applicant's Name

Please note: Application will be accepted for official review when all requested information is provided, including the electronic copy of submission materials, and the correct fees are submitted. Fees are deposited upon receipt. If the application is rejected for completeness or withdrawn prior to review, you must make a written request for reimbursement. Fees will not be reimbursed once review has commenced.