

**MINUTES OF
FAUQUIER COUNTY BOARD OF ZONING APPEALS
AUGUST 7, 2014**

*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, August 7, 2014, 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; Mr. Andrew Hopewell, Assistant Chief of Planning; Ms. Marianne Primeau, Senior Assistant County Attorney; Mr. Rob Walton, Senior Planner; Ms. Heather Jenkins, Planner II; and Mrs. Fran Williams, Administrative Manager.

AGENDA REVIEW:

VARIANCE #VARI-14-001379, BOARD OF SUPERVISORS OF FAUQUIER COUNTY (OWNER)/FAUQUIER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (APPLICANT) – NEW BALTIMORE CONVENIENCE SITE

Applicant is requesting a variance of Zoning Ordinance Sections 3-404.1, 3-404.4 and 3-405.1 related to required setbacks, PIN 7906-00-3634-000, located at 5468 Old Alexandria Turnpike, Scott District, Warrenton, Virginia. (Rob Walton, Staff)

Mr. Walton 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, August 7, 2014, 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; Mr. Andrew Hopewell, Assistant Chief of Planning; Ms. Kimberley Johnson, Chief of Zoning/Development Services; Ms. Marianne Primeau, Senior Assistant County Attorney; Mr. Rob Walton, Senior Planner; Ms. Heather Jenkins, Planner II; and Mrs. Fran Williams, Administrative Manager.

INTRODUCTION:

Mr. Meadows introduced and welcomed Mr. Andrew Hopewell, who was recently hired as the new Assistant Chief of Planning.

ANNOUNCEMENTS:

Mr. Meadows announced that the Brookland Labradors' Special Permit application (SPPT-14-001013) has been withdrawn.

Mr. Meadows stated that Ms. Primeau would not be acting as counsel in connection with the New Baltimore Convenience Site Variance request (VARI-14-001379) because the County is also the applicant.

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 Mrs. Cooper and seconded by Mr. Brown, it was moved to approve the July 3, 2014 minutes.

The motion carried unanimously.

REGULAR AGENDA:

**SPECIAL PERMIT #SPPT-14-001013, NANCY HOPE LOVE (OWNER/APPLICANT)
BROOKLAND LABRADORS**

Applicant is requesting Special Permit to operate a kennel, PIN 7908-30-0790-000, located at 5369 Brookland Drive, Scott District, Broad Run, Virginia. (Holly Meade, Staff)

Withdrawn

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Mr. Walton 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. Andrew Egeland, Jr., a resident of Snow Hill, spoke in opposition to the granting of the requested variance, expressing concern about the negative impact the proposed tree removal would have on the area, as well as erosion of the ponds. Mr. Egeland also stated that this convenience site should be closed and moved to a more suitable location.

Mr. Kenneth Lauziere, a resident of Snow Hill, spoke in opposition to the granting of the requested variance. Mr. Lauziere stated that removal of the trees would negatively impact the view in this area, which is a gateway to Fauquier County.

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

After discussion, on motion made by Mr. Tufts and seconded by Mr. Brown, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open, to allow time for the Board to consult with outside legal counsel.

The motion carried unanimously.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 2:25 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.