

**MINUTES OF
FAUQUIER COUNTY BOARD OF ZONING APPEALS
NOVEMBER 2, 2006**

AN ADJOURNED MEETING OF THE FAUQUIER COUNTY BOARD OF ZONING APPEALS WAS HELD ON NOVEMBER 2, 2006 AT 11:00 A.M. IN WARRENTON, VIRGINIA.

Members present were Mr. John Meadows, Chairperson; Mrs. Margaret Mailler, Vice-Chairperson; Mr. James W. Van Luven, Secretary; Mrs. Carolyn Bowen; and Mr. Maximilian Tufts. Also present were Mr. Doug Morgan, Senior Planner; and Mr. Wally Horton, Senior Planner.

Mr. Morgan reviewed the site visit agenda and stated that there would be one (1) site visit as follows:

1. Richard Z. & Tracy H. Porter

With no further business, the meeting was adjourned at approximately 11:40 a.m., to reconvene at 2:00 p.m. at 10 Hotel Street, Warren Green Meeting Room, Warrenton, Virginia.

MEETING:

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, November 2, 2006, beginning at 2:00 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mrs. Margaret Mailler, Vice-Chairperson; Mr. James W. Van Luven, Secretary; Mrs. Carolyn Bowen; Mr. Serf Guerra; Mr. Roger Martella; and Mr. Maximilian Tufts. Also present were Mrs. Tracy Gallehr, Deputy County Attorney; Ms. Kimberley Johnson, Zoning Administrator; Mr. Doug Morgan, Senior Planner; Mr. Wally Horton, Senior Planner; and Mrs. Fran Williams, Administrative Specialist.

MINUTES:

Mrs. Bowen requested that the following change be made on Page 2 of the minutes: "Mrs. Bowen stated that the applicant has done a wonderful job with this project and that she is pleased about the *work force* housing component above the shops."

On motion made by Mrs. Bowen and seconded by Mr. Van Luven, it was moved to approve the September 7, 2006 minutes, as amended.

The motion carried unanimously.

LETTERS OF NOTIFICATION AND PUBLIC NOTICE:

Mrs. Williams read the Public Hearing protocol. Ms. Johnson stated that, to the best of her knowledge, the cases before the Board of Zoning Appeals for a public hearing had been properly advertised, posted, and letters of notification sent to adjoining property owners.

SPECIAL PERMIT #SPPT07-CR-009, RICHARD Z. & TRACY H. PORTER (OWNERS)/TRACY H. PORTER (APPLICANT)

Applicant is requesting special permit approval to operate a pet grooming business as a home occupation, PIN #7913-18-0014-000, located at 8406 Rogues Road, Cedar Run District, Warrenton, Virginia.

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

Mr. Meadows opened the public hearing.

Mrs. Tracy Porter, applicant, expressed agreement with the staff report.

Mrs. Bowen requested clarification from the applicant about how she would respond to a client in a single vehicle who came with four (4) pets to be groomed.

Mrs. Porter responded that she will have enough crates to accommodate up to four (4) pets.

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

On motion made by Mr. Van Luven 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 Code, 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 use shall be in general conformance with the drawings, information and events included in the special permit application.
2. The hours of operation shall be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday, plus the first and last Saturday of each month.
3. No more than one (1) employee shall be allowed.
4. The applicant shall provide a clear line of sight for the existing entrance in accordance with Virginia Department of Transportation recommendations.
5. Prior to commencement of business, the applicant shall provide the Zoning Administrator evidence that a plan satisfactory to the Health Department has been submitted for the drainage system for gray water from an animal wash-down area.
6. The special permit shall be granted for a period of ten (10) years.

The motion carried unanimously.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 2:10 p.m.

John R. Meadows, Chairperson

James W. Van Luven, 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 year.