



**Town Council Public Hearing
SUP 23-03 226 E. Lee Street
Accessory Dwelling Unit (ADU)
January 9, 2024**

Request

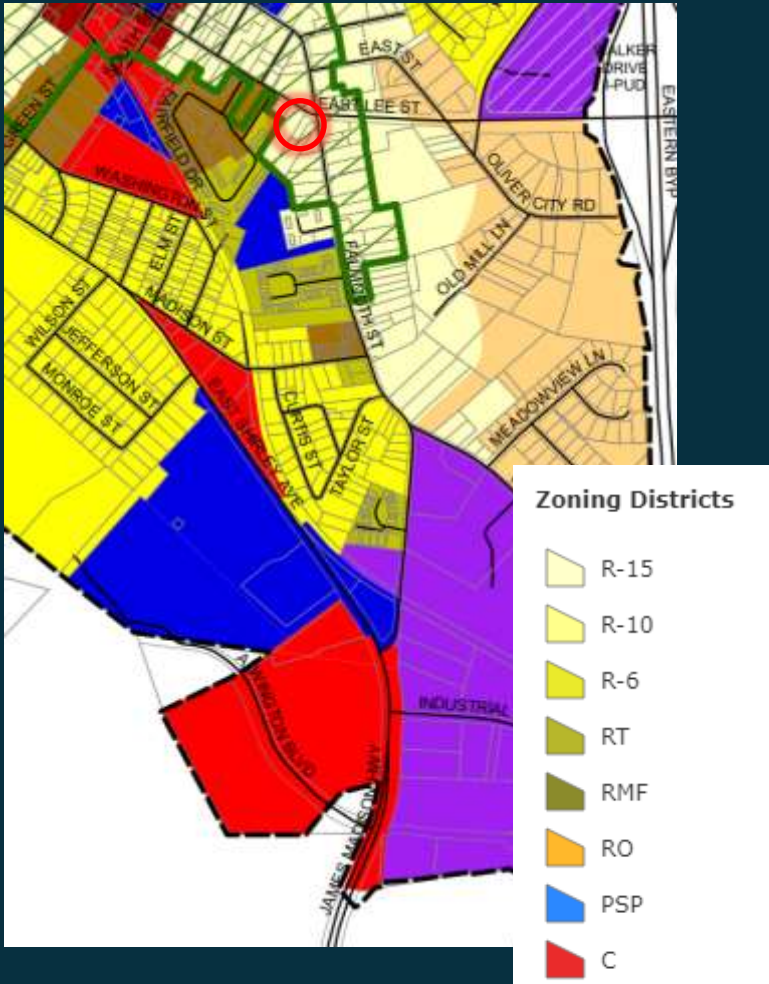
SUP 23-03 – Work Session

- GPIN: 6984-52-4022-000
- Property Owner: Jim and Nell Lawrence
- Representative: Mr. Peter Lawrence
- Zoning: R-6
- Comprehensive Plan: Old Town Character District - Medium Density Residential
- SUP to allow for the conversion of an existing barn in rear yard to an Accessory Dwelling Unit (ADU) at 226 E. Lee Street.



Adjacent Uses

Zoning Map



Future Land Use



Staff Review

- Plan Warrenton 2040
 - Missing Middle Housing
 - Historic Resources – Adaptive Reuse
- Zoning Ordinance
 - Allowable Square Footage
 - Setbacks
 - Parking
 - Lighting
- Emergency Services
 - Separate addresses
 - Signage
- Public Works/Public Utilities
 - Separate Water/Sewer Taps
- Held an ARB Work Session and will require ARB Certificate of Appropriateness

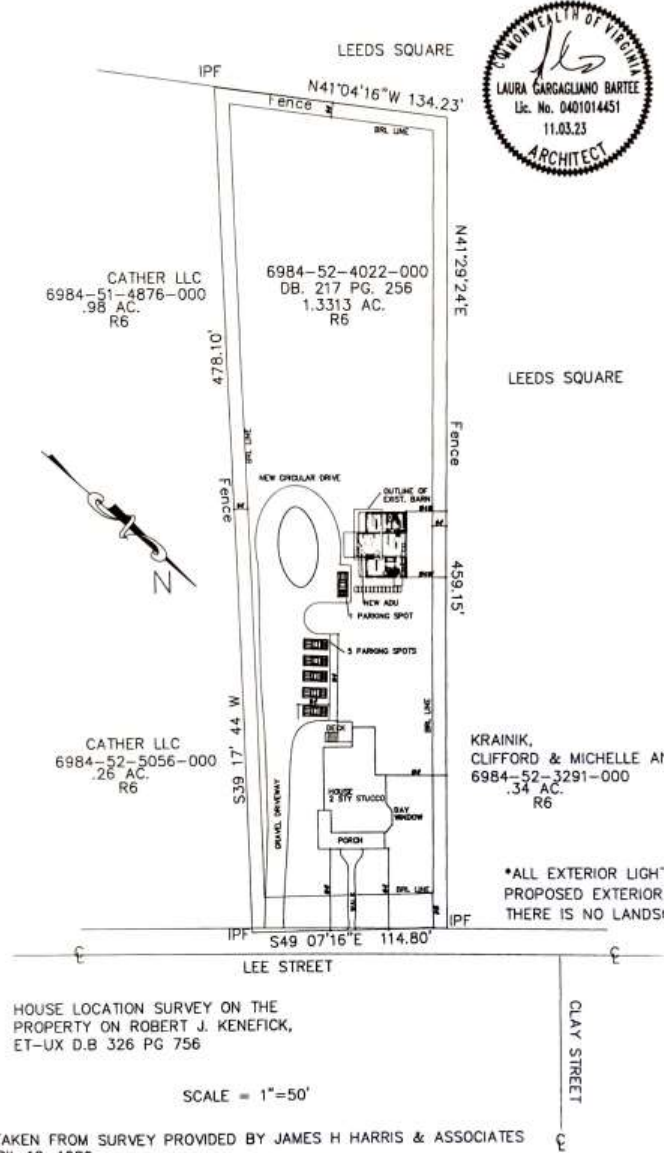
Existing House



Existing Barn



SUP Plan

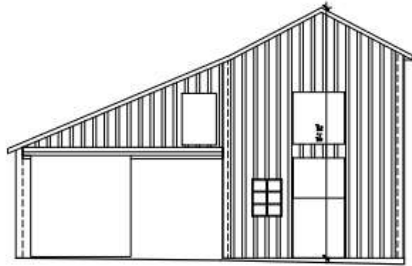


Elevations



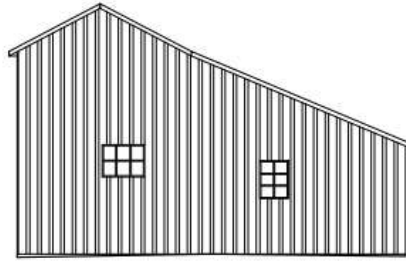
Lee 8/18/2023

Elevations



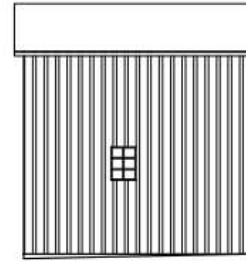
FRONT ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



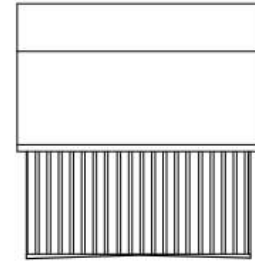
BACK ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



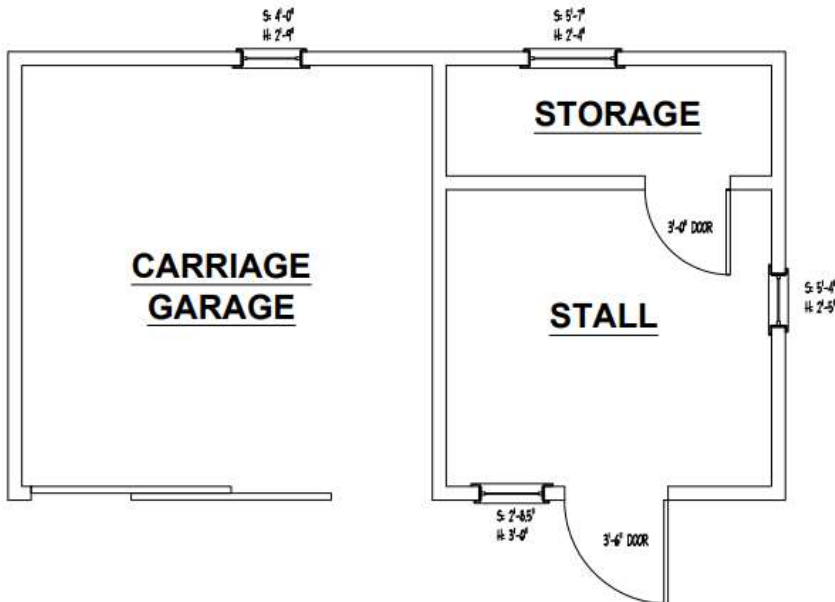
RIGHT SIDE ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



LEFT SIDE ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



EXISTING BARN PLAN

Total: 458 sq. ft.

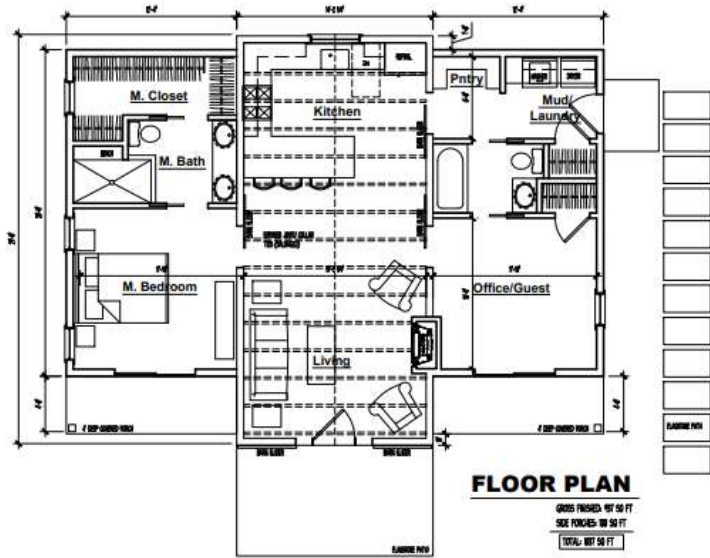
SCALE: $\frac{1}{4}'' = 1'-0''$

226 E LEE STREET
Warrenton VA 20186

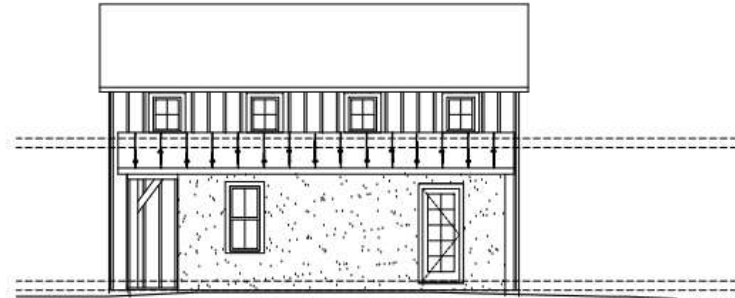
Drawings by: LLB Design

EXISTING SQUARE FOOTAGE **3**

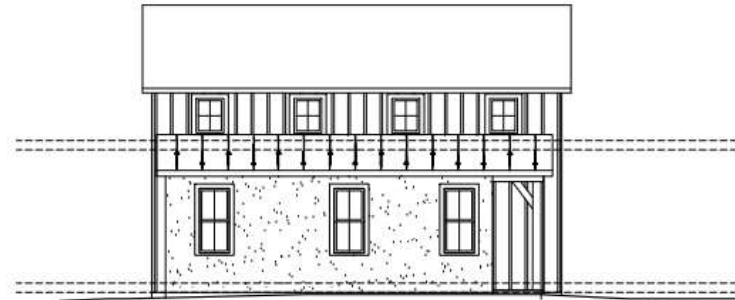
Elevations



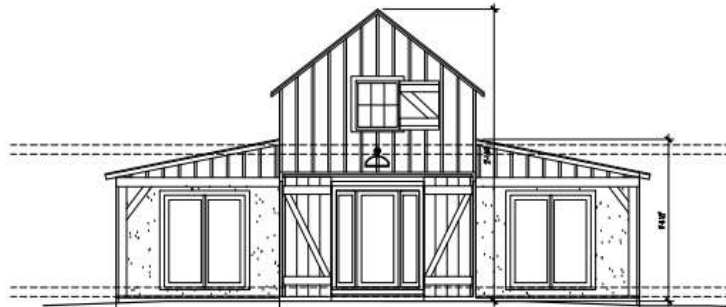
PER COUNTY TAX RECORDS
 4196 x .25 = 1049 sq. ft



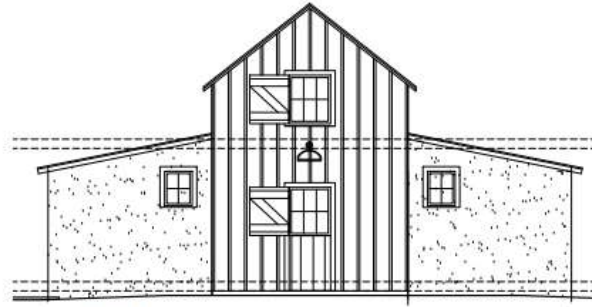
SIDE A



SIDE B



FRONT



REAR

226 E LEE STREET
 Warrenton VA 20186
 Drawings by: LLB Design
SCHEMATIC PLANS

Planning Commission Review

- November 28, 2023 – Work Session
- December 19, 2023 – Public Hearing
 - 2 Public Comments Submitted
- 4-0-1 (Lawrence Recused) Recommended Approval Per Draft Conditions of Approval

PC Recommended Conditions of Approval

- Not exceed 25% total floor area of principle structure
- Minimum 500 square feet
- ~~Separate Water and Sewer Tap~~ If the property is subdivided in a manner that results in the ADU becoming its own parcel, separate water and sewer taps from the primary residence shall be required by the Applicant/Property Owner. (Amended January 9, 2024)
- Separate signage and circulation for Emergency Services
- Required Certificate of Appropriateness
- Required permits

Staff Recommendation

- Hold Town Council Public Hearing
- Direct Applicant/Staff Next Steps



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