



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
(540) 347-2405

Land Development Application

Type of Development [select type(s) below]

Permit # _____

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: 130-134 Haiti Street

Property Address (if no address, give closest cross street): 130-134 Haiti Street, Warrenton, VA 20186

Purpose of Request: Variance Request for reduction of side yard setbacks from 15' to 8'

Zoning District: R-6

Total Acres: .1418

Acres for Proposed Use: .1418

Parcel Identification Number(s): 6984-4484-36000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Fauquier Habitat for Humanity, Inc. - Melanie Burch, CEO

Address: 98 Alexandria Pike, Suite 43, Warrenton, VA 20186

Phone: 540.341.4952, ext. 106

Email: MelanieBurch@fauquierhabitat.org

All Current Applicants (if different then owner):

Name & Company:

Address:

Phone:

Email:

Representative (if different then owner/applicant):

Name & Company: J. Gregory Ashwell, Esq. Ashwell & Ashwell PLLC

Address: 21 Cuiper St, Warrenton VA 20186

Phone: (540) 991-9100

Email: jga@ashwell-law.com

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 Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

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 Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: Melanie Burch 08/01/24

Print Owner's Name: Melanie Burch, FHFH, Inc.

Applicant's Signature & Date: Melanie Burch 08/01/24

Print Applicant's Name: Melanie Burch, FHFH Inc.

TOWN OF WARRENTON BOARD OF ZONING APPEALS'

RULES OF PROCEDURE REGARDING APPEALS

Adopted October 5, 2021

The following procedural rules govern appeals before the Town of Warrenton's Board of Zoning Appeals ("BZA"):

A. Definitions:

Appellant: Any person aggrieved or any officer, department, board, commission, or authority of the Town affected by any decision of the Zoning Administrator or by any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of the Town of Warrenton's Zoning Ordinance.

Appeal: Action taken to contest a decision of the Zoning Administrator or to contest any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of the Town of Warrenton's Zoning Ordinance

B. Appellant to receive copy of Rules:

Town staff shall provide the appellant a copy of the BZA's Rules of Procedure Regarding Appeals upon appellant's request or no later than at the time appellant files its land development application noting its appeal. All appeals shall include as an Addendum, a statement by the appellants acknowledging receipt of these Rules of Procedure.

C. Submission requirements of written materials:

- (1) The appellant shall file a land development application and filing fee noting its appeal, along with a detailed statement of justification of the grounds for the appeal, in accordance with the relevant provisions of the Code of Virginia and the Town of Warrenton Zoning Ordinance, with the Town's Department of Community Development located at 21 Main Street, Warrenton, Virginia 20186. The appellant shall file eight (8) complete copies plus a digital copy of the statement of the justification, including copies of all exhibits, at the time of filing.
- (2) The appeal shall be placed on the BZA's next agenda for which it can be properly advertised, consistent with the legal notice requirements of the Code of Virginia and the Town of Warrenton Zoning Ordinance. There may be instances in which an appellant must file an appeal to protect its rights but appellant and Town staff are actively pursuing a resolution to the issue which resulted in the appeal. In those instances, appellant and Town staff can consent to postpone scheduling of the appeal. In those instances, the appeal will not be placed on the BZA's public meeting agenda until either party notifies the Secretary

of the BZA of the need to schedule it; however, both parties' consent to the postponement of the appeal shall be placed on the BZA's agenda.

- (3) Town staff shall file seven (7) copies plus a digital copy of its written response to the appeal, including copies of all exhibits, with the Secretary of the BZA within fourteen (14) business days of the date appellant filed its appeal. Staff shall also transmit by hand delivery, facsimile, or email a complete copy of its response to the appeal, including copies of all exhibits, to the appellant, so that the appellant receives its copy by 4:30 p.m. the same day staff files its response with the Secretary of the BZA.
- (4) The appellant may, but is not required to, file a written reply to staff's submission with the Department of Community Development. If appellant elects to file a written reply, it shall be filed within five (5) business days of the date staff filed its response to the appeal. The appellant shall file eight (8) complete copies plus a digital copy of its reply, including copies of all exhibits, at the time of filing.
- (5) If appellant raises new or different arguments in its written reply to Town staff's submission, staff may, but is not required, to file a reply with the Secretary of the BZA. If staff elects to file a reply, it shall be filed within three (3) business days of the date appellant filed its reply. Staff shall file seven (7) copies plus a digital copy of its reply, including copies of all exhibits, at the time of filing. Staff shall also transmit by hand delivery, facsimile, or email a complete copy of its reply, including copies of all exhibits, to the appellant, so that the appellant receives its copy by 4:30 p.m. the same day staff files its reply with the Secretary of the BZA.
- (6) There is no page limit for written submissions.
- (7) Untimely submission of written materials may preclude or hinder the BZA's consideration of them but shall not be grounds for delay of consideration except at the discretion of the BZA.

D. Oral argument at the public meeting:

- (1) Order of oral argument:
 - a. Town staff shall explain the basis for his/her determination; such determination is presumed to be correct. Town staff shall have twenty (20) minutes for this presentation.
 - b. Appellant or the appellant's representative has the burden to rebut the presumption of the determination's correctness by a preponderance of the evidence. Appellant shall have twenty (20) minutes to present their arguments.
 - c. Town staff shall have the opportunity to rebut the issues presented by Appellant. Staff's rebuttal is limited to five (5) minutes.
 - d. Appellant may only reply to Town staff's rebuttal if Town staff raises new issues during its rebuttal. Appellant's reply is limited to five (5) minutes.

- (2) The time periods set forth regarding presentation of appeals at the public meeting may be modified at the discretion of the BZA. The Chairperson shall enforce the time limitations so that the hearing is held in a fair and orderly manner.
- (3) Appeals will be heard in the order in which they appear on the agenda unless a majority of the membership of the BZA votes to modify the agenda.
- (4) If either party presents an exhibit at the public meeting which was not submitted with its written submission, then a copy shall be submitted to the Secretary for the BZA at the public meeting. That copy shall be included in the BZA's official record relating to the appeal. Untimely submission of exhibits may preclude or hinder the BZA's consideration of them but shall not be grounds for delay of consideration except at the discretion of the BZA.

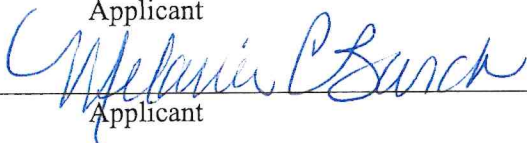
E. Requests for deferral of appeals:

- (1) A request for a deferral of an appeal shall be in writing, shall be addressed to the BZA, and delivered to the Secretary of the BZA. The party requesting the deferral shall transmit a copy of the request for a deferral to the opposing party or its representative by hand delivery, facsimile, or email so that the opposing party receives its copy by 4:30 p.m. the same day the request for deferral is delivered to the Secretary of the BZA.
- (2) A request shall include the reason(s) why deferral is necessary.
- (3) A decision regarding a deferral shall be made by the BZA at the public meeting at which the case is scheduled to be considered.
- (4) The parties shall be prepared to proceed with argument of the appeal in the event the request for deferral is denied.

TOWN OF WARRENTON'S BOARD OF ZONING APPEALS

Addendum to Land Development Application

I hereby acknowledge receipt and have read the Town of Warrenton Board of Zoning Appeals' *Rules of Procedure Regarding Appeals*.

Applicant

Applicant
Melanie C Burch
Printed Name
August 1, 2024
Date

**FAUQUIER HABITAT FOR HUMANITY
VARIANCE REQUEST FOR 130-134 HAITI STREET**

Property Owner/Applicant:	Fauquier Habitat for Humanity, Inc.
Application Number:	BZA #2024-_____
Location:	130-134 Haiti Street, Warrenton, Virginia
PIN:	6984-4484-36000
Acreage:	6,176 Sq. Ft. or .1418 ac.
Zoning:	R-6 Residential
Comprehensive Plan Desig.:	Residential – Medium to High Density
Land Use:	Residential – Multi-Family Triplex
Request:	The Applicant is seeking approval of a Variance from Zoning Ordinance Section 3-4.3.4 Lot and Yard Regulations to permit a reduction of the side yard requirement from 15 feet to 8 feet, to allow the construction of a triplex for homebuyers who earn between 30-80% of the Area Median Income (AMI).

Request for Variance

The Applicant is requesting a variance from Article 3-4.3.4 of the Zoning Ordinance to reduce the side yard setbacks for the subject property, in order to construct a multi-family triplex building for families earning between 30-80% AMI in the community.

The Zoning Ordinance requires a minimum side yard setback of fifteen (15) feet for a three-family dwelling in the R-6 zoning district. This application requests that the side yard setback be reduced to 8 feet, in order to accommodate the Universal Design building size requirements for this parcel.

Background

Founded in 1991, Fauquier Habitat for Humanity (FHFH) is a non-profit organization, dedicated to building energy-efficient, sustainable and affordable housing for families who live or work in Fauquier County. To date, FHFH has built 64 homes and served over 300 families. During the twentieth century, various public policies systematically excluded Black and other households of color from equal access to homeownership, thriving neighborhoods, and economic opportunities. Local land use policies played a major role in this. Racialized zoning, racially restrictive deeds, and the demolition of Black neighborhoods as part of renewal all significantly contributed to racial inequities that carry forward into the present. These inequities are evident today in the form of continued racial segregation, staggering racial gaps in homeownership and wealth, and greater levels of exposure for people of color to unsafe homes and unstable housing. Today's economically exclusionary zoning sustains these impacts and entrenches segregation. The past few years have seen exploding interest in zoning reforms to enable lower-cost housing options in all neighborhoods. A growing number of Fauquier Habitat for Humanity's advocacy efforts are motivated by recognizing our collective and government's responsibility to undo the harmful effects of past and present land use policies that disadvantage people of color. These efforts seek to reform zoning and other land use policies in ways that genuinely lead to more affordable homes and residential stability for Black and other households of color while breaking up patterns of segregation. It is incumbent upon Fauquier Habitat for Humanity, as an organization that builds housing, to do everything we can with the assets and, with our knowledge base, to put those assets to work to solve the problem rather than just serving one family at a time.

The subject property is being rebuilt and revitalized in the Haiti Street Neighborhood - an historically underserved African American neighborhood with a rich history of family and social relationships and community engagement. The neighborhood is comprised of approximately 30 narrow lot single-family and multifamily residences located only two blocks away from the Warrenton central business district and Main Street. Fauquier Habitat's Neighborhood Revitalization (NR) program is based on an asset-based community development model that places residents as primary stakeholders and drivers to develop a collective vision for an improved quality of life in their neighborhood. We believe that working with the community and understanding local issues is necessary for any work to be successful, as residents and other stakeholders have a sense of ownership or agency. In 2019, Virginia Housing awarded FHFH a \$100,000 Community Impact Grant to study the housing planning activities critical to the development of affordable housing and to increase housing opportunities. HD Advisors, a housing and community development consulting service, partnered with FHFH to create a Small Area Plan presentation

focused on financial analysis of potential redevelopments and density scenarios, resident and community input sessions, architectural guidelines to develop homes that fit the character of the town and reflect the historical design of the original homes on the street, and community land trust analysis. In September 2019, the PATH Foundation awarded FHHF \$1,050,000 for the Haiti NR Initiative. This second grant was allocated to acquire and renovate a large part of the Haiti Street area to create affordable housing and neighborhood stability. Since the acquisition, FHHF has continued to work with the Haiti Street neighborhood to maintain trust, building single-family homes. Four houses are complete, four families are homeowners with mortgages and the homes are now in the Virginia Statewide Community Land Trust (VSCLT), a nonprofit organization created in 2021 that seeks to develop and maintain permanently affordable homeownership opportunities for low and moderate-income households.

Neighborhood History

Platted lots on Haiti Street date back to at least 1872 (see attached plat of subdivision recorded among the Fauquier County Land Records as a part of that Deed of Dedication found in Deed Book 64, page 272). Those lots, as originally configured, were narrow and deep to accommodate the perceived housing needs of the era.

Over the years, before the advent of zoning requirements, homes were sited and built according to those perceived needs. Since the inception of the Town Zoning Ordinance, the home locations along Haiti Street, as sited on their respective lots, have historically been considered existing non-conformities. Now that such homes have reached the end of their useful life, they must be replaced with homes which meet the standards of modern-day life.

Founded in 1991, the Applicant, Fauquier Habitat for Humanity, Inc. (FHHF) is a non-profit organization, dedicated to building energy-efficient, sustainable and affordable housing for families who live or work in Fauquier County. To date, FHHF has built 64 homes and served over 300 families.

As for 134 Haiti Street, the lot has an existing non-conforming triplex which must be replaced. Due to the siting of the existing home, any replacement dwelling should meet certain set-back requirements. Unfortunately, the existing Zoning Ordinance has minimum set-back requirements which cannot be met with the modern construction requirements for family dwellings with livable square footage needs.

The replacement of the dwelling with a duplex or single-family dwelling further reduces the supply of homes which address the needs of the underserved housing market targeted by the Applicant. The Applicant intends to replace this uninhabitable triplex with a modern triplex to meet the needs of three pre-screened, qualified

families. With that said, the triplex planned would exceed side set-back requirements, necessitating this request for a variance to reduce the set-back from 15 feet to 8 feet.

It is the Applicant's belief that the Board of Zoning Appeals can find that the requirements of Section 11-3.11.1 (1) – (8) of the Zoning Ordinance of the Town of Warrenton will be met. Perhaps of most importance, the “granting of the variance will not be of substantial detriment to adjacent and nearby properties in the proximity of that geographical area.” In fact, the variance would result in continuity in the neighborhood as it relates to replacement dwellings. Also of importance, the granting of the requested variance will not create an Unauthorized Variance under 11-3.11.2.

Furthermore, this variance application fits squarely within goals of the Town's current Comprehensive Plan and the 2009 Supplement to the Comprehensive Plan:

“GOAL F - Housing Goals

1. To encourage the development of a wide range of housing opportunities by type, design, and density for all residents of Warrenton.
2. To provide for affordable housing options. . .

Objectives

1. To provide standards for safe and decent housing for residents of the Town.
2. To establish a broad choice of housing types while encouraging the development of the single-family home as the major residential type.
3. To recognize the importance of affordable housing and promote its development in all new subdivisions.
4. To achieve and maintain a balanced mix of affordable housing in the Town so that a reasonable proportion of the people employed within the Town are able to live within the Town.”

Background and Current Situation/Past Efforts by the Town

During the past decade, the Town has made several significant efforts to address the problem of affordable housing, including formal acceptance of a Housing Action Plan in 1991 and preparation of a Comprehensive Housing Affordability Study in 1993 (CHAS). The 1991 Plan identified the problem of affordable housing in the Town as well as several approaches to address the problem, including: . . .

- Cooperating with Habitat for Humanity its efforts to construct affordable housing units.” *Town of Warrenton Comprehensive Plan, 2002-2025, Chapter 3, pp. 3-90 and 3-91*

Furthermore, the Comprehensive Plans recognizes the Town’s role in affordable housing options:

“Encourage a housing supply that supports the Warrenton workforce population. Continue to support the efforts of nonprofits such as Habitat for Humanity, Fauquier Housing Corporation, Community Touch and Fauquier Transitional Housing to provide planned affordable housing efforts and identify opportunities for joint action.” *Town of Warrenton Comprehensive Plan, 2002-2025, (2009 Update) p. 15*

The Updated Plan also recognizes the significant role Habitat plays in the provision of Permanent Housing – Construction and Renovation. “Fauquier Habitat for Humanity works in partnership with community churches, businesses, volunteers and families to eliminate the blight of poverty housing: leaky roofs, lack of indoor plumbing, kitchen or bath facilities, no source of heat, and other unsafe or unsanitary conditions. Since 1991, Habitat has built 37 homes, rehabilitated several others and is undertaking a new project to construct a 7 duplex subdivision at Sterling Court, just off Academy Hill Drive in Warrenton.” *Town of Warrenton Comprehensive Plan, 2002-2025, (2009 Update) p. 23.*

Definition and Criteria for Approval

Pursuant to Va. Code Ann. §15.2-2201 (1950, as amended) and the adopted Town of Warrenton Zoning Ordinance, the definition of a variance is stated as:

“...a reasonable deviation from those provisions regulating the shape, size or area of a lot or parcel of land, or the size, height, area, bulk, or location of a building or structure when the strict application of the Ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provide such variance is not contrary to the purpose of the Ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.”

In granting a variance, the BZA may impose such conditions regarding a proposed structure’s location, character, and other features or use as it may deem necessary in the public interest. The BZA may require a guarantee or bond to ensure compliance with the imposed conditions. The property upon which a property owner

has been granted a variance shall be treated as conforming for all purposes under state law and local ordinances. Va. Code Ann. §15.2-2309(2).

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the Ordinance would:

Unreasonably restrict utilization of the property; OR

That granting the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance; OR

Alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability.

In addition to the above criteria, no variance shall be authorized by the BZA unless it is determined that the request meets all five of the following requirements as set forth in Section 11-3.11.1.2 of the Zoning Ordinance, *Standards for Variances*:

- a. The property interest for which the variance is being requested was acquired in good faith, and any hardship was not created by the Applicant for the variance;
- b. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
- c. The condition or situation of the property is not of so general or recurring of a nature as to be adopted as an amendment to the ordinance;
- d. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;
- e. The relief or remedy sought by the variance application is not available through a special use permit process that is authorized in the ordinance or the process for the modification to the Zoning Ordinance at the time of the filing of the variance application

Discussion of Legal Requirements

- The request submitted is a reasonable deviation from the ordinance side yard requirement. Strict application would unreasonably restrict utilization of the property, is not shared generally by other properties, and is not contrary to the purpose of the ordinance

- A reduction in the side yard setback to 8 feet does not seem unreasonable to the Applicant, particularly since the side yard setback in this zoning district is currently 8 feet for a single-family dwelling; and therefore, the Applicant only requests the side yard requirement that is already standard within the district, albeit for a different housing type.
- Lack of variance approval would unreasonably restrict utilization of the property
 - The Applicant submits that the utilization of existing side yard requirement would in fact unreasonably restrict this lot from its existing use, which is multi-family housing. Built to a universal design, which provides a maximally accessible home to the broadest possible range of people.
- Grant of variance would alleviate a hardship due to a physical condition of the improvements on the subject property
 - The grant of the variance would alleviate the hardship caused by the existing side yard setback by allowing the Applicant to reconstruct the previous building, and maximize the utilization of the lot, to construct housing that serves underprivileged families.
- Property was acquired in good faith by the Applicant
 - The Applicant affirmatively states that the property was acquired in good faith.
- The hardship was not caused or created by the Applicant
 - The Applicant does not believe that the hardship that exists on this parcel was caused or created by the Applicant.
- The variance will not be a substantial detriment to other properties in the area
 - The Applicant submits that it is highly unlikely that this variance will result in a substantial detriment to the other properties in the neighborhood, and in fact will enhance the community by contributing to the revitalization of homes in the area.
- The situation or condition of the property is unique and non-recurring, and does not require an ordinance amendment
 - Although all parcels of property are unique, this particular lot has existing easements of record and a building footprint that has existed for many years and pre-dates the current ordinance requirement. The Applicant avers that it would be impractical to amend the side yard setback for the entire zoning district (via an ordinance amendment) to accommodate this request.
- The variance will not result in a non-permitted use or change the zoning classification

- The permitted use of multi-family housing will not be changed, nor will the zoning classification, if the reduction in the side yard requirement is granted.
- The special exception and modification of the zoning ordinance processes are not necessary for the relief requested by the variance and would be impractical to implement for all lots in the zoning district
 - For this particular parcel, the reduction of a side yard is the only modification requested. Since this request does not involve a change of use, which change is contemplated by the special exception and zoning ordinance modification processes, those application types are considered inapplicable and impractical for the subject property.

1. This Court, May 25, 1872.
 In the presence of the jury, and in the presence of the parties, and in the presence of the witnesses, the Court has heard the evidence and the arguments of the parties, and the Court is of the opinion that the verdict of the jury is correct, and the Court will affirm the same.

commissioners, named in the above order personally, appeared before me, and were duly sworn to view, and faithfully and impartially, ascertain a just compensation for the lot of land named in the order above as well as to assess the damage, and benefits that may arise from the condemnation thereof in respect to the residue of the tract.

Given under my hand this 16th day, May 1872
 W. B. Ridd J.P.

Teste
 Wm. M. Thomas Clerk

Morgan S. S.
 Bonds
 Bonds of Va

Know all men by these presents that we Samuel S. Morgan and John Baker are held and firmly bound unto the Commonwealth of Virginia in the sum of two thousand Dollars, to the payment whereof, well and truly to be made we bind ourselves and our heirs, executors and administrators, jointly & severally, by these presents, sealed with our seals and dated this 20th day of June 1872.

The condition of the above obligation is such that whereas the above bound Samuel S. Morgan, who at an election held for the County of Tazewell on the 23rd day of May 1872, was elected Township Clerk for the Township of Marshall in said County for the term of one year commencing on the first day of July 1872, has this day qualified before the Hon. Thomas Smith, Judge of the County Court of Tazewell County, in the vacation of said Court, Now if the said Samuel S. Morgan shall faithfully perform all the duties of his said office of Township Clerk for the Township of Marshall in said County, during his continuance in said office, then this obligation to be void, else to remain in full force -

Samuel S. Morgan (Seal)
 John Baker (Seal)

Tazewell County, Va. wit:

Is the Clerk of the County Court of said County;

This is to certify that Samuel S. Morgan, who at an election held on the 23rd day of May 1872 was elected Township Clerk for the Township of Marshall in said County for the term of one year, commencing on the first day of July 1872, this day qualified before me as such Clerk by taking the oath required by law & together with John Baker his surety, approved by me entered into & acknowledged bond in the penalty of two thousand Dollars payable & conditions according to law; which bond is herewith enclosed to you, and you are directed to record the same and to enter this order on the Minute Book of said Court as an order made in vacation -

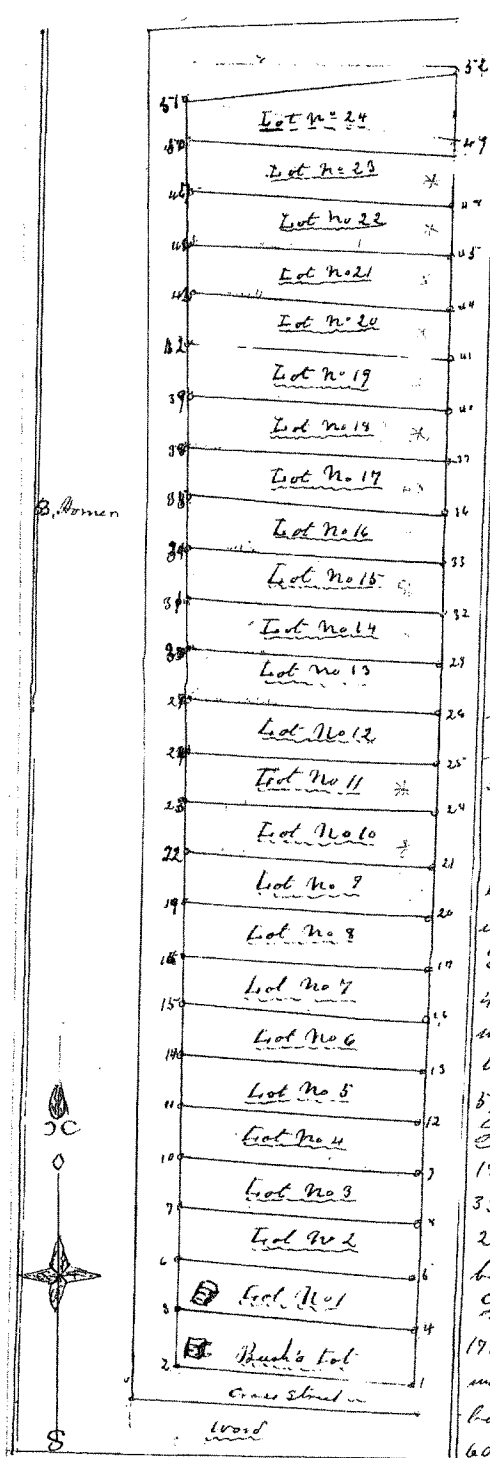
Given under my hand this 20th day of June 1872 -

Thomas Smith, Judge of the County Court of Tazewell County

Nelson E. Plot
 of land

The annexed Plot represents a lot of land in the town of Warrenton belonging to E. Nelson Esq. which at his request I subdivided into 24 lots as follows
 Bush's lot - Begins on the N side of Grace Street at Poulton's corner. Then with said street N 87 1/2 W 160 feet to intersection of Street then with said street N 5 W 85 feet then N 87 1/2 E 161 feet to (4) in Poulton's line then with Poulton S 8 E 38 feet to (1) containing 8855 feet - Lot No 1 Begins at (3) on E side of street S 87 1/2 E 161 feet to (4) then N 3 1/2 W 38 feet to (5) then S 87 1/2 W 162 feet to (6) on E side of Street then with 3rd Street S 8 E 35 feet to the beginning, containing 8894 feet - Lot No 2 Begins at (5) in Poulton's line then with (N 1) S 87 1/2 W 162 feet to (6) then with the street N 5 W 35 feet to (7) thence at 87 1/2 E 162 feet 11 inches to (8) in Poulton's line, thence with Poulton S 8 E 38 feet to the beginning, containing 8830 feet. Lot No 3 Begins at (7) a stake on E. of street then with (N 2) S 87 1/2 E 162 feet 11 inches to (8) in Poulton's line, then with Poulton N 5 W 35 feet to (9). Then at 87 1/2 W 163 feet 10 inches to (10) on the E. side of street then with said street S 8 E 35 feet to the beginning, containing 8914 feet. Lot No 4 Begins at (9) on Poulton's line corner to N 3 then with Poulton

RB64,
 Pg 272



113°10 35 feet to (12) corner to (K°3) then with (K°3) at 97°
 W 164 feet 7 inches to (11) on the E side of street. Thence
 with street S 85° E 85 feet to (10) corner to (K°3) then with (K°3)
 S 87°12 E 163 feet 10 inches to beginning, containing 5750 feet
 Lot K°5. Begins at (11) on the E side of street corner to
 (K°4) then with (K°4) S 87°12 E 164 feet 7 inches to (12) on
 Powell's line. Then with Powell's line K 3°10 35 feet to (13) corner
 to (K°6) then with (K°6) S 87°12 W 165 feet 8 inches to (14)
 on ad street then with ad street S 85° 35 feet to the
 beginning, containing 5752 feet Lot K°6. Begins at (13)
 then with (K°6) 165 feet 8 inches to (14) on street then with
 said street N 85° W 85 feet to (15) then with (K°7) 160 feet 7 inches
 to (16) then S 85° E 35 feet to the beginning, containing 5814 feet
 Lot K°7. Begins at (15) on street, then with (K°6) S 87°12
 E 166 feet 7 inches to (16) then with back line K 3°10 35 feet
 to (17) corner to (K°9) then with (K°9) K 87°12 W 167 feet
 6 inches on E. side of street. Then with said street S 85° E
 35 feet to the beginning, containing 5846 feet
 Lot K°8. Begins at (17) on back line, then with (K°9)
 K 87°12 W 167 feet 6 inches to (18) then with street K 5°10 35 feet
 to (19) then with (K°9) S 87°12 E 164 feet 5 inches to (20) then
 with back line S 85° E 35 feet to the beginning, containing
 5878 feet
 Lot K°9. Begins at (17) on street then with (K°8) S 87°12
 164 feet 5 inches to (20) then with back line K 3°10 35 feet
 to (21) then with (K°10) K 87°12 W 167 feet 4 inches to (22) then
 with street S 85° E 35 feet to 19, containing 5810 feet
 Lot K°10. Begins at (21) thence with (K°9) K 87°12 W 167 feet
 4 inches to (22) then with street K 5°10 35 feet to (23). Then
 with (K°11) S 87°12 E 170 feet 3 inches to (24) then with
 back line S 85° E 35 feet to the beginning, containing
 5742 feet
 Lot K°11. Begins at (23) then with (K°10) S 87°12 E
 170 feet 3 inches to (24) then with back line K 3°10
 35 feet to (25) thence with (K°12) K 87°12 W 171 feet
 2 inches to (26) then with street S 85° E 35 feet to the
 beginning, containing 5776 feet
 Lot K°12. Begins at (25) then with (K°11) K 87°12 W
 171 feet 2 inches to (26) then with street K 5°10 35 feet to (27) then
 with (K°13) S 87°12 E 172 feet 1 inch to (28) then with
 back line S 85° E 35 feet to the beginning, containing
 6008 feet Lot K°13. Begins at (27) then with (K°12)
 S 87°12 E 172 feet 1 inch to (28) then with back line K 3°10 35 feet to (29) then with (K°14)
 K 87°12 W 173 feet to (30) then with street S 85° E 35 feet to the beginning, containing
 6040 feet Lot K°14. Begins at (29) then with (K°13) K 87°12 W 173 feet to (30) then with
 street K 5°10 35 feet to (31) then with (K°15) S 87°12 E 173 feet 11 inches to (32) then S 85° E
 35 feet to beginning & contains 6041 feet Lot K°15. Begins at (31) then with (K°14) S 87°12 E
 173 feet 11 inches to (32) then with back line K 3°10 35 feet to (33) then K 87°12 W 174 feet
 16 inches to (34) then with street S 85° E 35 feet to the beginning, containing
 6103 feet Lot K°16. Begins at (33) then with (K°15) K 87°12 W 174 feet 16 inches to (34) then
 with street K 5°10 35 feet to (35) then with (K°17) S 87°12 E 175 feet 7 inches to (36) then
 S 85° E 35 feet to (33) containing 6135 feet Lot K°17. Begins at (35) then with (K°16)
 S 87°12 E 175 feet 7 inches to (36) then with back line K 3°10 35 feet to (37) then with
 (K°18) K 87°12 W 176 feet 9 inches to (38) then S 85° E 35 feet to beginning, containing 6143 feet

Lot A¹⁸ Begins at (37) then with (17) N 87 1/2 W 126 feet 8 in. to (38) then with street
 N 3 W 35 feet to (39) then with (K¹⁷) S 87 1/2 E 177 feet 7 in. to (40) thence S 82 E 35 feet to
 (37) the beginning containing 6200 feet. Lot K¹⁹ Begins at (37) then with N 16 S
 87 1/2 E 177 feet 7 in. to (40) then with back line N 3 W 35 feet to (41) then with E 20
 N 87 1/2 W 175 feet 6 in. to (42) corner to N²⁰ on the E side of street. Thence with
 said street S 5 E 35 feet to the beginning containing 6232 feet. Lot K²⁰ Begins
 at (41) corner to N¹² then with N¹³ S 87 1/2 W 172 feet 6 inches to (43) on E side
 of street then with said street N 5 W 35 feet to (43) corner to N²¹ then with N²¹
 S 87 1/2 E 177 feet 6 inches to (44) then with back line S 3 E 35 feet to the beginning
 containing 6264 feet. Lot A²¹ Begins at (43) on street corner to A²⁰ then with
 N²⁰ S 87 1/2 E 177 feet 5 in. to (44) in the back line. Then with back line N 3 W
 35 feet to (45) corner to N²² then with N²² N 87 1/2 W 180 feet 4 inches to (46)
 then S 5 E 35 feet along street to beginning containing 6296 feet. Lot K²²
 Begins at (45) corner to (N²¹) then with N²¹ N 87 1/2 W 180 feet 4 inches to (46)
 on the E side of street. Then with street N 5 W 35 feet to (47) thence with Lot
 N²³ S 87 1/2 E 181 feet 3 in. to (48) in the back line. Thence S 3 E 35 feet to the begin-
 ning containing 6328 feet. Lot A²³ Begins at (47) corner to N²³ thence S 87 1/2 E
 181 feet 3 in. to (48) in the back line. Then N 3 W 35 feet to (49) corner to Lot N²⁴
 then with said Lot N 87 1/2 W 182 feet 2 inches to (50) on E side of street. Then with
 said street S 5 W to the beginning containing 6360 feet. Lot A²⁴ Begins at
 (49) in the back line corner to Lot N²³ thence with (23) N 87 1/2 W 182 feet 2 in.
 to (50) thence with street N 5 W 35 feet to (51) at the intersection of streets. Then
 N 87 1/2 E 183 feet 1 in. to (52) at the intersection of cross street & back line. Thence
 S 3 E 35 feet to beginning containing 6322 feet. * The width of the N. cross
 street is 35 feet and of the S. cross street is 16 feet.

Clerk's Office Fauquier County Court June 25th 1872

This Plat was this day received in the office & recorded
 at the request of E. Nelson

Teste

Wm. M. Home Clerk.

This Deed, made the twenty-fifth day of May 1872 between Wm. C. Gordon
 and Charlotte J. his wife of the county of Fauquier and state of Virginia
 of the first part, and William Gibson (cred) of the said county and state
 of the other part, witnesseth that for and in consideration of the sum of
 One hundred Dollars, paid by the said Wm. Gibson the said Wm. C. Gordon
 and Charlotte J. his wife, have bargained sold and conveyed unto the said
 Wm. Gibson by general warranty a certain lot or parcel of land in the county
 of Fauquier, it being part of the said Wm. C. Gordon's portion of the real
 estate of Alexander Gordon Dec'd and part of the tract of land known as the
 Slip Bottom tract, and is bounded as follows viz. Beginning at a Red
 Oak on the north side of the Warrenton Road, corner to Jack Philips,
 R. L. Corone and Joseph Hackley's land. Recurring thence S 82 E 80 poles to a
 Rock and stake in Darnall's line thence N 54 20 W 84 poles to a Rock corner
 in Joe Hackley's line, thence with Hackley's line N 59 1/2 E 76.6 poles to the
 beginning, containing twenty acres be the same more or less together with
 all things thereto pertaining, also all right, title and interest in and to
 the same, free of other claims or encumbrances unto the said Wm.
 Gibson, his heirs or assigns to have and to hold forever. In witness whereof
 the said Wm. C. Gordon and Charlotte J. his wife have hereto set their hands and
 affixed their seals, the day and year first herein written.

Wm. C. Gordon (cred)

Charlotte J. Gordon (cred)

Fauquier County, to wit:

J. William B. Reed, a Justice of the Peace for the County of