



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: REAR OF PROPERTY SCREENING FENCE
Property Address (if no address, give closest cross street): 671 FALMOUTH ST. WARRENTON VA.
Purpose of Request: REQUEST A VARIANCE FROM ARTICLE 2.19.1 OF THE ZONING ORDINANCE. CONSTRUCT A FENCE GREATER THAN 6 FEET HEIGHT.

Zoning District: 1G COMM-IND Total Acres: 2.25 Acres for Proposed Use: _____
Parcel Identification Number(s): 6983-68-5113-000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: PRKLOT LLC
Address: 285 ALWINGTON BLVD. WARRENTON VA 20186
Phone: 540-229-7462 Email: SWAYLAND@APPLETON CAMPBELL.COM

All Current Applicants (if different then owner):

Name & Company: N/A
Address: _____
Phone: _____ Email: _____

Representative (if different then owner/applicant):

Name & Company: N/A
Address: _____
Phone: _____ 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 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: 8-14-24 SCOTT WAYLAND Applicant's Signature & Date: _____

Print Owner's Name: SCOTT WAYLAND

Print Applicant's Name: _____

8/28/2024

ATTN: Board of Zoning Appeals

Reference: Variance Application to install eight-foot-high screening/security fence in lieu of a six-foot-high fence.

The property located at 671 Falmouth St is zoned commercial. The property is currently being rented to Appleton Campbell Inc.; a provider of Plumbing, HVAC and Electrical residential services to Warrenton/Fauquier and surrounding counties. We would like to screen the back portion of the property from the street views in an attempt to hide large trucks (well pump, large box trucks, dumpster trucks etc.), equipment (backhoe, tractor, skid steer etc.), dumpsters and the like. It should be noted that a lot of work on the land as well as the building on site, in order to make it more appealing, has already occurred and we do not want to deter from those improvements. Due to the elevation difference from the street and the new roundabout from the backside of this property, we request the height of the fence to be approved at 8ft tall so that less is seen while driving on the road above. We have included pictures to indicate the proposed locations of the fence with one picture showing a view from the sidewalk at the roundabout. On this picture, please see the lines in red marking six feet high and eight feet high respectively. We appreciate your consideration of this request, and I am available if you require any additional information.

Sincerely,



Scott Wayland

PRKLOT, LLC

540-229-7662

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED IN FAUQUIER COUNTY AT PIN 6983-68-5113, AND IS ZONED MODS100/CDENAL.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THE FOLLOWING:
RASBERRY HILL PROPERTIES, INC.
PO BOX 502
WARRENTON, VA 20188
AS RECORDED AT DEED BOOK 1334, PAGE 116 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA AND A FIELD SURVEY PERFORMED BY THIS FIRM ON NOVEMBER 7, 2023.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREIN. PRELIMINARY SURVEYS HAS NOT BEEN CONDUCTED TO DETERMINE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON IS IN ZONE 1, AREAS OUTSIDE 0.28 ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE: FEBRUARY 6, 2006.
6. ALL PROPERTY CORNERS HAVE BEEN FOUND OR SET.
7. THE POSITION OF ALL IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TAPE SURVEY.
8. UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

- PROPOSED FENCE
- 120' EXTENDING FROM BUILDING CORNER
- ENDING 5' FROM PROPERTY LINE
- 8' HEIGHT



SCOTT VIRGINIA PROPERTIES LLC
PIN: 6983-68-5113
D.B. 1523 PG. 1711

IRON PIPE FOUND

N 87°19'35" W 520.51'

IRON PIPE FOUND

155' TO NEX

EAST PROPERTY LINE

N 04°36'55" E 180.00'

IRON PIPE FOUND

155' TO NEX

EAST PROPERTY LINE

N 04°36'55" E 180.00'

IRON PIPE FOUND

155' TO NEX

EAST PROPERTY LINE

N 04°36'55" E 180.00'

IRON PIPE FOUND

PIN: 6983-68-5113
21250 ACRES

WOODED AREA

SOUTHSHORE SELF STORAGE LLC
PIN: 6983-67-997291
D.B. 9333 PG. 1811

IRON PIPE SET

S 66°15'09" E 273.00'

S 87°19'35" W 520.51'

IRON PIPE SET

S 66°15'09" E 273.00'

IRON PIPE SET

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IRON PIPE SET

S 66°15'09" E 273.00'

IRON PIPE SET



EXISTING FENCE
6' HEIGHT

REVISION



P.O. BOX 250
RINEYVILLE, VA 22737
Phone: (540)222-5037
piedmontlandsurveyors.com
richard@piedmontlandsurveyors.com

A BOUNDARY SURVEY
ON THE LAND OF
RASBERRY HILL PROPERTIES, LLC

DEED BOOK 952, PAGE 871

CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

DATE:
NOVEMBER 10, 2023

SCALE: 1" = 40'



8/14/2024

Board of Zoning Appeals

Reference: Variance Application to install an eight-foot-high screening/security fence in lieu of a six-foot-high fence.

The property is located at 671 Falmouth Street. It is zoned commercial. The property is currently being rented to Appleton Campbell, Inc.; a provider of Plumbing, HVAC, and Electrical services to the surrounding area. We would like to screen the back portion of the property from the street views, in an attempt to screen trucks, equipment, dumpsters and the like. Due to the elevation difference from the street and the new round about (the back of our property is considerably lower) to the back of the property a fence with a height of eight (8) feet will do a better job of this. We have included pictures to indicate the proposed locations of the fence with one picture showing a view from the sidewalk at the round-about. On this picture I have marked lines in red indicating six (6) feet high and eight (8) feet high respectively. We appreciate your consideration of this request, and I am certainly available to provide any additional information.

Regards,



Scott Wayland
PRKLOT, LLC.
540-229-7662

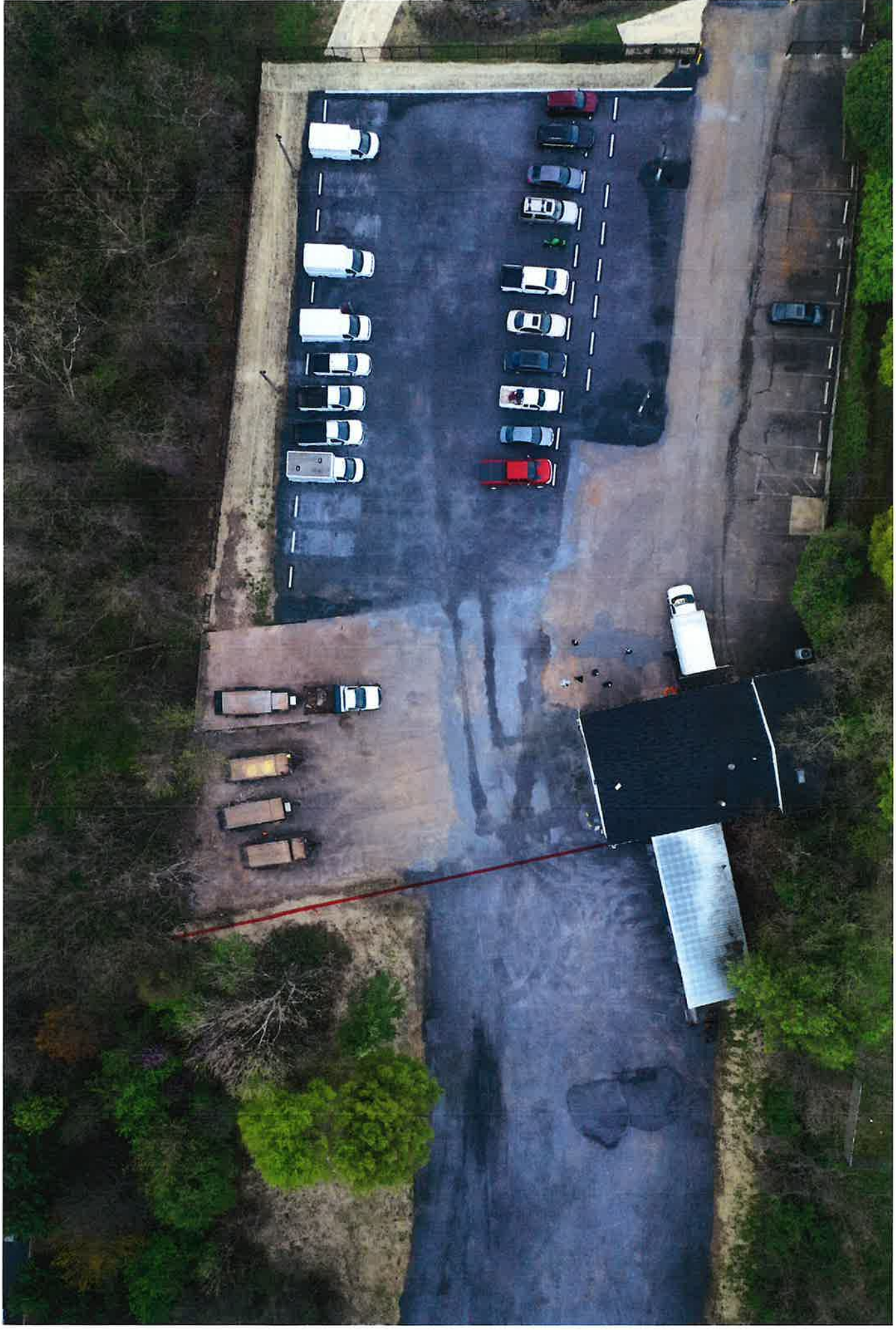
1. THE PROPERTY SHOWN HEREON IS LOCATED IN FAULKNER COUNTY AT PIN 6983-69-5113, AND IS ZONED INDUSTRIAL/GENERAL.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THE FOLLOWING:
RASPEREY HILL PROPERTIES, INC.
PO BOX 502
WARRINGTON, VA 20186
AS RECORDED AT DEED BOOK 1334, PAGE 116 AMONG THE LAND RECORDS OF FAULKNER COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAULKNER COUNTY, VIRGINIA, AND A FIELD SURVEY PERFORMED BY THIS FIRM ON NOVEMBER 7, 2023.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THEREFORE HEREWITH, PRIMA DONI LAND SURVEYORS HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON IS IN ZONE "X", AREAS OUTSIDE OF .75 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAULKNER COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5109030568, EFFECTIVE DATE: FEBRUARY 6, 2008.
6. ALL PROPERTY CORNERS HAVE BEEN FOUND OR SET.
7. THE POSITION OF ALL IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TAPE SURVEY.
8. UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

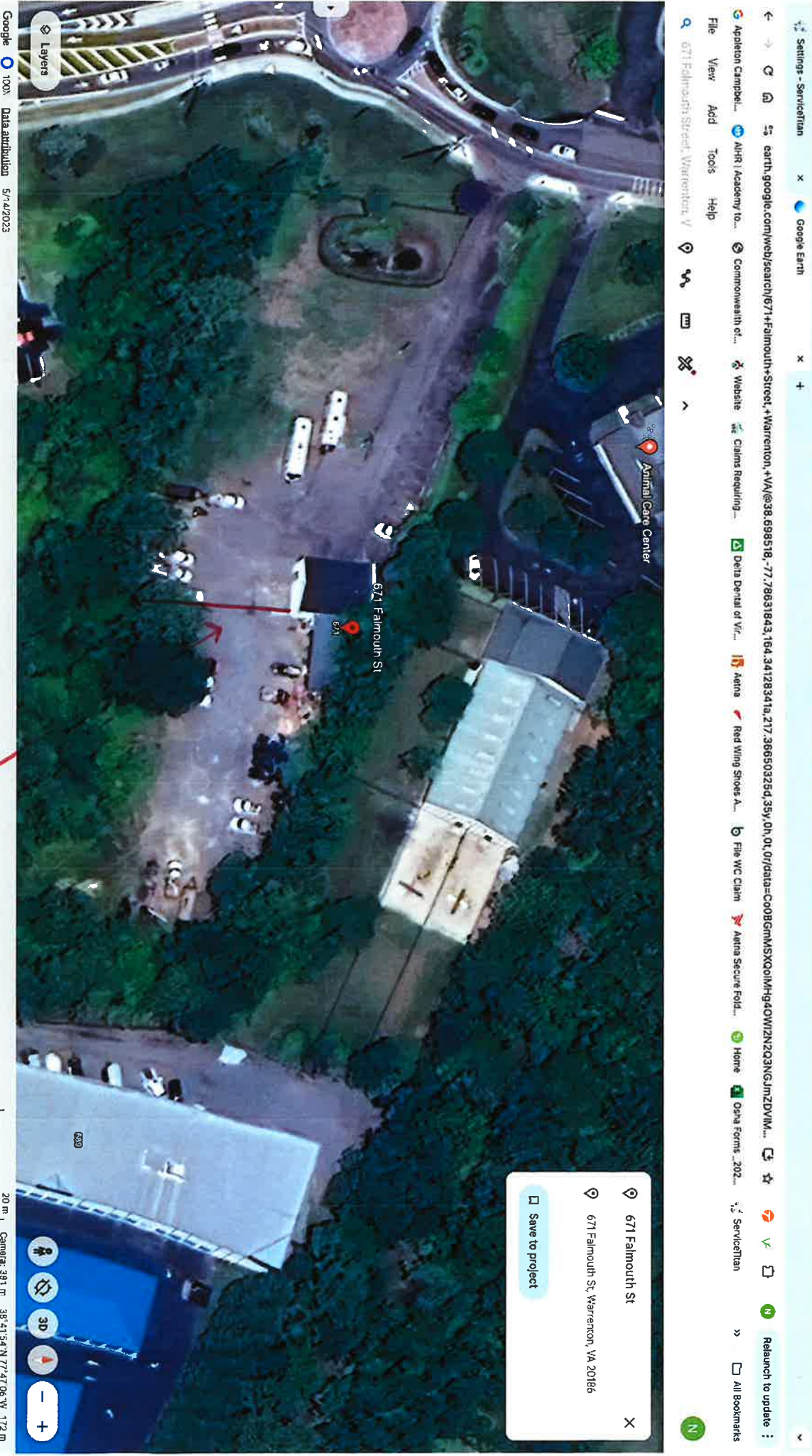
RECORD NORTH
D.B. 952, PC. 871



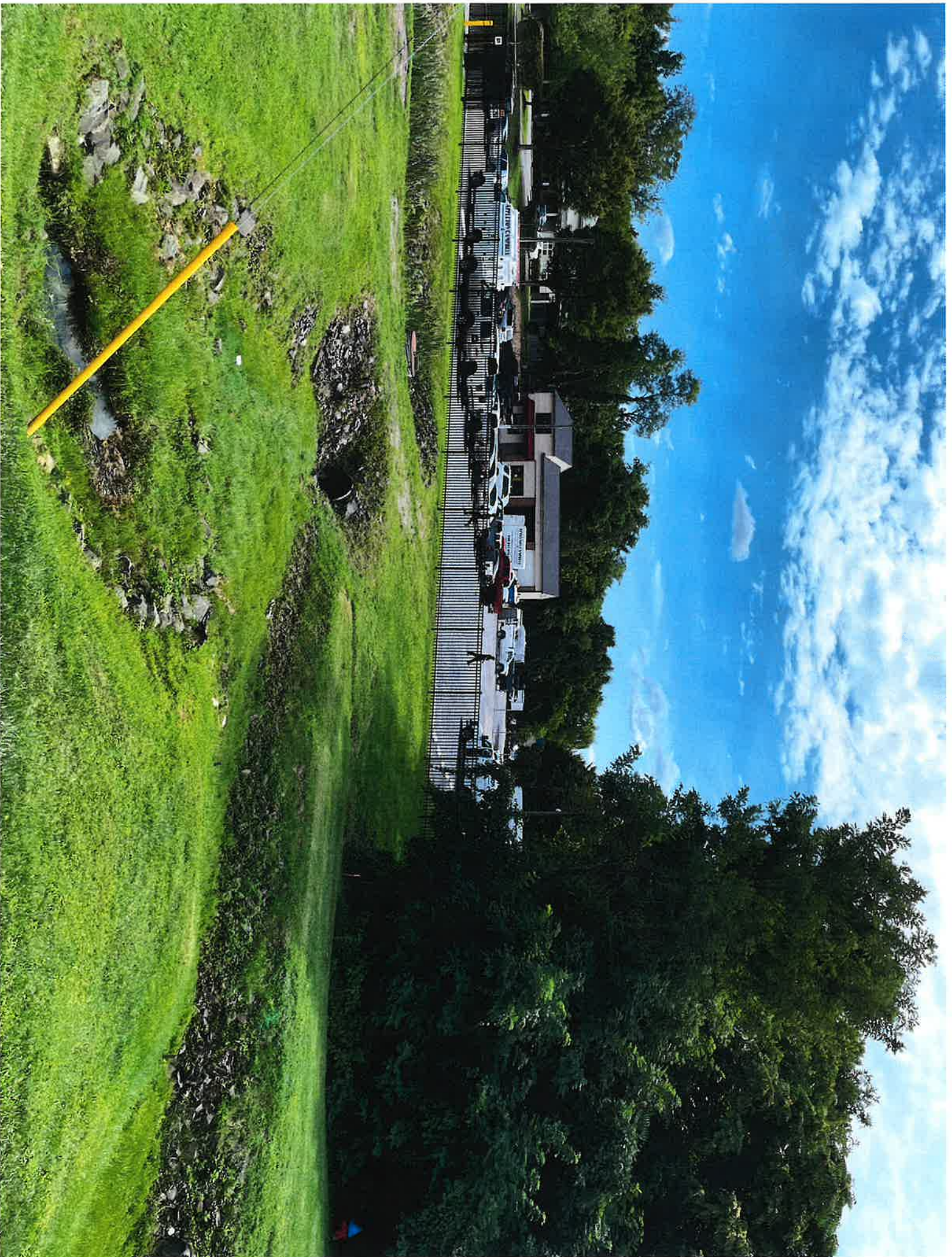
G:\Survey\jobs\671 Falmouth St., Warrenton, VA.dwg

120' LONG & HIGH
PROPOSED FENCE



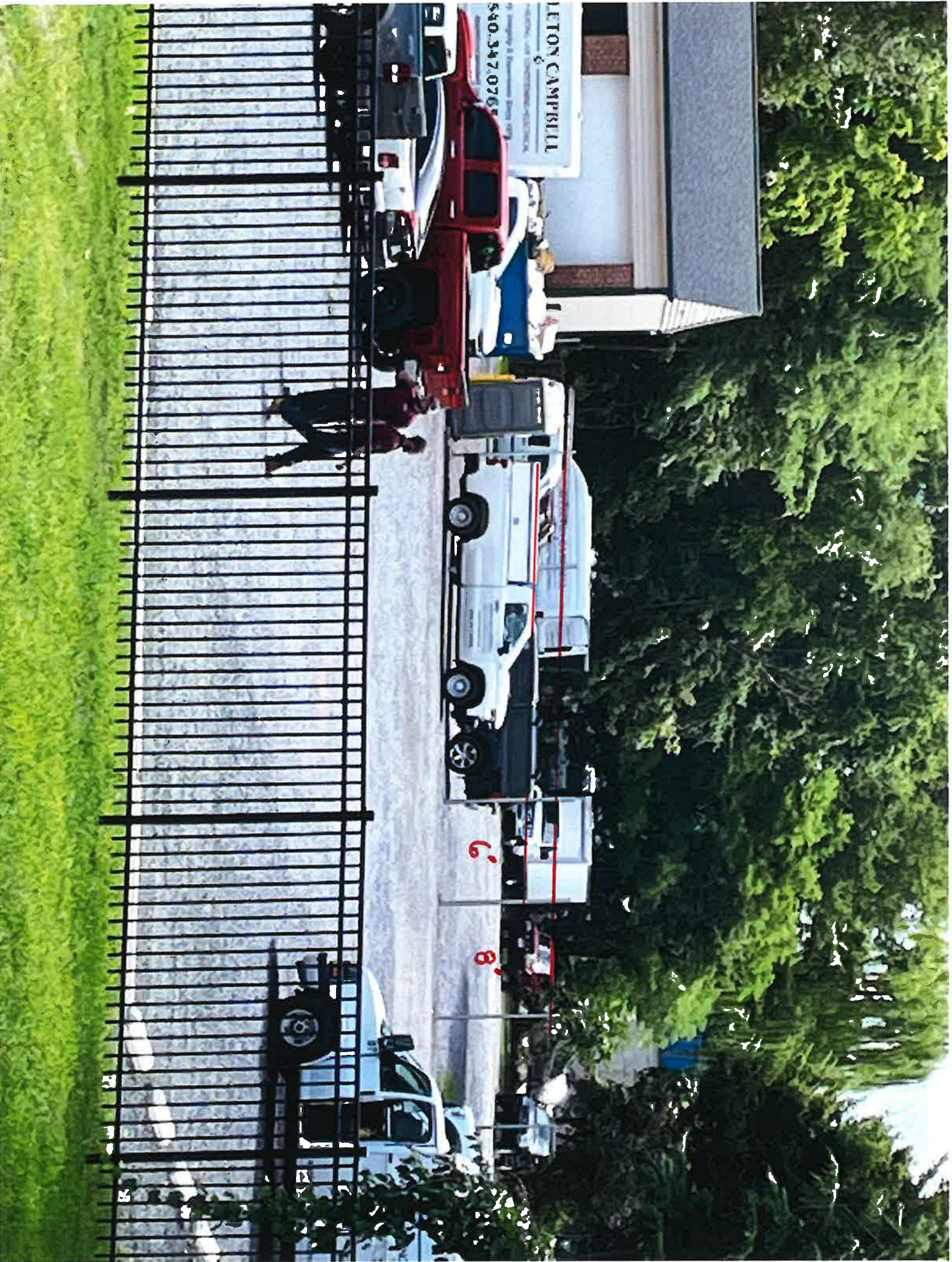


PROPOSED FENCE
120' LONG 8' HIGH



671 FALMOUTH ST.

VIEW FROM ROUND-ABOUT



6'

8'

671 FALMOUTH

VIEW FROM ROAD - ABOUT

PROPOSED FENCE FROM CORNER OF BUILDING,
671 PALMOUTH ST.





671 FALMOUTH ST.

671 PALMBOOTH ST.

PROPOSED FENCE VIEW - FROM WOODS TO BUILDING



671 FALMOUTH ST.



EXAMPLE OF PROPOSED CONSTRUCTION TYPE - BOARD/BATTEN ON STEEL FRAME