



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
[Permittech@warrentonva.gov](mailto: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: Lisa Gargiulo

Property Address (if no address, give closest cross street): 545 Solgrove Road, Warrenton, VA 20186

Purpose of Request: I would like to build a 6 ft. fence along my property line facing the town  
throughway on the opposite side of the Solgrove Road cul-de-sac.

Zoning District: Central Magisterial District

Total Acres: 0.708 Acres

Acres for Proposed Use: Residential

Parcel Identification Number(s): Lot 9 Crestview Estate

#### Contact Information (Attach separate page if necessary)

##### All Current Owners

Name & Company: Lisa Gargiulo

Address: 545 Solgrove Road, Warrenton, VA 20186

Phone: 540 878-1802

Email: [lisa.gargiulo@yahoo.com](mailto:lisa.gargiulo@yahoo.com)

##### All Current Applicants (if different then owner):

Name & Company:

Address:

Phone:

Email:

##### Representative (if different then owner/applicant):

Name & Company:

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: Lisa Gargiulo

Applicant's Signature & Date:

Print Owner's Name: Lisa Gargiulo 2/26/23

Print Applicant's Name:

*Lisa Gargiulo 2/26/23*  
*Lisa Gargiulo*

Lisa Gargiulo  
545 Solgrove Road  
Warrenton, Virginia 20186

Reference: Variance Application for a 6 ft. fence structure within the 25 ft. setback area along the property line located on the left side of residence, 545, Lot 9, which faces the town thoroughway located on the opposite side of the cul-de-sac on Solgrove Road.

I, Lisa Gargiulo, the owner of the above-mentioned property, and lifetime resident of Warrenton, Va, was born in 1961 and raised on Solgrove Road. My father, John W. Mayhugh, who was the Chairman of the Warrenton Town Planning Commission in 1958 purchased the property at 576 Solgrove Road where I lived. In 1985 he later built another home adjacent to 576, located on his property at the corner of Foxcroft and Solgrove Road, 587 Foxcroft Road. In 1971 a relative purchased Lot 9, and built the home at 545 Solgrove Rd. Approximately 20 years later upon his death he willed it to my father. I began living at the 545 residence in 1994 and inherited the property upon my father's death in 2015.

Since 1958 Solgrove Road has always remained a quaint and quiet cul-de-sac. My father and the other neighbors protested the prospect of it ever being open as a continued street to Broadview Avenue. Residents were opposed to changing the tranquility of the neighborhood. The town agreed and we were all advised that the remaining thoroughway could be used for our use to be divided evenly between the two properties on either side of the strip of land past the cul-de-sac (my property and the Morrisons on the opposite side of the thoroughway). We have been mowing and caring for the area since 1994. Once a tree needed to be removed and per request the town did come remove the tree. There is still another very large tree standing in the middle of the land.

Please know the entire front of my house faces the cul-de-sac of Solgrove Road. To the left side of my house which I have always considered my side yard and the area expanding out from the left-hand side of my house does not face the cul-de-sac rather the town right of way on the opposite side of the cul-de-sac which has always been a grassy yard since the neighborhood began. The house side windows face the area where I will be placing a swimming pool. I never imagined the side yard area surrounding the pool would ever be considered my front yard as there is no street, only grassy yard alongside that area. My driveway on the opposite right side of the house connects to Solgrove Road. There is nothing blocking the entire front yard nor the entire front facade of my house.

Now, that being said, the strip of land referred to as the thoroughway is sometimes used as a walkway by the general public to get to the Warrenton Town Shopping center across Broadview Avenue. So, in my planning for an appropriate fence to surround the pool I never considered anything but a 6 foot fence to protect the pool and my family/friends as we gather around the

pool. I would not feel comfortable nor safe in a bathing suit with my young adults (we have 5) and future grandchildren being exposed to anyone particularly along that area. Not to mention, the town does have future plans to create a formal bike/walk path through this area. If there were a 4 ft. fence anyone could just stand on the opposite side and watch us. Since crime, voyeurism, violence, theft, kidnapping, rape, assault etc. are ubiquitous even in Warrenton, a 4 ft. fence would not protect us adequately while we are spending time by the pool. We would feel very vulnerable to predators of any kind.

As a 50 year resident of Solgrove Road, I know the area in variance would not be impacted at all. The only neighbors who live directly across that strip of yard are in agreement with me and have provided a letter in support of a 6 ft. fence along my property line facing the throughway.

Another benefit is it would be great for our dog we will be adopting in the very near future. Our dog of 13 years recently passed away. We have always had large dogs, and know from experience a large dog can easily jump over a 4 ft. fence. Another concern is our dog could easily escape or be taken. Just like dogs, people can easily cross over the fence when we are there or away. A swimming pool is enticing and without a barrier, it too is vulnerable to vandalism. It is also a serious liability to me if someone were to jump the fence and drown.

There is absolutely no hindrance to anyone in our neighborhood to alter the height of the fence from 4 ft to 6 ft along the above-mentioned throughway; however, the benefits for our safety and security are paramount. I respectfully request your approval of the application for variance.

Thank you in advance for your consideration.

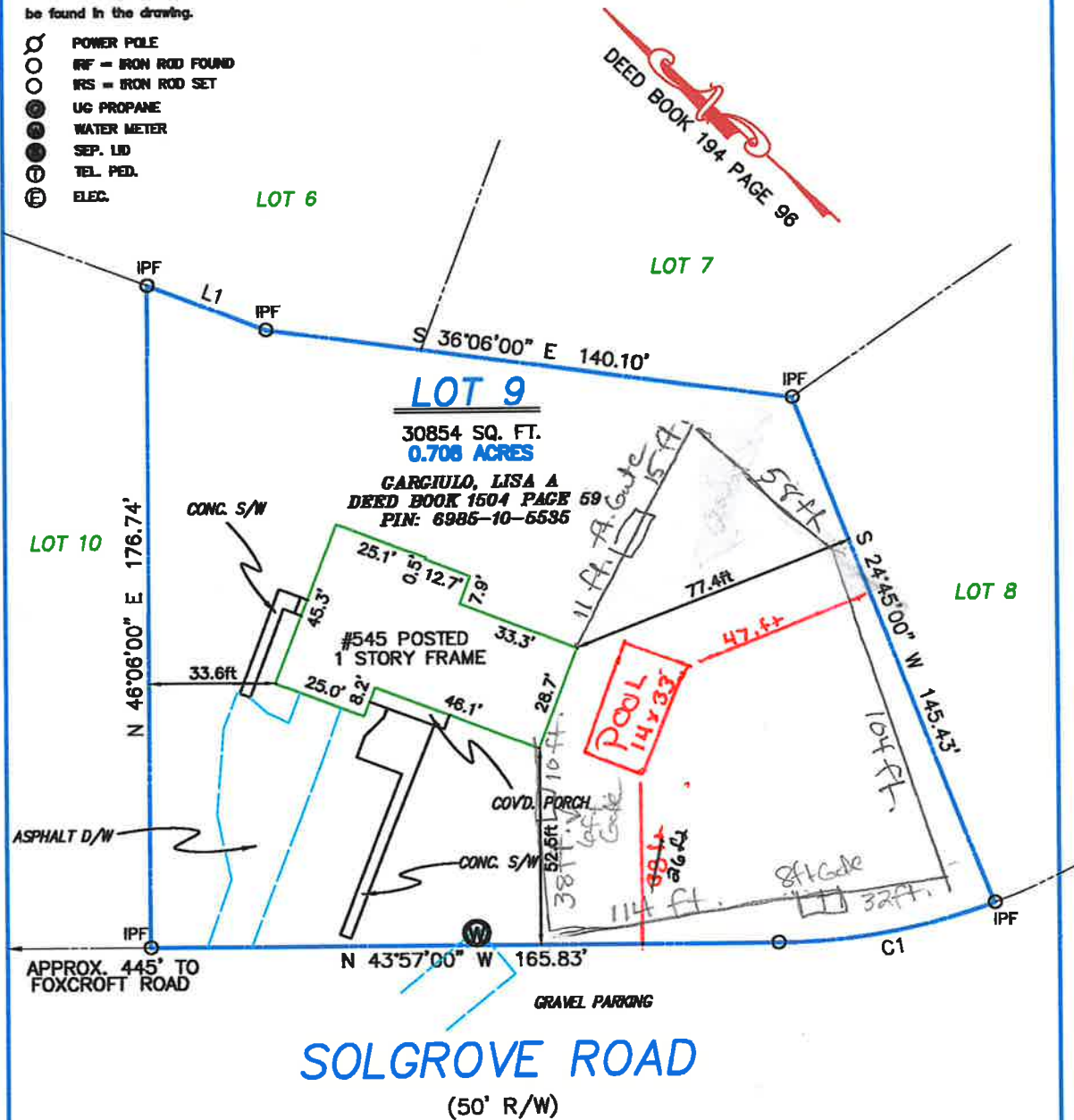
Lisa Gargiulo

# LEGEND

These standard symbols will be found in the drawing.

- ⊗ POWER POLE
- ⊙ IRF - IRON ROD FOUND
- ⊙ IRS - IRON ROD SET
- ⊙ UG PROPANE
- ⊙ WATER METER
- ⊙ SEP. LID
- ⊙ TEL. PED.
- ⊙ ELEC.

| CURVE | RADIUS  | CHORD LENGTH | CHORD BEARING |          |
|-------|---------|--------------|---------------|----------|
| C1    | 167.44' | 58.37'       | N 53°53'41" W |          |
|       |         | LINE         | BEARING       | DISTANCE |
|       |         | L1           | S 23°05'00" E | 33.77'   |



**PHYSICAL SURVEY OF**  
**0.708 ACRES**  
**KNOWN AS LOT 9**  
**CRESTVIEW ESTATE**  
**CENTER MAGISTERIAL DISTRICT**  
**TOWN OF WARRENTON, VIRGINIA**  
**SCALE 1"=35' DATE 1-4-23**



- 1.) NO TITLE REPORT FURNISHED.
- 2.) CURRENT ZONING FOR THIS PARCEL IS R15
- 3.) EASEMENTS & OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.
- 4.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
- 5.) BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD DEED BOOK 194 PAGE 96
- 6.) SETBACKS IF SHOWN ARE TAKEN FROM THE SURVEY OF RECORD, COUNTY ZONING IS SUBJECT TO CHANGE, VERIFY WITH COUNTY FOR ACCURACY.

**CEDAR MOUNTAIN LAND SURVEYING**

[www.cedarmountainlandsurveying.com](http://www.cedarmountainlandsurveying.com)

**CEDAR MOUNTAIN LAND SURVEYING**  
 12484 WALNUT CREEK LANE, RIXEYVILLE, VA. 22737  
 (540) 718-1775 CMLS@COMCAST.NET

Kristin Morrison – 540 Solgrove Road – Warrenton, VA 20186

February 27, 2023

To whom it may concern;

The purpose of this correspondence is to provide a statement that I have no opposition to my neighbor's, Lisa Gargiulo, application to build a 6-foot fence on her property.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kristin Morrison", with a long horizontal flourish extending to the right.

Kristin Morrison



March 14, 2023

Warrenton Town Board of Zoning

Re: Variance for 6ft. fence along Warrenton throughway located along 545 Solgrove Rd, Warrenton, Va. on the opposite side of the cul-de-sac.

Dear Members of the Warrenton Town Board of Zoning,

Please be advised that I am a neighbor of Lisa Gargiulo and also live on Solgrove Road. I have no objection to her installing a 6 ft. fence along her property line facing the continuing throughway located on the opposite side of the cul-de-sac on Solgrove Road.

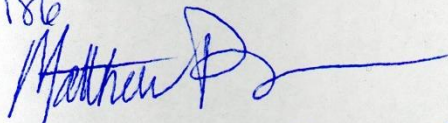
Sincerely,

Fred Verdi  
587 FOXCROFT RD + Solgrove  
WARRENTON, VA 20186



Brittany Boston & Matthew Boston  
5076 Solgrove Rd.  
Warrenton, VA 20186

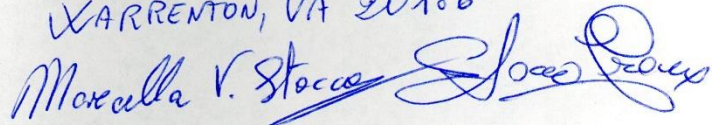




Keith Ellis  
560 Solgrove Road  
Warrenton Va 20186



MARCELLA & FRANCO STOCCO  
550 SOLGROVE Rd  
WARRENTON, VA 20186

  
Marcella V. Stocco