

MINUTES OF THE BOARD OF ZONING APPEALS OF THE  
TOWN OF WARRENTON HELD ON APRIL 1, 2003

The regular meeting of the Board of Zoning Appeals of the Town of Warrenton was held on April 1, 2003 at 5:00 p.m. in the Municipal Building.

The following members were present W. Hunt Cheatwood, Chair; Kenneth R. Harmon, Vice Chair; A. William Chipman, III; Ralph Monaco, Jr.; Keith Selbo; C. Christopher Mothersead, Director of Planning and Community Development.

Mr. Cheatwood called the meeting to order and a quorum was established.

Approval of the December 3, 2002 Minutes

On a motion by Mr. Monaco and second by Mr. Selbo the minutes of the December 3, 2002 meeting were approved as presented.

Public Hearings:

**BZA #03-03**

Application for a variance to Section 8-2 of the Town of Warrenton Zoning Ordinance to authorize a rear yard setback of 15.8 feet for a single-family dwelling, where a minimum twenty (20) foot setback is required. The property is located at 750 Race Course Road (Lot 166) in Olde Gold Cup Subdivision (GPIN 6974-98-1833).

Mr. Mothersead gave a brief history of the property. Mr. Mothersead advised that it was discovered upon application of the Certificate of Occupancy that the setbacks for the property were misinterpreted at the time of issuance of the building permit. Mr. Mothersead commented that due to the orientation of the lot it was difficult to determine the front from the side yard designations. The original determination was that the lot possessed one continuous front yard with two side yards and no rear yard. However, the lot clearly had frontage on two streets and contained a rear lot line opposite the frontage that required a rear yard setback. The Planning Staff recommended that the variance be approved based on the misinterpretation of the orientation of the setback delineations of the lot.

Mr. Mothersead advised that the Applicant had made every effort to find other means of resolving the situation without a variance - to no avail. The Applicant had talked to the adjacent property owners and they did not have a problem with the variance request as long as it did not alter or affect their property, even with reasonable compensation.

Mr. Cheatwood opened the public hearing at 5:07 p.m. and inquired if anyone desired to speak.

Mr. Merle Fallon, Attorney for the builder/owner, submitted for record a copy of a letter to Mr. Mothersead regarding the property with his interpretation of the situation. Mr. Fallon recommended approval of the variance as not being self-imposed and having no other remedy.

Mr. Fred Gosain, builder advised that a permit was submitted for the construction of the home in good faith and inspections were made. Had the Town advised them sooner, the house could have been engineered and sited differently.

Mr. Mark William Oemler, contract owner, asked for approval of the variance. His prior house was sold and his family was living in a motel.

Hearing no further comments, Mr. Cheatwood closed the public hearing at 5:13 p.m.

Mr. Harmon made a motion to approve the variance as a unique lot configuration and without option. Mr. Selbo seconded the motion. The motion passed by a vote of 4 – 0, with one abstention (Mr. Chipman requested recusal).

#### **BZA #03-04**

An appeal of an administrative determination by the Town of Warrenton Zoning Administrator in accordance with Section 6-3.3 delineating the boundary of the zoning district between the Central Business District and the R-6 Residential District as applied to the property at 47 Winchester Street, corner of Diagonal Street (GPIN 6984-44-0404). The property owners, Keith Macdonald and Ceres Artico, request a clarification of the boundary as applied to their parcel as provided for in Article 29, Section 29-7 of the Zoning Ordinance.

Mr. Mothersead briefed the Board regarding his staff report and plat of the property. He referred to the Official Town Zoning Map as clearly and plainly demonstrating the route and easily determined location of the zoning boundaries that affect the subject parcel. A determination by the Board is requested as to whether the map supports that the property is split between R-6 Residential District and CBD, Central Business District or is wholly CBD to the property line as claimed by the Applicant.

Mr. Cheatwood opened the public hearing at 5:22 p.m. and inquired if anyone desired to speak.

Mr. Keith Macdonald gave a brief history of the property and advised that for the last 15 years that his property was interpreted as being in the Central Business District. He cited numerous conversations between Town Officials and representatives of the property that the CBD district line followed the property line and did not split the parcel with two zoning classifications. He offered a copy of the county GIS map showing the Town zoning designations. Mr. Macdonald cited Section 6-3.2 of the Zoning Ordinance as evidence that the zoning boundary interpretation should follow the lot line, not the line shown on the zoning map.

Hearing no further comments, Mr. Cheatwood closed the public hearing at 5:35 p.m.

Mr. Chipman questioned the use of Section 6-3.2 in this circumstance and Mr. Harmon asked Mr. Macdonald why he did not use Section 6-3.3, which is directly related to the question at hand. Mr. Macdonald indicated that the map scale did not allow for proper interpretation of the boundary.

The members rose to inspect the zoning map. Mr. Cheatwood identified that the adjacent lot on Winchester is R-6 as is the adjacent lot on Spring Lane. This was determined 10 years ago clearly placing the connecting line through the Macdonald property. Mr. Chipman stated that the zoning lines are not arbitrary and that the zoning map clearly shows the R-6 line going through the Macdonald property.

Mr. Chipman made a motion to uphold the decision of Mr. Mothersead in accordance with the Town Zoning Map and that portions of the subject property are within both the CBD and R-6 Residential Districts. Mr. Selbo seconded the motion, which was approved by a vote of 5 – 0.

Mr. Cheatwood informed Mr. Macdonald that he could appeal the decision of the Board of Zoning Appeals to the Fauquier County Circuit Court.

#### **Discussion of issues and schedule for the revision of the Zoning and Subdivision Ordinances.**

Mr. Mothersead informed the Board that Mr. Milton Herd would be present at the next scheduled meeting to discuss issues of concern regarding revisions to the Zoning and Subdivision Ordinances.

There, being no further business the meeting was adjourned.

Respectfully submitted,  
Joan G. Collins, Secretary




# TOWN OF WARRENTON

POST OFFICE DRAWER 341  
WARRENTON, VIRGINIA 20188-0341  
<http://ci.warrenton.va.us>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414  
TDD 1-800-828-1120

## STAFF REPORT

**TO:** Chairman Cheatwood and Members of the Board of Zoning Appeals

**FROM:** C. Christopher Mothersead, AICP  
Director of Planning and Community Development 

**DATE:** March 27, 2003

**SUBJECT:** BZA #03-04. An appeal of an administrative determination by the Town of Warrenton Zoning Administrator in accordance with Section 6-3.3 delineating the boundary of the zoning district between the Central Business District and the R-6 Residential District as applied to the property at 47 Winchester Street, corner of Diagonal Street (GPIN 6984-44-0404). The property owners, Keith MacDonald and Ceres Artico, request a clarification of the boundary as applied to their parcel as provided for in Article 29, Section 29-7 of the Zoning Ordinance.

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## BACKGROUND

This is a request by Mr. Keith Macdonald and Dr. Ceres Artico to appeal the determination of the Zoning Administrator that the property located at 47 Winchester Street (corner with Diagonal Street) is divided into two (2) zoning districts which affect its potential development. The property is split between the Central Business District (CBD) and the R-6 Residential District near the northern property boundary.

The establishment of zoning district boundaries is guided by the provisions of the Town of Warrenton Zoning Ordinance dealing with the identification and delineation of the zoning districts. This is Article 6 which was specifically created to define the zoning classifications that apply to all Town property and the interpretation of the boundaries of each district in accordance with the provisions of the Article. Section 6-3 of the Ordinance establishes detailed rules for the determination of district boundaries where their location is unclear or there is any dispute regarding the exact meaning of the boundary location.

The Applicant has submitted a request for interpretation of the zoning district boundary as it applies to their property. They have included a map of the property and the zoning district boundaries taken from the Fauquier County GIS mapping system. This identifies a split zoning for the property with less are of division than shown on the Town Zoning Map.

## **ANALYSIS**

The district lines shown on the Town of Warrenton Zoning Map are the official delineation of the district boundaries in accordance with zoning ordinance. Section 6-3.3 confirms that the Map shall govern and the scalar measure of the district lines is the basis of district determination. Mr. Macdonald has submitted a county property map that is not the official zoning map of the Town and suggested that a different interpretation is possible. However, even the county map clearly identifies a split zoning classification for the subject property. The Town map does not show a zoning district line that even closely coincides with the property boundary and cannot be interpreted as the same without moving the zoning district boundary. This action would be rezoning without due process as required by state statute and local law.

An investigation of prior zoning maps revealed that the subject property has been divided in zoning districts for a long time. The 1986 and 1976 zoning maps identified a split between the commercial (CBD) and residential districts that transcends over 25 years. The location of the district boundary seems to be aligned with 61 Winchester Street which is a residential use. This likely placed the district divide between residential and commercial zoning districts exactly where the land use divide occurs along the street. This confirms that the location of the zoning district line reinforced the actual land use of the area and protected the property investments – a crucial function of zoning. The uses today are not substantially different along the street.

## **STAFF RECOMMENDATION**

The staff analysis and interpretation of the zoning district boundary for the property is attached as provided to Mr. Macdonald. It coincides with the Official Zoning Map and is in accordance with the ordinance provisions for district delineation and interpretation. In addition, this issue has been previously raised with each of the last three Planning Directors and each has concurred that the property contains two (2) zoning district that split the property in the same manner.

The zoning map is the source of delineation of zoning district boundaries. The visual depiction of the boundaries as they relate to the subject property is quite clear and easy to determine that they do not coincide with the property line. Any deviation from the lines depicted on that map, therefore, would constitute a rezoning of the district boundary and should only be accomplished by proper application to the Town and public review of the Planning Commission and Town Council as required by Ordinance.

The Planning Staff recommends that the administrative appeal be denied.

## **ATTACHMENTS**

1. Application
2. Letter of Interpretation from Zoning Administrator
3. Article 6 of the Town of Warrenton Zoning Ordinance
4. Advertisement for the Hearing

**Application for the Board of Zoning Appeals  
Town of Warrenton, Virginia**

**APPLICANT INFO:**

Name M. Keith Macdonald // Ceres J. Artico Date 1/5/2003  
 Mailing Address 47 Winchester ST  
WARRENTON Va 20186  
 Telephone Number (day) 703 869-0096 (evening) 703-869-0096

**PROPERTY INFO:**

Street Address Winchester / Diagonal / Spring Streets  
 Parcel Identification Number 6984-44 - 0404  
 Zoning District CBD Overlay District \_\_\_\_\_

This application has been requested to seek:

- ☐ a. a Variance to Article \_\_\_\_\_, Section \_\_\_\_\_ of the Zoning Ordinance,  
☐ b. a Special Exception to Article \_\_\_\_\_, Section \_\_\_\_\_ of the Zoning Ordinance,  
☒ c. an Appeal to a decision made by Chris Mothershead,  
 in reference to the 6984-44-0404 Britton Community case.

The Purpose of the application: Please See Attachment

Applicant Signature:  / 

**Notes:**

1. A non-refundable fee of \$100.00 must accompany this application.
2. The owner/contract owner must be present or represented at the meeting.
3. All relevant information (i.e. plans, pictures, etc.) must be included with the application.

**STAFF USE ONLY:**

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Date Received 2-14-03 Meeting Date \_\_\_\_\_

Public Notice Advertised in the Newspaper on \_\_\_\_\_

Date Property Posted \_\_\_\_\_

Action by Board of Zoning Appeals

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# TOWN OF WARRENTON

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TDD 1-800-828-1120

January 27, 2003

M. Keith Macdonald  
47 Winchester Street  
Warrenton, Virginia 20186

Re: Parcel #6984-44-0404, Winchester Street

**Dear Mr. Macdonald:**

Thank you for your inquiry of January 22, 2003 requesting the interpretation of the zoning boundary that traverses the above property. The parcel is divided between the Central Business District (CBD) and the R-6 Residential zoning classifications. Article 6, Section 6-3 of the Warrenton Zoning Ordinance provides guidelines for the interpretation of district boundaries and they apply in this case.

The boundary separating the districts (CBD and R-6) follows the centerline of Smith Street as it approaches your property as defined by Section 6-3.1 of the ordinance. It then turns south for a short distance following the centerline of Winchester Street to the common property line of the parcel adjacent with your to the north. It follows the south line of that parcel and continues straight across your property and easterly to Spring Lane at a distance from your north property line equal to the width of the adjacent parcel to the north (approximately 87 feet from the north line based on the county tax records).

The result is that your property is divided into two different zoning districts and any development would be allocated accordingly based on the location of a future structure or use. The greater portion of the property is in the CBD District and this classification would govern most uses that would be proposed. The R-6 District represents a small portion of the north part of the site and any structures located there would be subject to the bulk regulations (height, setback, etc.) of the R-6 District. In actuality, the setbacks for the CBD District would be the similar (20 feet for R-6, 25 feet for CBD) to the R-6 District because of the adjacent residential zoning which requires a setback greater than normal. As a result, the location of a small portion of the R-6 on the property or the adjacent location of the district produces nearly the same setback for development.



You are welcomed to apply for an adjustment to the district boundary as a zoning application and request unification of the property. This would require a survey, completion of an application and associated documentation and appropriate fees. Please feel free to contact me further for clarification of any of these or other options.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Christopher Mothersead". The signature is fluid and cursive, with a large, sweeping "C" at the beginning and a long, horizontal stroke extending to the right.

**C. Christopher Mothersead**  
Director of Planning and  
Community Development

**ARTICLE 6**  
**ZONING DISTRICTS AND MAPS**

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**6-1 Districts.** For the purpose of this Ordinance, the incorporated area of Warrenton, Virginia, is divided into the following districts:

- R-15 Residential District**
- R-10 Residential District**
- R-6 Residential District**
- RT Residential Townhouse District**
- RMF Residential Multifamily District**
- MHP Mobile Home Park District**
- PSP Public-Semi-Public Institutional District**
- PUD Planned Unit Development**
- RO Residential Office District**
- CL Commercial Limited District**
- CG Commercial-General District**
- CBD Central Business District**
- IL Industrial Limited District**
- IG Industrial General District**
- FD Flood Plain District**
- HD Historic District**

**6-2 Zoning Map.** The boundaries of the districts listed in Section 6-1 shall be as delineated upon the map entitled, "Zoning Map: Town of Warrenton, Virginia" which is a part of this Ordinance. The map and all notations, references, and other data shown thereon shall be made part of this Ordinance, as if the matters and data shown by the map were fully described herein.

**6-3 District Boundaries.** The boundaries between districts are, unless otherwise indicated, either the center line of streets, lanes, alleys, or railroads; shorelines of streams, watercourses, reservoirs, or other bodies of water; property lines; and the center line of right-of-ways of power lines and other public utilities.

Where uncertainty exists as to the location of any district boundaries as shown on the Zoning Map, the following rules shall apply:

**6-3.1** Where a district boundary is indicated as approximately following the center line of a lake or watercourse, or the right-of-way of a street, lane, power line or other public utility, the center line or right-of-way boundary shall be construed to be the district boundary.

**6-3.2** Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be considered the district boundary.

- 6-3.3** Where a district boundary divides a lot or runs through individual property, the location of such boundary, unless otherwise specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on the Zoning Map.
- 6-3.4** Where figures are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated, unless specified. In the event scale distances do not agree with such figures, the figures shall control.
- 6-4 Roadway Setbacks.** Whenever there shall be plans in existence, approved by either the governing body or by the Virginia Department of Transportation for the future improvement or widening of any street or highway, the Commission shall recommend additional setbacks for any new construction or for any structures altered or remodeled adjacent to the future planned right-of-way in order to preserve and protect the use or improvement from possible adverse effects related to such construction.
- 6-5 Uses Not Provided For.** If in any district established under this Ordinance a use is not specifically permitted and an application is made by a property owner to the Planning Director or Zoning Administrator for such use, and the Planning Director or Zoning Administrator is unable to classify the use under the provisions of this Ordinance, the Planning Director or Zoning Administrator shall refer the application to the Planning Commission which shall, at its next regular meeting, review the characteristics of the use and shall make a recommendation to the Planning Director or Zoning Administrator regarding classification of the use and his action thereon, or the Commission shall, within a reasonable period of time, recommend to the governing body that the Ordinance be amended to clarify its application to such use.

6.3.3 code

703 368 2186

Mr. John Walvius  
Vice President  
Norman Realty  
9317 Grant Avenue  
Manassas, Virginia 20110-5095

Re: Tax Map No. 6984-44-0404-000

Dear Mr. Walvius:

The property referenced above is located within the Town of Warrenton Historic District and is zoned both Central Business District and R-6 Residential as depicted on the attached illustration.

Please call me if you need additional information or have questions.

Sincerely:

Charles Carrington, AICP

✓ Interpretation letter  
sent of R-6/CBD  
boundary - (M)

KEITH McDONALD

✓ 703-234 8429



9317 Grant Avenue • Manassas, Virginia 20110-5095  
TEL: 703-368-2186 • Metro 631-1865 • FAX: 703-368-0628

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October 17, 2002

Mr. Charles Carrington  
Zoning Administrator  
Town of Warrenton  
18 Court Street  
Warrenton, VA 20188

*Via fax: (540) 349-2414*

Re: Ceres Artico Property  
1.9378 acres  
Tax Map: 6984-44-0404-000

Dear Mr. Carrington:

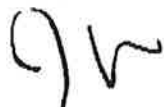
We represent the owners of the referenced property and would appreciate a determination of the zoning for the site.

The property is located within the Town and has frontage on Winchester Street, Diagonal Street and Spring Lane. The zoning maps appear to designate the land as being zoned CBD and subject to requirements of the Historic District.

We would appreciate your review of this request and confirm our analysis.

Sincerely,

NORMAN REALTY, INC.

  
John Walvius  
Vice President

Attachment: plat of the site



# NORMAN REALTY, INC.

## Facsimile Transmittal Cover Sheet

Date: 10/173 Page(s) from JOHN WALVIUS (Including This Page)

FAX # (703) 368-0628

Phone # (703) 368-2186

To: Charles CarringtonFax #: 540-349-2414Company: Town of Warrenton

The information contained in this facsimile is intended for the use of the addressee only. If you have received this facsimile in error, please notify the sender by telephone; this communication should not be copied or distributed and the original should be destroyed. Thank you.

NOTES:

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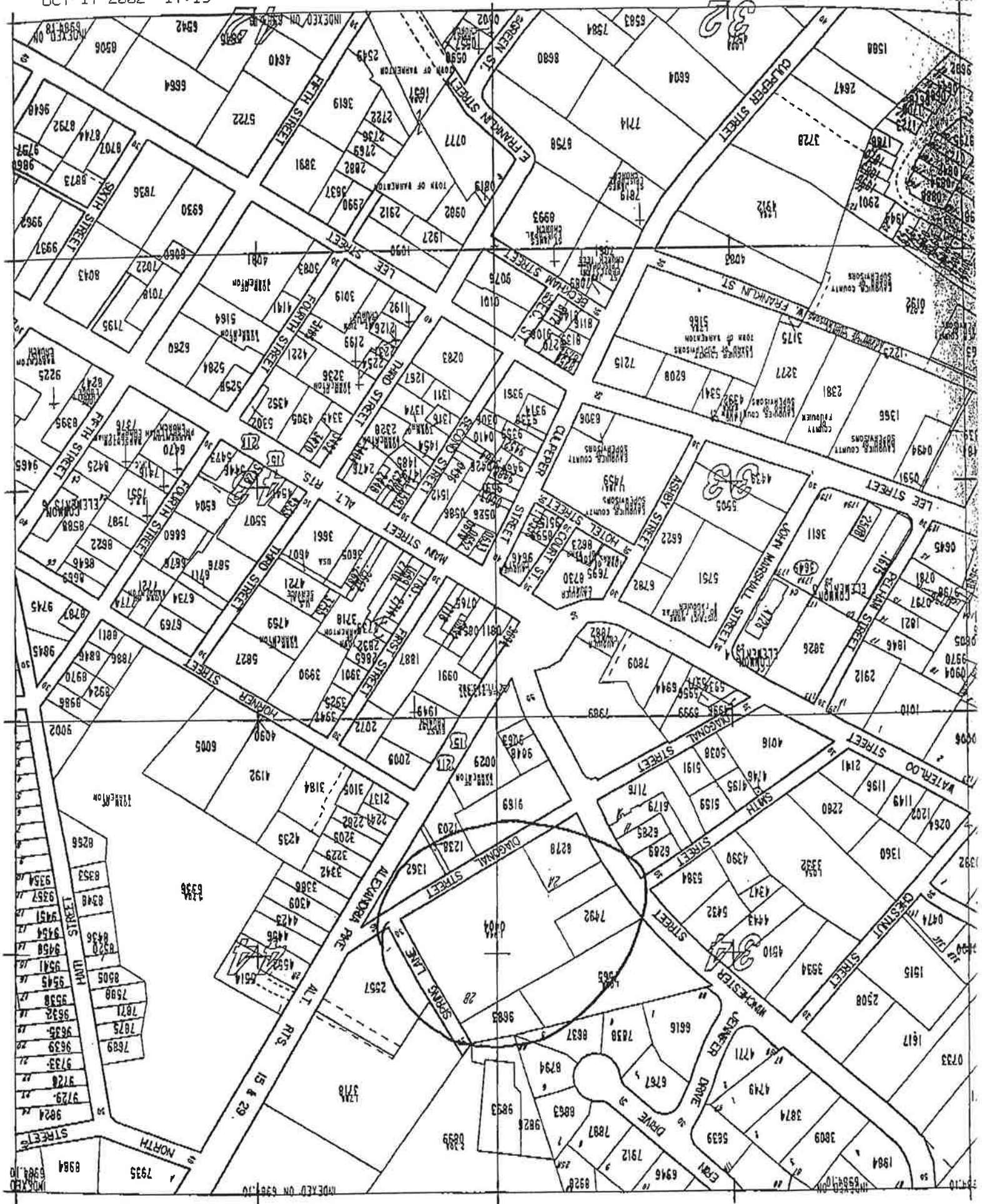
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Norman Realty, Inc.  
9317 Grant Avenue, Manassas, Va 20110-5095  
(703) 368-2186 or (703) 631-1865





# TOWN OF WARRENTON

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## FAX MESSAGE

Date: 10-18-02

Time: \_\_\_\_\_

PLEASE DELIVER THE FOLLOWING PAGES(s) TO:

NAME:

John Walvius

TELEPHONE NUMBER:

703-368-2186

FAX NUMBER:

703-368-0628

COMPANY:

Norman Realty

CITY/STATE:

Manassas, VA 20110

FROM:

Charles Carrington

FAX NUMBER:

(540) 349-2414

WE ARE TRANSMITTING 3 PAGE(s) INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE.

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Name

540 347-2405  
Phone Number

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\_\_\_\_\_  
Comments



TRANSMISSION VERIFICATION REPORT

TIME : 10/18/2002 09:36  
NAME : TOWN OF WARRENTON TH  
FAX : 5403492414  
TEL : 5403492414

DATE, TIME	10/18 09:34
FAX NO./NAME	17033680628
DURATION	00:01:17
PAGE(S)	03
RESULT	OK
MODE	STANDARD
	ECM

### 29-3 Variances

- When a property owner can show that his property was acquired in good faith and where by reason of the exceptional narrowness, shallowness, size, or shape of specific piece of property at the time of effective date of the Ordinance, or where by reason of exceptional topographic conditions or other extraordinary situation or condition of such piece of property, or the use or development of property immediately adjacent thereto, the strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict the use of the property or where the Board is satisfied, upon the evidence heard by it, that the granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant, provided that all variances shall be in harmony with the intended spirit and purpose of the Ordinance.
- No such variance shall be authorized by the Board unless it finds:
  - That the strict application of the Ordinance would produce undue hardship;
  - That such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
  - That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance. No such variance shall be authorized except after notice and hearing as required by Section 15.1-431 of the Code of Virginia 1950, as amended; and
  - That the condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance. In authorizing a variance the Board may impose such conditions regarding the location, character, and other features of the proposed structure for use as it may deem necessary in the public interest.

To receive formal interpretation of the zoning boundary either as item A or B as marked on the map provided. Article 6-3.2 requires: "Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be considered the district boundary."

The placing of the boundary line as either A or B would bring the boundary into compliance with 6-3.2 and would again be consistence with the interpretation given to the seller, purchaser and their agents at the time of sale in 1996 by Mr. Ray Ocel.

People's National Bank of Warrenton  
C/O Carter Hall Properties LLC  
31 Winchester Street  
Warrenton, VA 20186

Marion Maggiolo  
60 Alexandria Pike  
Warrenton, VA 20186

Mr. Thomas Greenland  
1621 N. Colonial Terrace  
Arlington, VA 22209

SGF Brothers Corp.  
C/O Austin Realty  
P.O. Box 606  
Warrenton, VA 20188

Mr. Arthur C. Gunn  
37 Spring Lane  
Warrenton, VA 20186

Mr. Charles E. Shepherd III  
Ms. Lynne S. Koval  
C/O Fauquier Bank Trust  
P.O. Box 561  
Warrenton, VA 20188

Mr. Roger D. Barton  
66 Winchester Street  
Warrenton, VA 20186

Warrenton Bible Fellowship  
44 Winchester Street  
Warrenton, VA 20186

Ms. Claire Lamborne  
58 Winchester Street  
Warrenton, VA 20186

Ms. Susan H. Petty  
C/O Ms. Susan Lewis  
54 Winchester Street  
Warrenton, VA 20186

Mr. Thomas M. Moore  
101 Winchester Street  
Warrenton, VA 20186

Mr. Robert B. Corrie  
61 Winchester Street  
Warrenton, VA 20186

Mr. Robert Lawrence IV  
71 Winchester Street  
Warrenton, VA 20186



The Fauquier Bank  
P.O. Drawer 561  
Warrenton, VA 20188

H. Lynn Hopewell  
82 Erin Drive  
Warrenton, VA 20186

Mr. Jyothi Gadde  
72 Erin Drive  
Warrenton, VA 20186

Mr. Robert M. Marino  
73 Erin Drive  
Warrenton, VA 20186

Mr. Orvis Thorpe  
38 Spring Lane  
Warrenton, VA 20186

Mr. Michael F. Gunn  
42 Spring Lane  
Warrenton, VA 20186

6984-34-5384: Roger D. Barton  
Mary W. Barton  
66 Winchester St

6984-34-6179: Warrenton Bible Fellowship  
44 Winchester St

6984-34-7116: Same as

6984-34-6269: Claire Lamborne  
58 Winchester St

6984-34-8794: Robert M. Marino  
Diana Chalmetta  
73 ERIN DR.

6984-34-6285: Susan H. Petty  
c/o Susan Lewis  
54 Winchester St

6984-34-9683: Robert Lawrence IV  
Blair Lawrence  
71 Winchester St

6984-34-6616: Thomas M. Moore  
101 Winchester St

6984-34-9826: Orvis ~~Thompson~~ Thorpe  
Mary Thorpe  
38 Spring Lane  
Warrenton - 20186

6984-34-7492: Robert B. Corrie  
Tommy A. Corrie  
61 Winchester St

6984-34-9893: Michael F. Gunn  
42 Spring Lane  
-20186

6984-34-7565: Robert Lawrence IV  
Blair Lawrence  
71 Winchester St

6984-34-7638: H. Lynn Hopewell  
Leslie L. Hopewell  
82 Erin Dr.

6984-34-8278: Michael Keith MacDonald  
47 Winchester St

6984-34-8637: Jyothi Gadde  
Prasad L. Gadde  
72 Erin Dr.

6984-33-7989: Fauquier Bank  
PO Drawer 561  
20188

6984-34-9169: Peoples National Bank of Warrenton  
c/o Carter Hall Properties LLC  
31 Winchester St

6984-44-1203: Marion Maggiolo  
60 Alexandria Pike

6984-44-1238: Marion Maggiolo

6984-44-1362: Marion Maggiolo

6984-44-2557: Thomas Greenland  
Christine Greenland  
1621 N. Colonial Ter.  
Arlington, VA 22209

6984-44-3718: SGF Brothers Corp.  
c/o Austin Realty  
PO Box 606 -20188

6984-44-0899: Arthur C. Gunn  
37 Spring Lane  
Warrenton, VA 20186

6984-34-4443: Charles E. Shepherd III  
Kynne S. Koval  
c/o Fauquier Bank Trust  
PO Box 561 -20188

6984-34-5432: Charles E. Shepherd III  
Same as



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FAX (540) 349-2414  
TDD 1-800-828-1120

March 26, 2003

Dear Property Owner:

The Town of Warrenton Board of Zoning Appeals will hold a public hearing on Tuesday, April 1, 2003 at 5:00 P.M. to consider an appeal of an administrative determination by the Town of Warrenton Zoning Administrator in accordance with Article 6, Section 6-3.3, delineating the boundary of the zoning district between the CBD, Central Business District, and the R-6 Residential District as applied to the property located at 47 Winchester Street (GPIN#: 6984-44-0404). The property owners, Mr. Keith Macdonald and Dr. Ceres Artico, are requesting a clarification of the boundary as applied to their parcel, as provided for in Article 29, Section 29-7 of the Zoning Ordinance.

Inasmuch as your property is adjacent to or in close proximity to this property, you are invited to appear and address the Board on this matter. The application is available for review in the Planning & Community Development Department, Town Hall, 18 Court Street, Warrenton, Virginia. In addition, if you have any questions concerning the application, please call 347-2405 between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday.

Respectfully,

C. Christopher Mothersead  
Zoning Administrator



SUBDIVISION INDEX

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141	24	GAMES D.B. 123-306
179	33	HIDDEN SUBDIVISION RESID. 1-9 D.B. 411-609
179A	33	RESID. 10 D.B. 466-639
T21	22	PLANE TREE D.B. 803-615 D.B. 817-1336 D.B. 700-1048
C4	33	WATERLOO COURTS D.B. 433-134
C3	33	WATERLOO CENTER D.B. 468-740
C6	43	FIFTH STREET CENTER D.B. 536-109
581	24	WINCHESTER BETS D.B. 731-1372

NOTES: THESE MAPS ARE NOT LEGAL RECORD AND DO NOT MEET SURVEYING ACCURACY

SCALE: 1" = 250'

REVISED: 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1999

6984.09	6984.10	6984.11
6984.13	6984.14	6984.15
6984.17	6984.18	6984.19

984.14



703/968-4026 2/4/03

<sup>CEPES</sup>  
Dr. Artico (owner)

(A) 2 Ac. - W. side @ Diagonal  
(Macedonald)

~~Send~~ copy of boundary letter

(B) 2/4/03 ✓ → 191 High St. 20186

(B) Academy / High St. lot  
R-6 (11,000 ft<sup>2</sup> ±)

\* allow SE for side  
setback on street  
- pot. subdivision

(C) Prop. w/ visual easement  
- can block sight lines

~~Get~~ Surveyor to