



## TOWN OF WARRENTON

Community Development Department

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

August 9, 2022

Keith MacDonald  
92 Winchester Street  
Warrenton, VA 20186

### RE: Zoning Determination Letter for 61 Winchester Street (6984-34-7492-000)

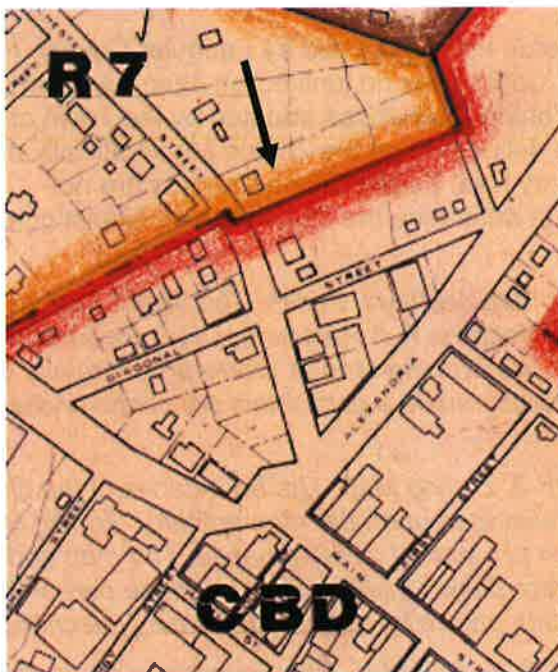
Dear Mr. MacDonald:

You have requested a Zoning Determination regarding the official zoning district for 61 Winchester Street. Specifically, the concern is that the currently shown zoning district for the lot in question is incorrectly established as R-6 (residential) instead of CBD (Central Business District). In response to your request for a Zoning Determination Letter for the above-referenced property within the Town of Warrenton, please note the following:

- Fauquier County Real Estate Office lists the current property owner for 61 Winchester Street as 61 Winchester Street LLC, with Robert deT. Lawrence IV as the manager on deed/book page 1728/1667-1668. Keeley A. Franklin, the property owner noted on the Zoning Determination Application, sold the property to 61 Winchester Street LLC on May 2, 2022, per deed/book page 1726/239-240.
- Fauquier County Real Estate Online Records are maintained by Fauquier County, not the Town of Warrenton. In addition, Fauquier County has no jurisdiction over the Town of Warrenton's Zoning Ordinance. Per the Zoning Ordinances adopted by the Town of Warrenton, zoning district boundaries are delineated on the Zoning Maps officially adopted by Town Council. As such, Fauquier County Real Estate Online Records are not considered official and cannot be utilized to determine the official zoning district of a given parcel.
  - **1955 & 1959 Zoning Ordinances.** Sub-section I. Zones. The Town of Warrenton is hereby divided into four (4) zones as follows: R-A Residential, R-B Residential, C-1 Business, M-1 Industrial. The map title "Zoning Map of Warrenton, Virginia" on which these zones are shown is hereby made a part of this ordinance and is on file in the Office of the Town Manager.
  - **1976 Zoning Ordinance.** Article III-2. Zoning Map. The boundaries of the districts listed in Section III-2 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.
  - **1991 Zoning Ordinance.** Article 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.*

- **2006 Zoning Ordinance.** Article 3-2. Zoning Map. The boundaries of the districts listed in Section 3-1 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.
- The first Zoning Ordinance for the Town was established in 1955. Unfortunately, staff cannot verify the Zoning District for the parcel in question under the 1995 Zoning Ordinance as the referenced Zoning Map is unavailable. The zones established at the time included R-A Residential, R-B Residential, C-1 Business, and M-1 Industrial.
- The 1955 Zoning Ordinance was amended effective October 19, 1959. Unfortunately, staff cannot verify the Zoning District for the parcel in question under the 1995 Zoning Ordinance as the referenced Zoning Map is unavailable. The zones established at the time included R-A Residential, R-B Residential, C-1 Business, and M-1 Industrial.
- On September 3, 1970, the parcel was subdivided, creating 61 Winchester Street (6984-34-7492-000) and a 0.5021-acre lot fronting on Jefferson Street (now known as Spring Lane). The subdivision does not refer to any Zoning Districts.
- The CBD and R-7 zoning districts were first established with the 1976 Zoning Ordinance. The minutes from the Town Council meeting included the adoption of the zoning and setback maps with the 1976 Zoning Ordinance. The 1976 zoning map has a date of 1970, with an adopted date of November 2, 1976, and an effective date of November 15, 1976. Per this map, the parcel in question and the 0.5021-acre lot in the back are shown within the R-7 zoning district.

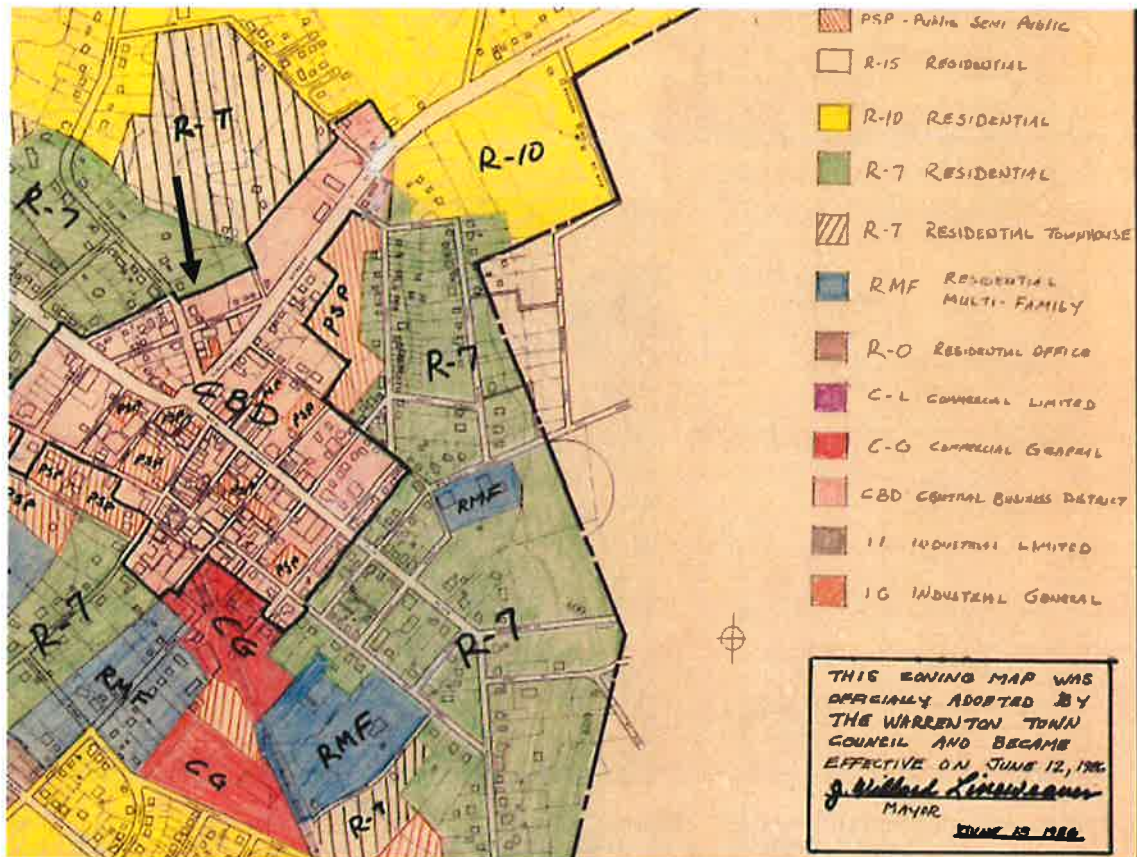


ZONING PREPARED BY  
HAYES, SEAY, MATTERN & MATTERN  
MAY, 1976

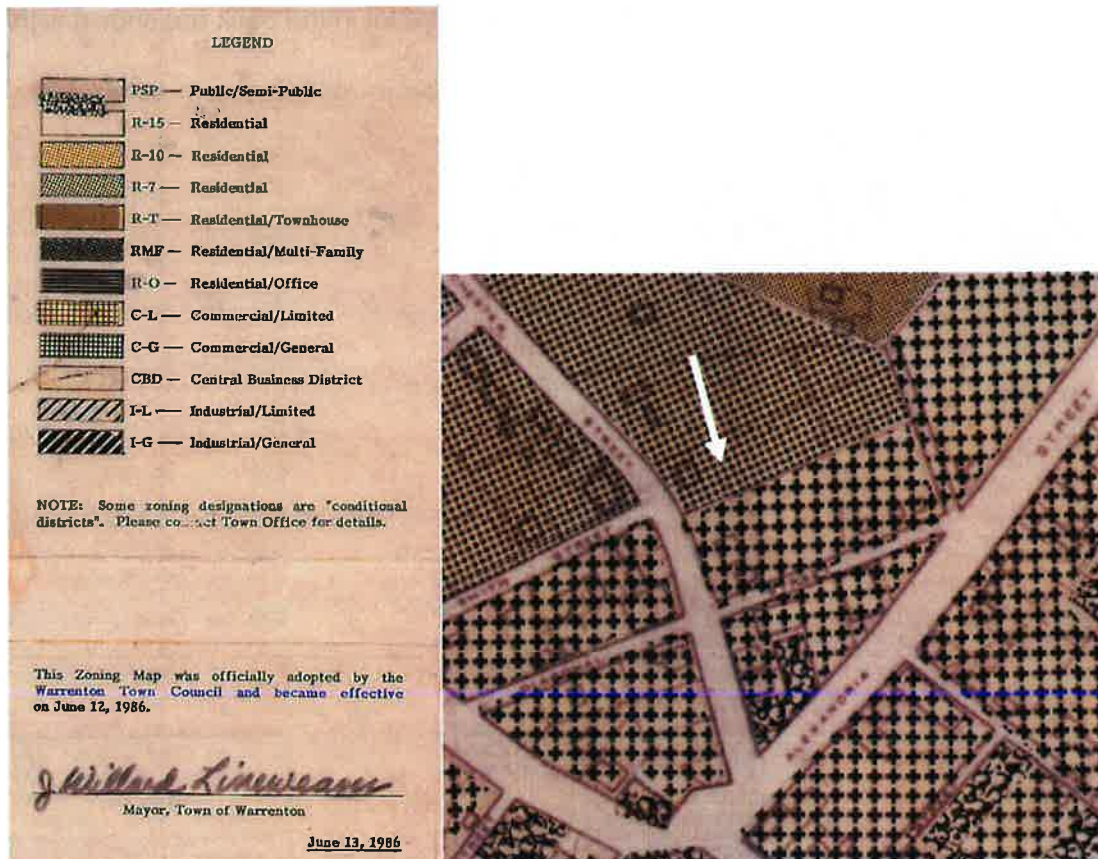
**ADOPTED NOVEMBER 2, 1976**  
**EFFECTIVE NOVEMBER 15, 1976**

- On June 12, 1986, the Town of Warrenton adopted a new Zoning Map, incorporating the Public-Semi-Public District (PSP). This map did not affect any changes to the parcel in

question. The parcel in question and the 0.5021-acre lot in the back are shown within the R-7 zoning district.



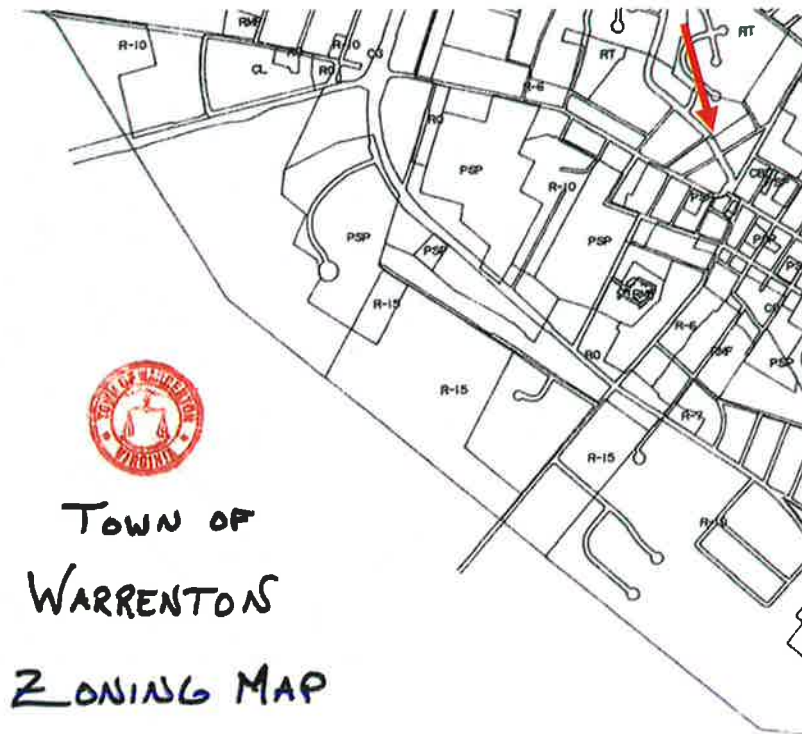




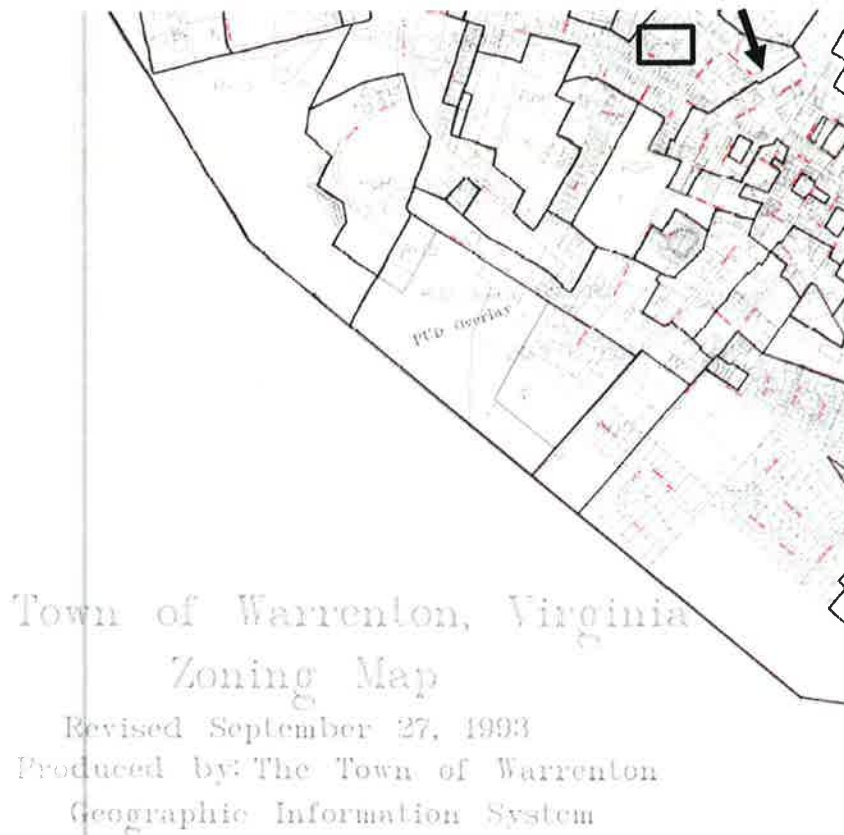
- With the adoption of the 1991 Zoning Ordinance, the R-7 zoning district classification was changed from "R-7 to R-6 because of the way zoning districts are classified, i.e., R-15 is 15,000 sqft, and R-10 was 10,000 sqft, and R-7 was changed to R-6 to indicate the 6,000 sqft requirement for the district" (Per January 8, 1991, Town Council Minutes). With the adoption of the 1991 Zoning Ordinance and Zoning Map, 61 Winchester Street and the 0.5021-acre lot behind it were reclassified to R-6 from R-7. Each subsequent zoning map under the 1991 Zoning shows the parcel as within the R-6 zoning district. The maps below dated 1991, 1992, 1993, 1994, 1996, 1998, and 2000 all show 61 Winchester Street as within the R-6 Zoning District.



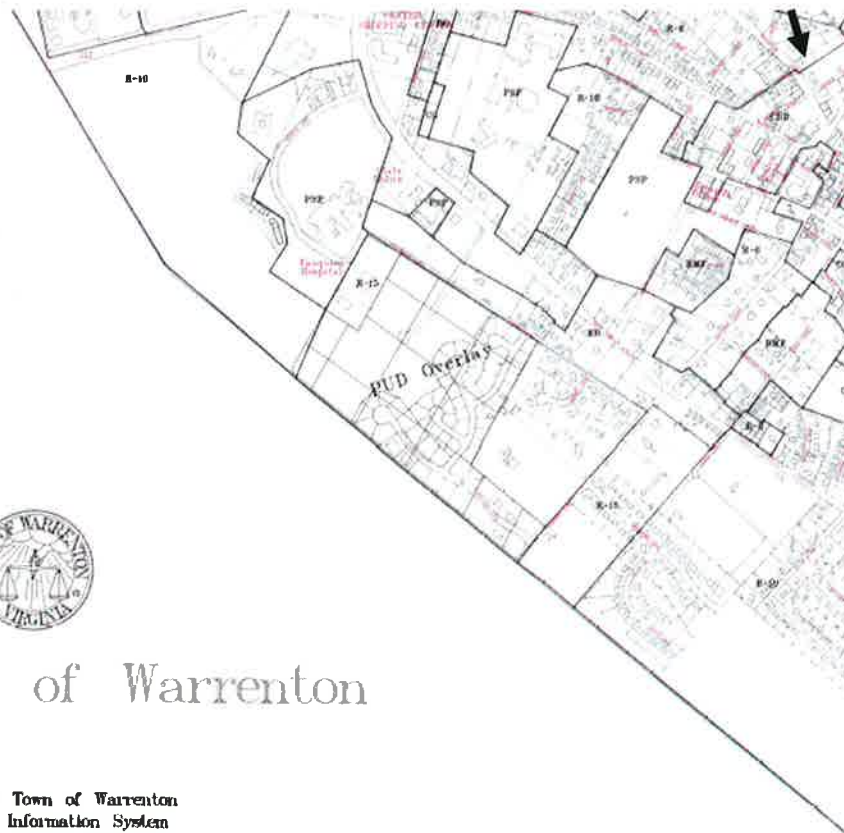
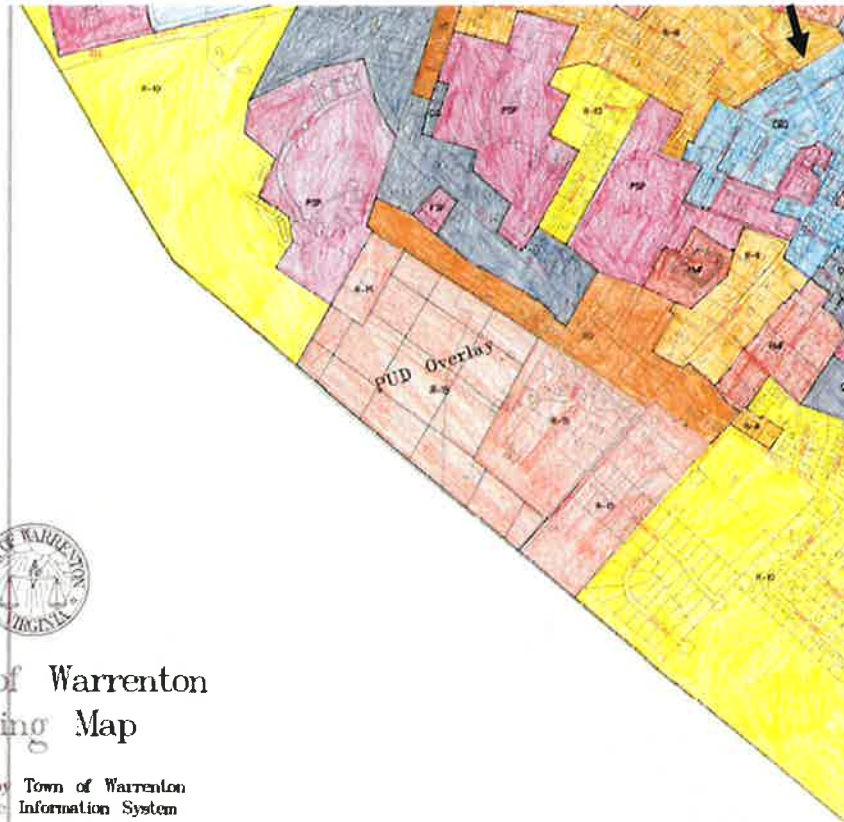
## STREET AND ZONING MAP

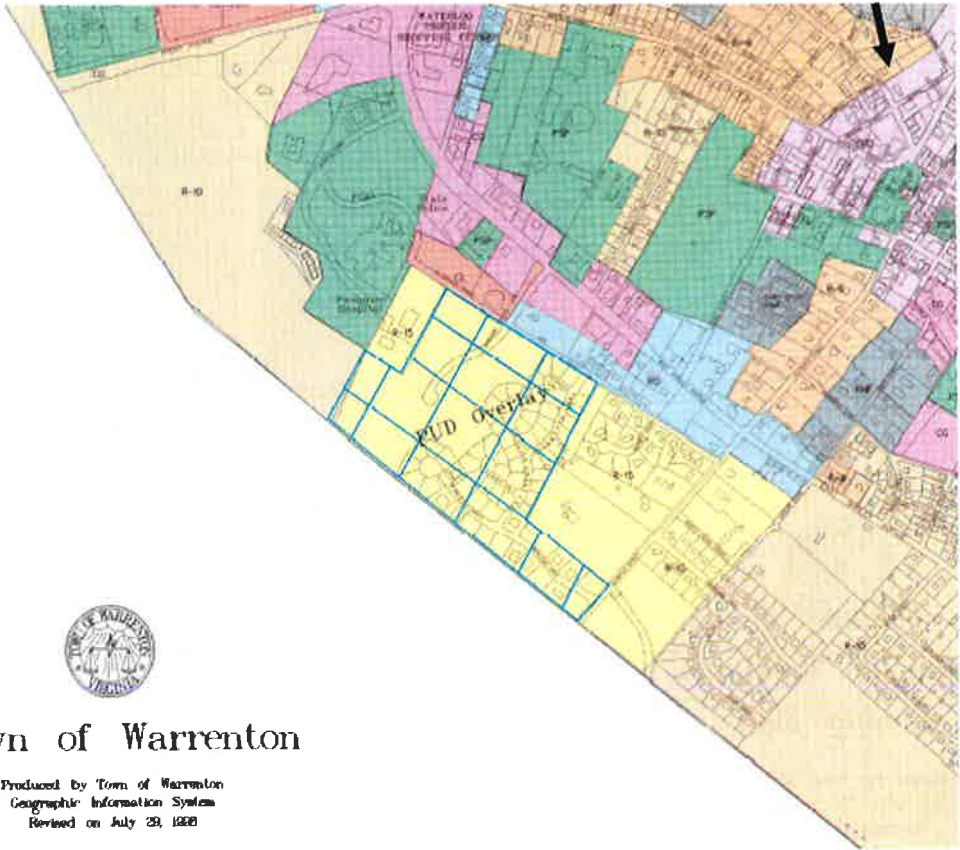


Pre-BOUNDARY ADJUSTMENT  
CORPORATE LIMITS  
(July 1, 1992)



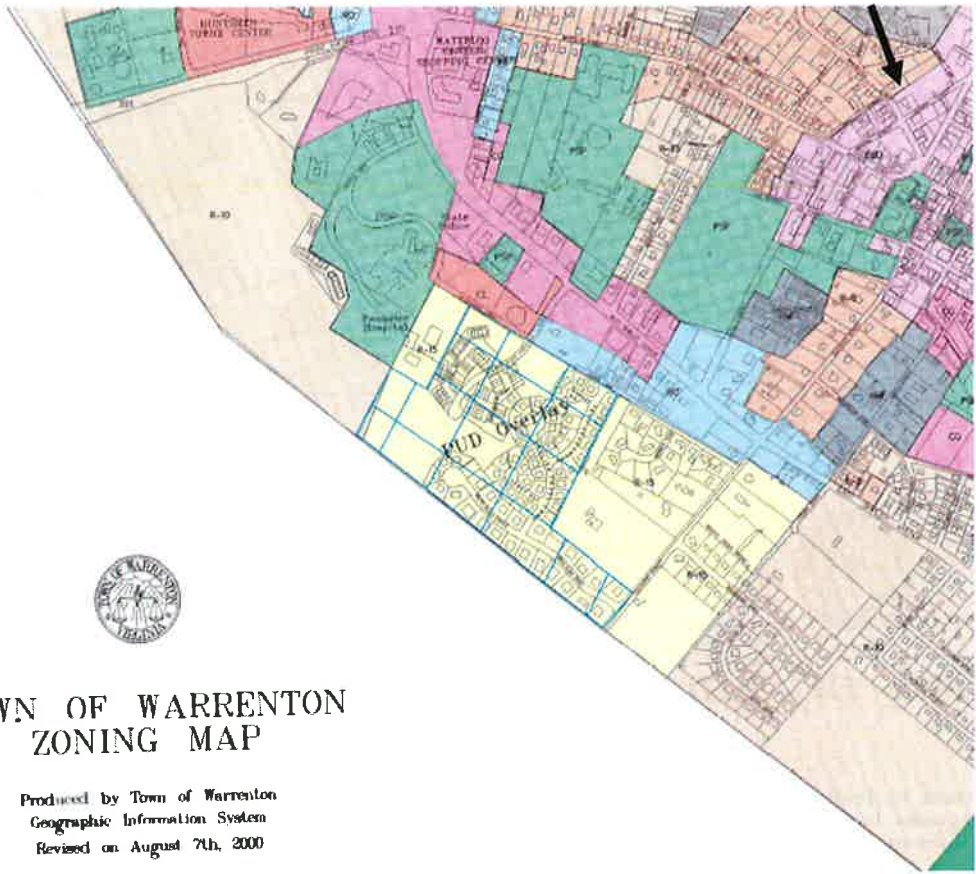






Town of Warrenton

Produced by Town of Warrenton  
Geographic Information System  
Revised on July 23, 1999



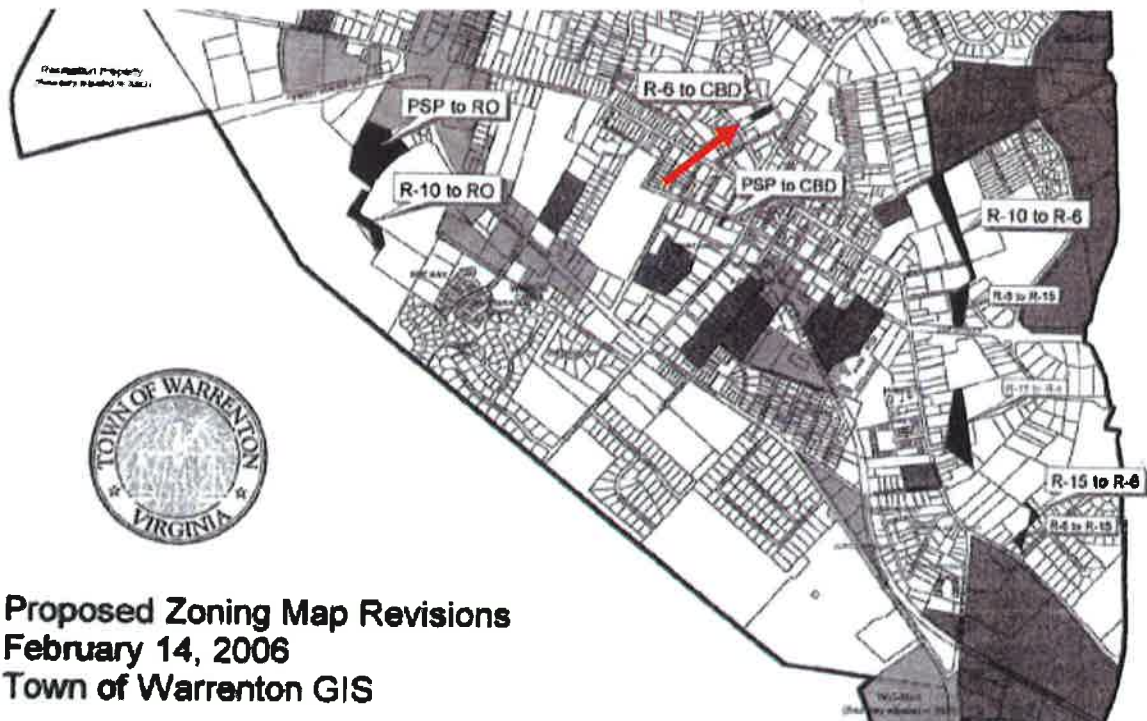
TOWN OF WARRENTON  
ZONING MAP

Produced by Town of Warrenton  
Geographic Information System  
Revised on August 7th, 2000



- A 1997 Boundary Line Adjustment (deed/book page 784/165) merged the 0.5021-acre lot (Tract 1) into GPIN 6984-34-9493-000 (Tract 2) and established a new lot line, creating 45 Winchester Street (GPIN 6984-34-8278-000/Tract 2A) and GPIN 6984-44-0404-000 (Tract 2B). This boundary line adjustment resulted in split zoning on parcel GPIN 6984-44-0404-000 (CBD and R-6).
- On February 14, 2006, Town Council approved Zoning Map Amendment #05-02 (ZMA) and Zoning Ordinance Text Amendment #05-02 (ZOTA), adopting the 2006 Zoning Ordinance and Map. Per the Town Council December 5, 2005 minutes, ZMA #05-02 is described as:
  - *A number of adjustments to the zoning districts of the Warrenton Zoning Map are considered to correct previous errors and reduce the number of properties that contain split zoning (two or more districts on the same property). A few map amendments are proposed to re-align the zoning districts to reflect the existing development of the property for consistency. The map amendments affect more than 25 parcels in the Town of Warrenton.*

One of the parcels rezoned with ZMA #05-02 was GPIN 6984-44-0404-000. A 0.5021-acre portion GPIN 6984-44-0404-000, located behind 61 Winchester Street, was rezoned from R-6 to CBD to match the zoning on the other half of the lot. This rezoning is shown on the map dated February 14, 2006, included in the determination request. ZMA #05-02 did not affect any changes to the 61 Winchester Street parcel.



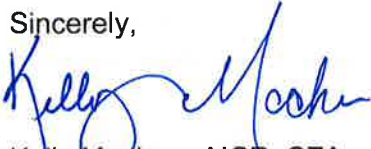
- Staff did not find any earlier Zoning Determinations regarding 61 Winchester in our records. If one was obtained, as mentioned under point three of this determination request, please provide staff with a copy that we may review.
- No rezoning applications are on file with the Town of Warrenton that only include the parcel in question.
- Based on the information and records held by the Town of Warrenton, the current Zoning District for the subject parcel (61 Winchester Street) is Residential R-6. This district is outlined

61 Winchester Street  
Zoning Determination  
8/9/2022

in the 2006 Zoning Ordinance under Article 3-4.10. This parcel is located within the Historic District overlay.

This Zoning Confirmation Letter only applies to the subject property noted above. This is a formal decision by the Zoning Administrator of the Town of Warrenton, Virginia. Any person aggrieved by any decision of the Zoning Administrator may appeal to the Board of Zoning Appeals. Appeals shall be made within thirty (30) days of the date of this letter by filing with the Zoning Administrator a notice of such appeal specifying the grounds thereof. The decision shall be final and unappealable if not appealed within thirty (30) days. The fees for filing an appeal are \$400.00 plus the cost of advertising and property notice mailings. Classified advertising is placed in the local paper for two consecutive weeks prior to the meeting, with costs averaging around \$700.00. The price for property notice mailings varies and depends on the number of adjacent owners. The adjacent property notices are sent via certified letter with return receipt at the current postage rate. The Zoning Office is located at 21 Main Street within Town Hall. Hours of operation are from 8 AM until 4:30 PM Monday through Friday. If you have any questions regarding this notice or would like additional information about the appeal process, please contact me at (540) 347-1101.

Sincerely,



Kelly Machen, AICP, CZA  
Zoning Administrator  
Town of Warrenton  
Community Development Department

CC: 61 Winchester Street, LLC  
File