



TOWN OF WARRENTON  
ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATNESS

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

COA # \_\_\_\_\_

Assoc. Permit # \_\_\_\_\_

The Architectural Review Board (ARB) meets every **4<sup>th</sup> Thursday at 7:00pm** in Town Hall (21 Main Street). Applications requiring ARB are due by the **1<sup>st</sup> day of each month** (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the Warrenton Historic District Guidelines for additional information Historic District requirements.

The following materials are required in addition to a complete, signed application (check if submitted):

- ☐ Photographs of the area of work.
- ☐ Plans, drawings, product information sheets, and/or samples (Two hard/one digital copy).
- ☐ Accompanying permit applications (if required; this application also serves as a zoning permit).

Project Owner

Address/Location: 266 Falmouth Street GPIN: 984-51-4876-000  
Name: Nicholas & Angela Bottini Email: nickb@comdor-dist.com  
Address: 2671 Avenir Place, Apt 1543, Vienna, VA 22180 Phone: 571-334-3400

Applicant (If different then above)

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Complete description of each modification or improvement

Install new inground pool with landscape and hardscape.  
Install new fence around perimeter of rear yard.  
Install new shed.  
Install white painted brick pillars at driveway (2) and front hardscape.

Is there an application relevant to this property pending or contemplated before another Town Board?

Yes ☐ No ☒ If so, specify: \_\_\_\_\_

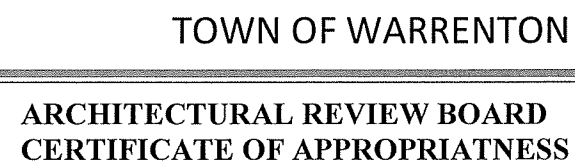
Nicholas Bottini 9-29-25  
Angela Bottini 9/29/25  
Signature of Property Owner

\_\_\_\_\_  
Signature of Applicant/Agent

Nicholas & Angela Bottini

Name (Print or Type)

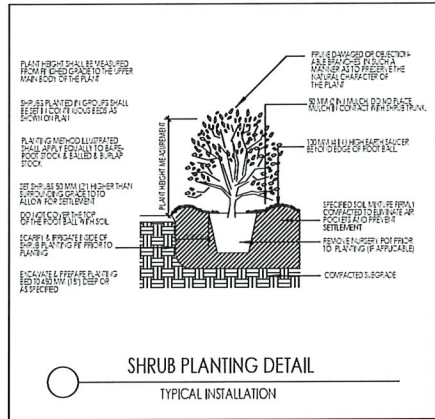
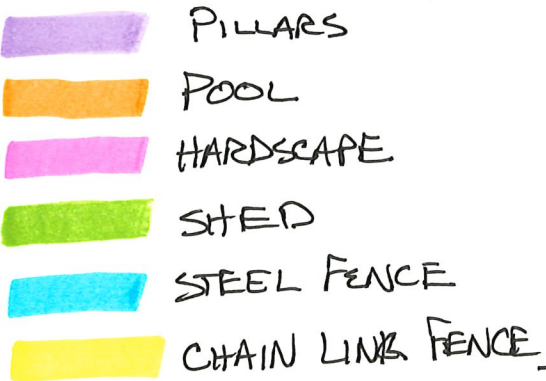
\_\_\_\_\_  
Name (Print or Type)



COA #

2





APPROXIMATE QUANTITIES		
Pool deck		1845 SF ±
Terrace		640 SF ±
Walk		140 SF ±
Steps		81 LF ±
Driveway		6765 SF ±
Paver border		875 SF ±
Retaining wall w/ 24" footer	75 LF ±	435 SF ±

Notes:

1. Final number / style / size / configuration of drain inlets / lines tbd on site by landscape contractor
2. Final grading tbd on site by pool / landscape contractor
3. Configuration of fencing for pool enclosure as required tbd on site
4. Pool equipment location as shown is conceptual - final location tbd on site
5. Utilities to be staked prior to construction as required to ensure that pool setback is met
6. Property line / septic area to be staked prior to construction as required to ensure that pool setback is met
7. River stone / boulder outcrops / stepping stones as required and are not included in quantities
8. Landscape lighting as shown is conceptual - final number / style of lights tbd by landscape contractor
9. Portions of the information used to create this plan were prepared using information provided by others and as such are subject to the interpretation of the originator - verify all information prior to construction

**BOTTINI RESIDENCE**  
266 FALMOUTH STREET  
WARRENTON, VIRGINIA