

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
Warrenton, VA 20188
(540) 347-1101 x106
Permittech@warrentonva.gov



LAND USE APPLICATION:

AFFIDAVIT

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, Melanie C. Burch, CEO
Fauquier Habitat for Humanity am the owner of the property listed below and I certify that I have granted, J. Gregory Ashwell, Ashwell & Ashwell as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

135 Haiti St Warrenton, 143 Haiti St Warrenton 20186

for the land use application of
Subdivide Lot A to accommodate existing structure

Signature of Property Owner: Melanie Burch Date: 3/6/20

(FOR NOTARY USE ONLY)

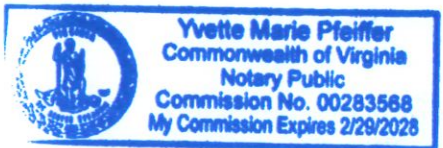
State/District of Virginia City/Town/County of Fauquier

a Notary Public in and for the aforesaid hereby certify that the following person:
Melanie Burch, President + CEO, Fauquier Habitat for Humanity

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): March 6, 2020

Notary Signature: Yvette Marie Pfeiffer Registration Number: 00283568

My Commission Expires: 2/29/2028





Every one
deserves a decent place to live

98 Alexandria Pike, Suite 43, Warrenton, VA 20186
Website: www.fauquierhabitat.org

Telephone: 540-341-4952

To Whom It May Concern:

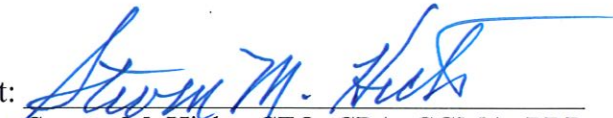
The Board of Directors of Fauquier Habitat for Humanity, Inc., a duly constituted corporation pursuant to the laws of the Commonwealth of Virginia, does hereby adopt the following resolution regarding the sale of real property by the Corporation.

RESOLVED: that the Board of Directors hereby authorizes and approves Melanie C. Burch, President and CEO, to make, execute, endorse, and deliver in the name of and on behalf of the corporation, but shall not be limited to, any and all written instruments, agreements, documents, execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates, and other instruments of whatever nature entered into by this Corporation.

This resolution has been approved by the Board of Directors of Fauquier Habitat for Humanity, Inc. on August 27, 2025.

I, as the Chair of the above referenced Corporation, hereby certify and attest that all information above is true and correct.


Charles Robinson, Chair

Attest: 
Steven M. Hicks, CFO, CPA, CGMA, PRP
Recording Secretary

City/County of Fauquier
Commonwealth of Virginia

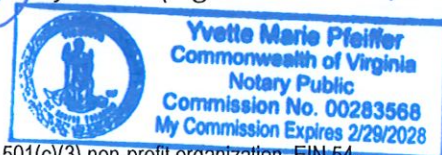
The foregoing instrument was acknowledged before me in person this 28 day of August, 2025
by Charles Robinson, Chair, FHH Board.

Yvette Marie Pfeiffer
Notary Public (Print Name)


Notary Public (Signature)

Notary Registration No. 00283568

My Commission Expires: February 29, 2028



FAUQUIER HABITAT FOR HUMANITY, INC.

LOT A

6984-44-9545-000 and 6984-44-9538-000

APPLICATION FOR VARIANCE

FILE NO. _____

BACKGROUND

The subject property is zoned Residential and historically has served as a duplex. The existing duplex was non-conforming, as it was constructed well before the current zoning ordinance regulations came into effect and the ordinance no longer allows duplexes in the R-6 zoning district. That structure needed to be razed as its condition had deteriorated to a point where it was no longer inhabitable.

The Applicant erected a new duplex on the existing footprint; however, we need to establish lot lines to correspond with the three units to effectuate placing deserving families in their new homes.

The units are connected by a party wall and requires us to address issue related to minimum lot size, minimum side setbacks, minimum lot frontage and the common side set back vis a vis the other unit.

The Applicant seeks a variance for lot size, lot frontage, front and side setbacks (Section 2-14 of the Town of Warrenton Zoning Ordinance).

STATEMENT OF JUSTIFICATION

“The Board of Zoning Appeals shall grant a variance if the applicant proves, by a preponderance of the evidence, that the strict application of the terms of the Ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to the physical condition relating to the property or improvements thereon at the time of the effective date of the Ordinance.” Town of Warrenton Zoning Ordinance Section 11-3.11.1.

- Your Applicant submits that the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.
- The Applicant submits that the granting of the variance will not be of substantial detriment to the adjacent property and nearby properties in the proximity of that geographical area.
- The condition or situation of the property concerned 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.
- The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.
- Lastly, the relief or remedy sought by the variance application is not available through a special use permit process that is authorized in the Ordinance or the process for modification to the Zoning Ordinance at the time of the filing of the variance application.

Town of Warrenton Zoning Ordinance, Section 11-3.11.

COMPREHENSIVE PLAN

The proposed use is in conformance with the Town’s Comprehensive Plan –

“Perhaps most importantly, the design of our community needs to support the needs of all residents and businesses through elements like attainable housing to encourage resident diversity and retention. These elements of community allow Warrenton to positively respond to the needs of its residents, ensuring that even through change we are still Warrenton: a community that deeply cares for all its members.” Plan Warrenton 2040, p. 4.

“Preserve established residential neighborhoods, while expanding housing options to ensure inclusive, attainable housing for all ages, incomes, and needs.

Create walkable communities with shared open space developments compatible with existing uses in scale and character.” Plan Warrenton 2040, p. 5.

The Application is in accordance with the Housing Goals set out in the Comprehensive Plan.

H-1 Ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement.

H-3 Preserve existing neighborhoods and promote infill that supports the character and heritage of Warrenton.

H-4 Create regional partnerships to address and enhance attainable housing supply.

Plan Warrenton 2040, p. 13.

A Key Aspiration related to the Housing vision in the Comprehensive Plan is to:

“Allow for housing types that cater to the needs of a diverse community: include young families, professionals early in their careers, essential workforce (e.g. teachers and police officers), and those entering retirement.”

Furthermore, the Comprehensive Plan seeks to insure that “existing housing stock is improved and maintained to preserve established residential neighborhoods, . . . to ensure that the Town supports infill development that contributes to the Town’s small town feeling where neighbors know their neighbors.”

This Application also addresses the Comprehensive Plan’s Goal to encourage development of the “Missing Middle” housing types beyond traditional single-family homes, townhouses, and apartments by updating the Zoning Ordinance to create a beneficial mix.” Plan Warrenton 2040, p. 27.

Further, Goal H-1.2: calls for the “[creation of] a range of housing types that are compatible to existing neighborhoods in scale and character to attract a more diverse demographic. Plan Warrenton 2040, p. 28.

The Applicant, Fauquier Habitat for Humanity, is a recognized community partner. Goal H-1.7: encourages the Town to “engage community partners and residents to create a committee to address affordability, optimum percentages of housing typology mix, and design.” Plan Warrenton 2040, p. 28

LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
DB	DEED BOOK
PG	PAGE

AREA TABULATION

EXISTING AREA:	
LOT A:	7,614 SQUARE FEET
LOT AREAS:	
LOT A1	3,829 SQUARE FEET
LOT A2	3,785 SQUARE FEET
TOTAL:	7,614 SQUARE FEET

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N81°21'59"E	18.00'
L2	S08°38'01"E	20.35'
L3	N58°43'53"W	15.75'

OWNER CONSENT:

THE SUBDIVISION OF THE LAND AND THE GRANTING OF EASEMENT DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S).

OWNER: FAUQUIER HABITAT FOR HUMANITY, INC.

DATE

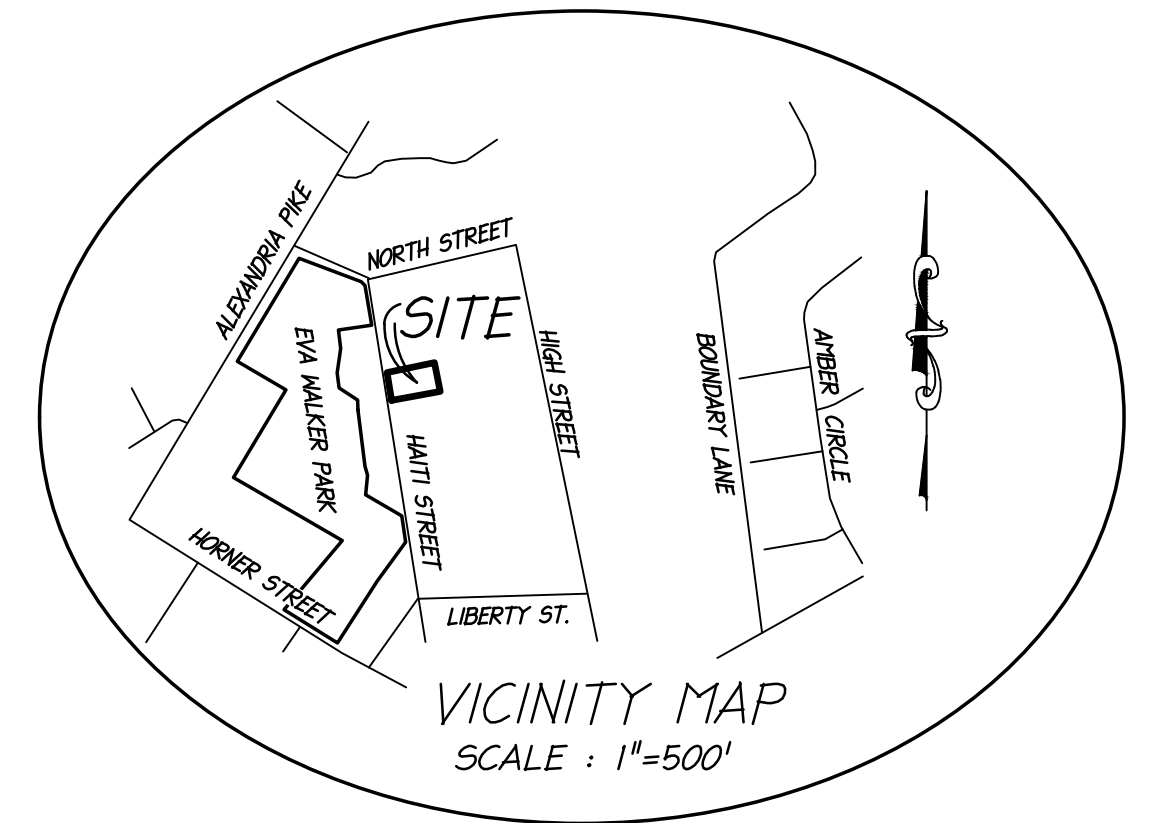
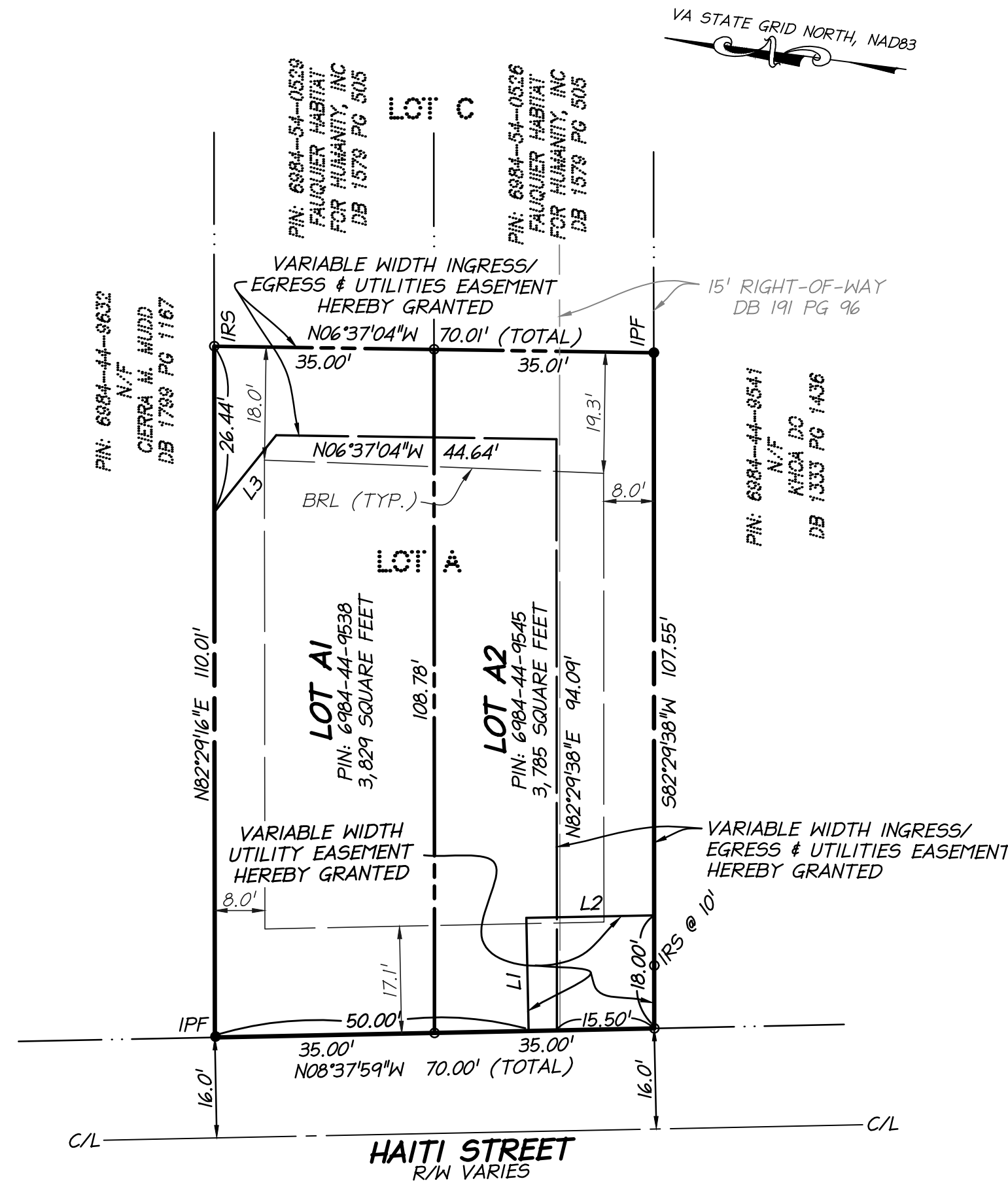
STATE OF VIRGINIA, COUNTY OF _____

THE FOREGOING STATEMENT HAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 202__

NOTARY PUBLIC _____

MY COMMISSION EXPRESS: _____



APPROVAL BLOCK
TOWN OF WARRENTON UTILITY DEPT.

APPROVAL BLOCK

PROJ # FP-___- (BZA ___-)
FINAL PLAT
LOT A
LOTS 15, 16 and 17 - HELM
SUBDIVISION - REVISED
DEED BOOK 191 PAGE 96
TOWN OF WARRENTON, VIRGINIA
SCALE 1" = 20' DATE: MARCH 12, 2026



NOTES:

1. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 AT PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED R6.
3. NO TITLE REPORT FURNISHED, THEREFORE EASEMENTS AND/OR ENCUMBRANCES, IF ANY, OTHER THAN THOSE SHOWN MAY EXIST.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, SHOWN ON F.I.R.M. COMMUNITY PANEL 51061C0308D, EFFECTIVE APRIL 25, 2024.
5. SETBACKS ARE DETERMINED BY THE MINIMUM OF TOWN SETBACK REQUIREMENTS AND CLOSEST POINT TO PROPERTY LINE OF EXISTING HOUSE. VARIANCES FROM THE REQUIRED SETBACKS UNDER ARTICLE 3-4.3.4 OF THE ZONING ORDINANCE WERE GRANTED BY THE BOARD ON _____ AS PART OF BZA CASE NUMBER BZA-___-.

SURVEYOR'S CERTIFICATE:

I, MARK E. PERRY, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY, INC. AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE SUBDIVISION OF THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT OF LAND REFERENCED IN DEED BOOK 191 PAGE 96 AND ALL PROPERTY MONUMENTS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WARRENTON AND COMMONWEALTH OF VIRGINIA.

