



TOWN OF WARRENTON

POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
www.warrentonva.gov
TELEPHONE (540) 347-1101
FAX (540) 349-2414

March 15, 2017

John McAuliff
97 Culpeper St
Warrenton, VA 20186

Re: Special Use Permit (SUP 2016-06) Application for Bed and Breakfast at 97 Culpeper Street (GPIN 6984-32-7714-000)

Dear Mr. McAuliff:

On March 14, 2017, the Town Council voted 4-1-2 (Mr. Burnett nay, Mr. Hamby and Mr. Polster absent) to approve Special Use Permit 2016-06, Bed and Breakfast at 97 Culpeper Street, per the attached conditions dated March 14, 2017.

As noted in the conditions, a fire safety inspection will be required prior to this issuance of a business license for the Bed and Breakfast. If you have any questions, please do not hesitate to contact me at 540-347-2405.

Respectfully,

Brandie M. Schaeffer
Director of Community Development
Zoning Administrator
Town of Warrenton

Attachment: Conditions of Approval

CC: File

Attachment C
Conditions dated March 14, 2017

PROPOSED CONDITIONS

Owner: Beatrice M. McDonnell Revocable Trust

Applicant: John C. McAuliff

Special Use Permit: SUP 2016-06

Address: 97 Culpeper Street

GPIN 6984-32-7714-000 (the "Property")

Special Use Permit Area: +/-0.91 acres

Zoning: R-6, Residential

Date: March 14, 2017

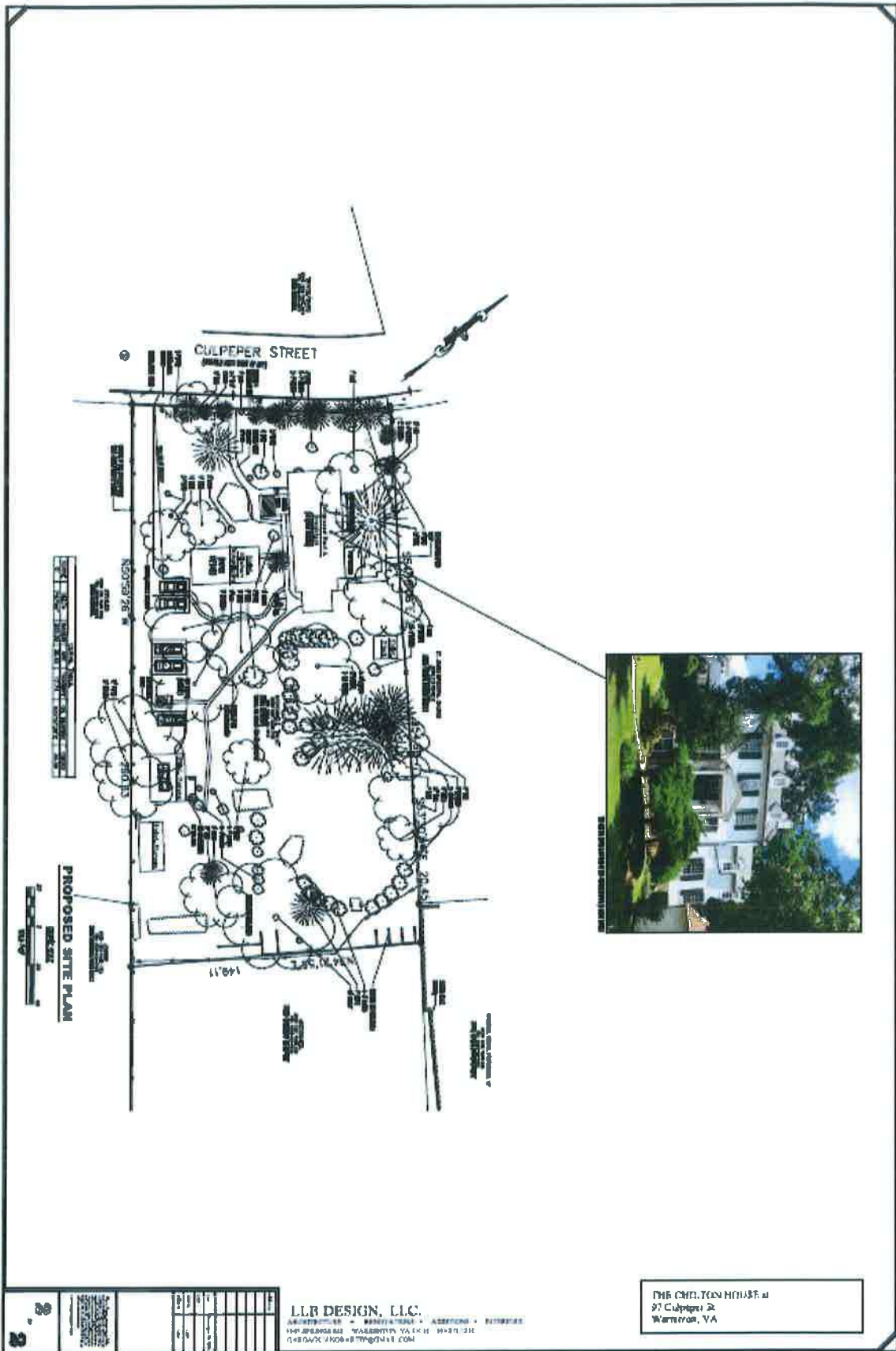
In approving a Special Use Permit, the Town Council may impose such conditions, safeguards and restrictions as may be necessary to avoid, minimize or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that conditions imposed will be complied with. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. Site Development - The property shall be developed in substantial conformance with these conditions and the Chilton House Special Use Permit Plan, dated on December 13, 2016, prepared by LLB Design, LLC.
2. Use Parameters
 - a) Special Use Permit Area – The Special Use Permit shall apply to the entire +/-0.91 acre property.
 - b) Maximum Guest Rooms – The maximum number of rooms for paying guests shall not exceed four rooms.
 - c) Use Limitations – The owner of the premises shall reside in and manage the establishment, as per Article 9-5.1.1.
 - d) Noise – Property shall adhere to Article 9-14 Performance Standards for all Non-Residential Uses and Town Code provisions relating to disturbing the peace.
 - e) Review – There shall be an administrative review for compliance of SUP conditions every three years.
 - f) Ownership – The applicant shall provide proof of property ownership prior to issuance of a Business License or Certificate of Occupancy.
 - g) Events – There shall be no events. Events are gatherings open to the public, or for exchange of funds and/or services. No event or gathering shall occur that would not naturally occur in the R-6 use. This condition shall prevail when in conflict with other provisions or codes.

Attachment C
Conditions dated March 14, 2017

3. ADA Accessibility – The applicant shall provide a means of ingress and egress from the designated handicapped parking spot to an accessible point of entry into the Bed and Breakfast.
4. Refuse Storage Area – Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin.
5. Environment – All landscaping shall be native and drought-resistant, or other species as may be approved on the final site plan(s).
6. Lighting – Building mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted. Ground mounted lighting of the building shall be directionally shielded in accordance with the Zoning Ordinance, so as to minimize glare, sky glow and light trespass. Lighting should remain residential in nature when possible and not compromising safety.
7. Transportation – The applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network, landscaped areas, or parking spaces as shown on the Special Use Permit Plan.
8. Water – The fixtures shall remain residential. No flush valve toilets are permitted, only standard residential tank toilets. At time of building permit submission for additional fixtures, the owner shall submit a fixture count/Gallons Per Minute demand to assist in determining the need for an increased meter size. All cost associated with the request shall be borne by the owner.
9. Fire and Rescue – A fire safety inspection shall be performed and any concerns derived from the inspection shall be addressed before a business license is approved for the site. The applicant is encouraged to examine opportunities for fire safety compliance and monitoring systems.

Attachment C – Special Use Permit Plan
 Dated December 13, 2016



NO.	DATE	DESCRIPTION
1	12/13/16	ISSUED FOR PERMITTING
2		
3		

LLR DESIGN, L.L.C.
 ARCHITECTS • ENGINEERS • DESIGNERS • CONTRACTORS
 1400 BRIDGE BLVD. WASHINGTON, VA 22180 • 703.727.1111
 14800X 21008-8778@LLRDESIGN.COM

THE OCTAGON HOUSE #1
 97 Culpeper St
 Warrenton, VA