



TOWN OF WARRENTON

Department of Community Development

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

Land Development Application

Type of Development [select type(s) below]

Permit # _____

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: 579 Pineview Court Fence

Property Address (if no address, give closest cross street): 579 Pineview Court

Purpose of Request: Would like to request to replace my 4ft fence with a 6ft fence

Zoning District: R-15

Total Acres: _____

Acres for Proposed Use: _____

Parcel Identification Number(s): 6984-70-6177-000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: David and Jennifer George

Address: 579 Pineview Court, Warrenton, VA 20186

Phone: 703-946-9842

Email: jepper20@hotmail.com

All Current Applicants (if different then owner):

Name & Company: _____

Address: _____

Phone: _____

Email: _____

Representative (if different then owner/applicant):

Name & Company: _____

Address: _____

Phone: _____

Email: _____

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: _____

David and Jennifer George

Print Owner's Name: David and Jennifer George

Applicant's Signature & Date: _____

David and Jennifer George

Print Applicant's Name: David and Jennifer George

MONROE ESTATES HOMEOWNERS ASSOCIATION, INC.
EXTERNAL HOUSE / LOT MODIFICATION ("ARB") APPLICATION

INSTRUCTIONS

- 1) Submit completed ARB Application (3 pages) and all required attachments (plat, drawing, material/color samples) to Monroe Estates HOA, Inc. by:
 - a. Email: admin@FVCmanagement.com
 - b. Mail: PO Box 3672, Warrenton, VA 20188
 - c. Drop-off: FVCmanagement, 85 Garrett Street, Warrenton, VA 20186 during posted office hours.
- 2) Use this form for any permanent external modification to the property or as required by the Association's Guidelines.
- 3) Use one form per modification. More than one modification may be submitted simultaneously.
- 4) Attach a plat (house location survey) showing the location of the proposed modification.
- 5) Attach a schematic drawing of the project showing accurate dimensions of the modification.
- 6) Attach a sample of any materials and color(s) to be used (color swatch/material chip).
- 7) Have affected residents (i.e. those adjacent to your lot on all sides) acknowledge their awareness of the proposed modification (their signature does not imply approval or disapproval of the proposed modification).
- 8) Please allow up to 45 days from submittal of complete application (including all supporting materials) for processing. We recommend calling shortly after submittal to confirm receipt thus ensuring no delays.
- 9) Direct questions to FVCmanagement office at (540) 349-8220

OWNER NAME(S) Dana + Jennifer George DATE 3/5/825

PROPERTY ADDRESS 579 Pineview Ct LOT # _____

HOME PHONE 703-946-9842 CELL PHONE _____

EMAIL ADDRESS jepper20@hotmail.com

I. GENERAL DESCRIPTION OF PROPOSED MODIFICATION

Provide detailed description of the change including type of change, reason for the change, location(s) on the property, and all other pertinent information that may be required to evaluate the proposed change. Please be specific when describing the change.

Replace fence w 6' fence

II. SPECIFIC PROJECT DETAILS

Materials wood

Colors _____

Contractor(s) _____

Estimated Start Date _____ Estimated Completion Date _____

(Estimated start date must be at least 30 days from the application date.)

MONROE ESTATES HOMEOWNERS ASSOCIATION, INC.

EXTERNAL HOUSE / LOT MODIFICATION ("ARB") APPLICATION

NOTIFICATION OF ADJACENT LOT OWNERS

An Owner submitting an ARB application is required to provide notice of the application to all owners whose lots immediately abut to the applicant's lot or are separated from the applicant's lot by a street or common area and for whom the proposed improvement will be visible from the adjacent lots.

Notification does not imply neighbor's consent, only awareness.

Proof of notice is required through the signing of the design review application by the adjacent lot owners. In the event applicant is unable to obtain any signature after repeated attempts, please list at least three (3) notice attempts in the signature blank (dates/times). If notice attempts are listed instead of a signature, the applicant acknowledges and confirms that a COPY of this complete application (including attachments) was left with the adjacent owner.

Owner understands that the authority to perform an alteration granted by this application will automatically expire if the work is not commenced within 180 days following approval and completed within 360 days, or other time frame authorized by the Architectural Review Board (ARB).

OWNER NAME(S) Dan + Jennifer George DATE 3/15/25
PROPERTY ADDRESS 579 Pineview Ct MODIFICATION replace fence

SIGNATURES OF AT LEAST TWO (2) ADJACENT LOT OWNERS:

1. NAME(S) Wesley McCarroll
(Please Print)
196 Macdonald Ln
Street Address

[Signature]
Signature
3/16/2025
Date

2. NAME(S) Jodi E Banks
(Please Print)
589 Pineview Ct, Warrenton, VA
Street Address

[Signature]
Signature
3/16/25
Date

3. NAME(S) Kevin Robbins
(Please Print)
215 MENDONVIEW LN, WARRENTON VA
Street Address 20186

[Signature]
Signature
3/16/25
Date

MONROE ESTATES HOMEOWNERS ASSOCIATION, INC.

EXTERNAL HOUSE / LOT MODIFICATION ("ARB") APPLICATION

STIPULATIONS AND CONDITIONS FOR ALL APPROVALS

- 1) All exterior modifications must meet the requirements of The Town of Warrenton Zoning & Building Codes, as well as all other applicable codes to which the property is subject. Further permits from the town may be required.
- 2) All exterior modifications must meet the requirements of the Monroe Estates HOA's Governing Documents & Guidelines and all other association documents.
- 3) The proposed modifications must be constructed according to the approved plans, schedule, and specifications.
- 4) The proposed modifications must be completed in a professional manner. Any modification that is not finished in such a manner, even if in accordance with an approval, may be required to be removed or repaired at the Owner's sole risk and expense, including legal fees required to enforce this acknowledgement.
- 5) No work on this request will commence until written approval has been obtained from the Architectural Review Board (ARB). Every effort will be made to readily act on all requests, but a request may take as long as 45 days to receive a response.
- 6) The proposed modifications must not interfere with storm water drainage or other restrictions on adjoining properties, either during or subsequent to, project completion. Any damage to adjoining properties or injury to third persons will be the responsibility of the applicant.
- 7) Members of the ARB, Board or management company may make routine inspections.
- 8) Approval, if granted, is not meant to comment or advice on the fitness or safety of any proposed alternation or modification.
- 9) Disapproval requires the Owner to initiate a new request form to resubmit for consideration.

ACKNOWLEDGEMENTS

I/We acknowledge, understand and agree to the above conditions and instructions and that I/we will be solely liable for any claims, including but not limited to, claims for property damage or personal injury which result from the requested addition or modification, cost or expense to return the property to its former condition at my/our expense, including legal expenses incurred by others. I/we hereby indemnify the Association, the Board, the Committee and the management company from and against any and all such claims. Moreover, I/we accept responsibility for all installation, maintenance, repair and upkeep of said additions or modifications.

PROPERTY ADDRESS: 579 Pinernew Ct.

MODIFICATION: replace fence

SIGNATURE OF OWNER: Jennifer Merges DATE: 3/15/25

MAILING ADDRESS: (if different from property) _____

COMMITTEE / MANAGEMENT COMPANY USE ONLY

Date Received 3/17/25

Action Date 3/21/25

Action Taken (check one)

☒ Approved

☐ Disapproved

☐ Approved with Conditions

Comments / Conditions:

Thank you.

Signature of ARB Chairman

(given on behalf of the entire Committee after formal vote)

Monroe Estates Homeowners Association, Inc.

P.O. Box 3672, Warrenton, VA 20186

(540) 349-8220

**ARMOR
FENCE LLC**

Virginia Class A BLD #2705-068210

MHIC# 135435

9414 Prince William St
Manassas, VA 20110

www.armorfenceco.com

Email: info@armorfenceco.com

Office 703.361.1141 Fax: 703.365.8276

Date: 3/28/25



Family Owned Since 1992

Customer: JENNIFER GEORGE
Address: 579 PINE VIEW CT
WARRENTON
Phone: 703 946 9842

Cell Phone:

Email: jepper20@hotmail.com

Job Address:

4x6 SOLID Style/Height CAP BOARD

WALK GATES 2 DOUBLE GATES 1

Remove existing fence by: ARMOR

Clearing done by: N/A

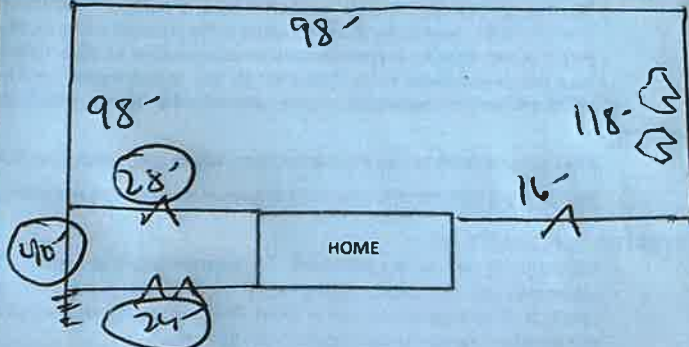
Post tops: STANDARD

Wire Mesh Type: N/A

Property pins found: YES

Permit By: GEORGE

SUMMARY:



Armor Fence is not responsible for any damage to underground sprinklers or private utilities

INSTALL APPROXIMATELY 92 FEET

OP 4x6 SOLID BOARD WITH CAP BOARD. (1) 48" (1) 96" DOUBLE GATE

INSTALL APPROXIMATELY 330 FEET OP

4x6 SOLID BOARD WITH CAP BOARD (1) 48" WALK GATE. 6x6 POST
GATE POST 4x4 FOR LINE ALL POST IN DRY PACKED CONCRETE.
ALL PRESSURE TREATED WOOD. CEDAR A FRAME FOR GATES.

TEAR DOWN & HAUL AWAY.

*12888-10% OFF *12888 = \$13,400 BOARD & BATTEN

MHIC# 135435

The contractor hereby reserves the right to specify details of the project by drawings, sketches or other means of planning the details in specified written graphic. Any such items shall be deemed to be a condition or term of this contract and the customer's signature herein shall be evidence of their full consent and agreement to such detail.

THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THE SECOND PAGE AND WHICH ARE MADE A PART HEROF BY THIS CONTRACT

10% Discount Applied

Contract Price: \$11,600

Deposit: \$5,800

Balance Due Upon Completion: \$5,800

Note: Credit Cards add 3% to Price

Customer

TO SHOW FOREMAN LOCATION
OF FENCE AND GATES

Misc. Notes

***NO REFUNDS OR RETURNS ON SPECIAL ORDER MATERIALS**

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standards practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders and will become extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

ARMOR FENCE LLC is not responsible for property lines or underground utilities. This embodies the entire understanding between the parties and there are no verbal agreements or representations in connection therewith. All material shall remain the property of ARMOR FENCE LLC until paid in full. All treated structural lumber is to comply with grading rules of S.P. B. Gate framing to be non-treated SPF lumber. If balance is not paid upon completion, purchaser agrees to pay accrued interest in the amount of 2% monthly, plus purchaser agrees to all cost of collection including court cost and attorney's fees.

Armor Fence Sales Person

DEAN ARTEX 571.330.3607

Acceptance Of Proposal (Buyer) (s)

Signature

Date

The Above Prices, specification and conditions are satisfactory and hereby accepted. You are to do the work as specified. Payment will be made as outlined above.

Approved by Armor Fence LLC:

[Signature]

3/28/25

Date

[illegible]



David and Jennifer George
579 Pineview Court
Warrenton, VA 20186
703-946-9842

March 28, 2025

Board of Zoning Appeals
Town of Warrenton
PO Box 341
Warrenton, VA 20186

Dear Board of Zoning Appeals,

We, David and Jennifer George, are writing to formally request a variance for the fencing associated with the secondary frontage on Meadowview Lane, to increase the height from 4 feet to 6 feet for the referenced property above.

This request is made to safeguard our family's privacy, as our backyard is exposed to the expanding community, and to prevent potential issues related to caring for our two large dogs. The current fencing allows people in the community to reach through or over it, potentially interacting with the dogs.

As part of this request, we plan to replace the current 4-foot fence with new materials. We propose installing approximately 98 feet of 6-foot Board on Batten pressure-treated pine privacy fence along the front setback on Meadowview Lane, and 64 feet of 4-foot Board on Batten pressure-treated pine privacy fence along the primary frontage facing Pineview Court for the referenced property. Additionally, we will include a 4-foot walk gate and an 8-foot double gate to provide multiple access points to the property.

In compliance with **Article 11, Administration, Procedures and Enforcement, Section 11-3.11 Variances**, we address the following standards for variances:

1. **Costs and Maintenance:** We assume all costs associated with the installation and future maintenance of the proposed fencing variance. No expansions are planned for the near future. Should any future expansions be required, a new application will be submitted.
2. **Detriment to Adjacent Property:** The proposed fencing variance will not result in substantial detriment to any adjacent property. Please see attached Notification of Adjacent Lot Owners.
3. **Non-Formal Change:** This request does not constitute a formal change to any regulation within the current Ordinance, as only one remaining house with a secondary frontage on Meadowview Lane does not have a fence.
4. **Zoning Classification:** This request does not require a change in the zoning classification of the referenced property.
5. **Special Use Permit:** This request does not require a special use permit.

We respectfully ask for your consideration and approval of this variance request to ensure the safety, privacy, and well-being of our family and property.

Thank you for your time and attention to this matter.

Sincerely,



David & Jennifer George