



**Planning Commission Work Session**  
**SUP 23-03 226 E. Lee Street**  
**Accessory Dwelling Unit (ADU)**  
**November 28, 2023**

# Request

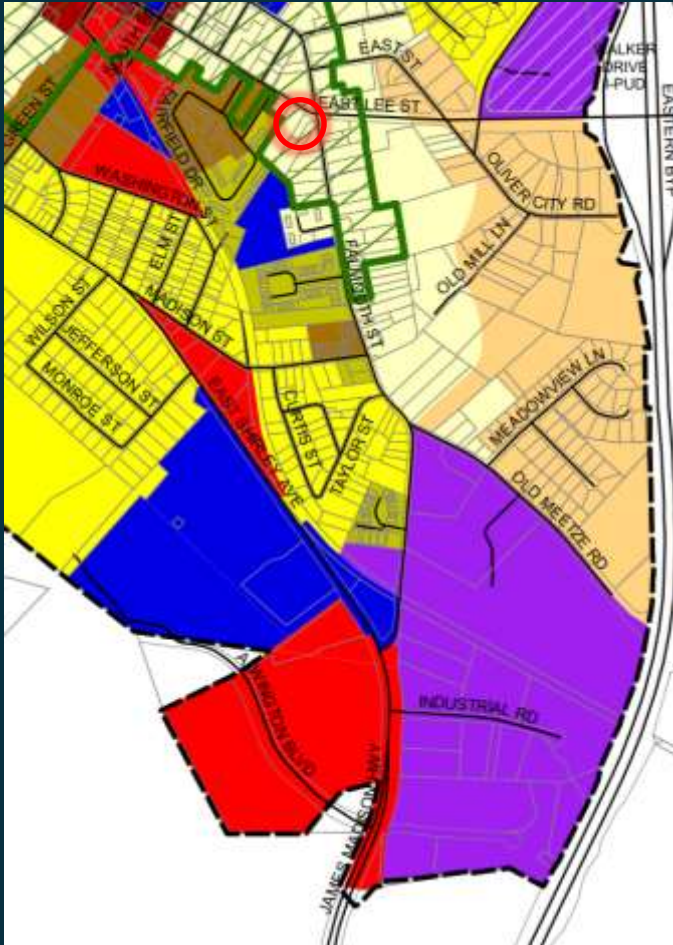
## SUP 23-03 – Work Session

- GPIN Applicant:
- Property Owner: Jim and Nell Lawrence
- Representative: Jim Lawrence & Laura Bartee
- Zoning: R-6
- Comprehensive Plan: Medium Density Residential
- SUP to allow for the conversion of an existing barn in rear yard to an Accessory Dwelling Unit (ADU) at 226 E. Lee Street.



# Adjacent Uses

## Zoning Map



## Future Land Use



# Staff Review

- Plan Warrenton 2040
  - Missing Middle Housing
  - Historic Resources – Adaptive Reuse
- Zoning Ordinance
  - Allowable Square Footage
  - Setbacks
  - Parking
  - Lighting
- Emergency Services
  - Separate addresses
  - Signage
  - The existing shed-roof overhang addition will be removed and converted into a new shed-roof style addition with a lower roof attachment.
- PW/PU
  - Separate Water/Sewer Taps
- Held an ARB Work Session and will require ARB Certificate of Appropriateness

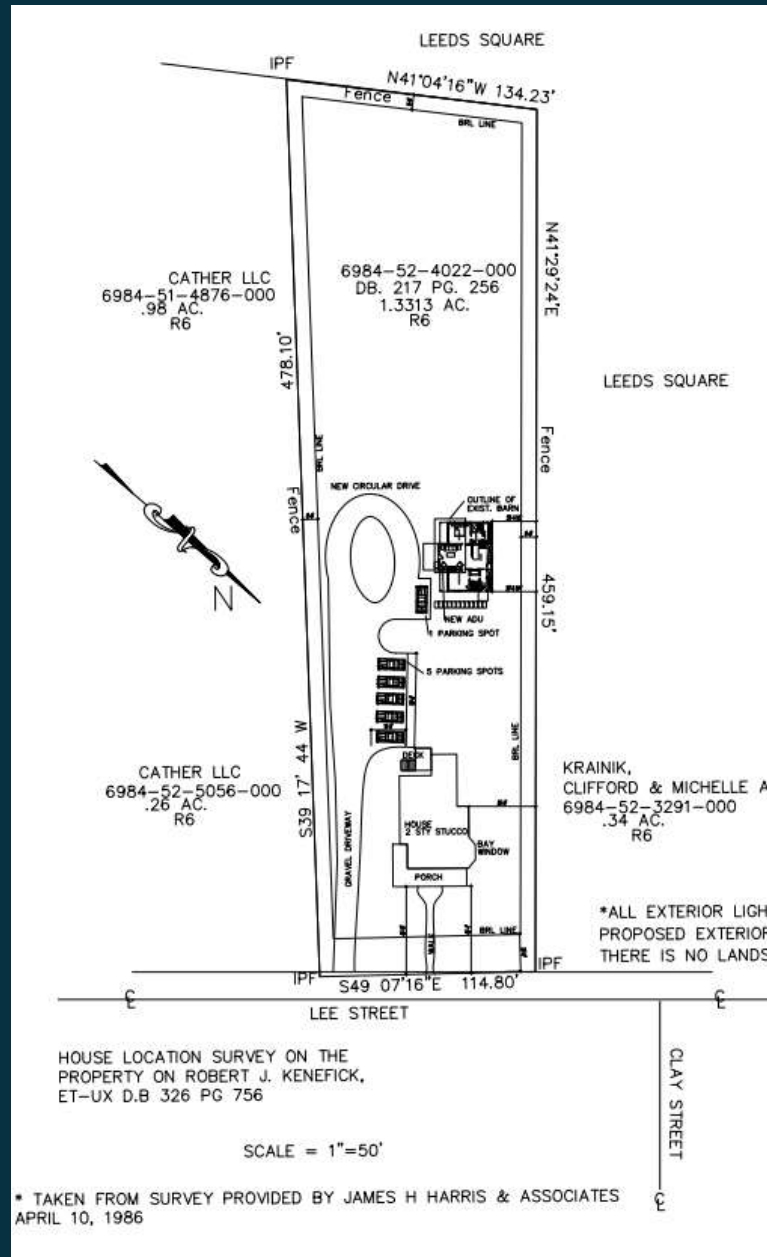
# Existing House



# Existing Barn



# SUP Plan



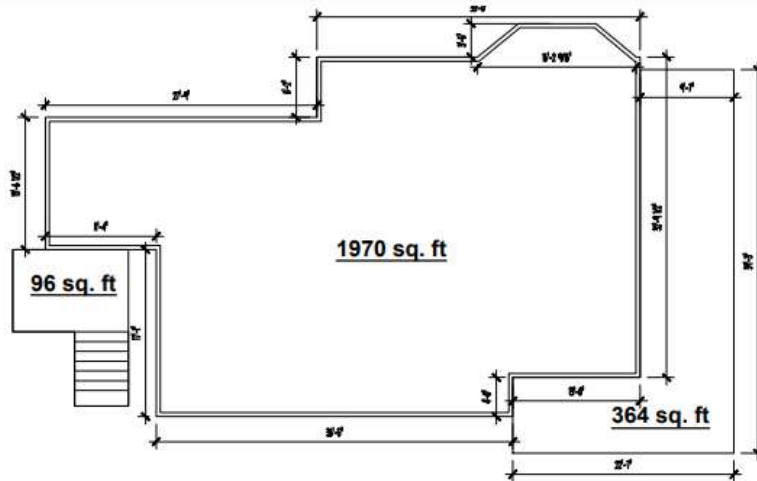
# Elevations



Lee 8/18/2023

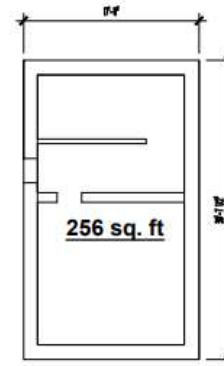


# Elevations



**EXISTING MAIN LEVEL PLAN**

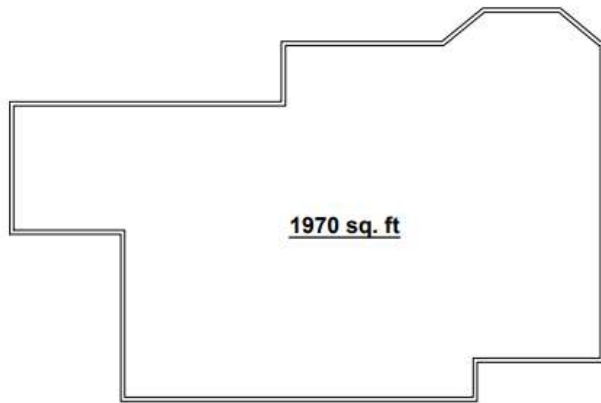
SCALE:  $\frac{1}{16}'' = 1'-0''$



**BASEMENT LEVEL PLAN**

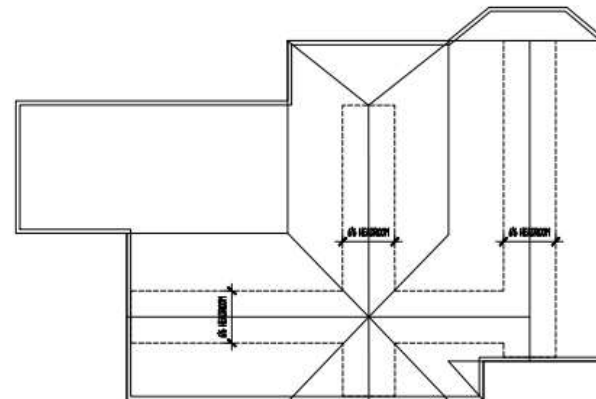
SCALE:  $\frac{1}{16}'' = 1'-0''$

**PER COUNTY TAX RECORDS**  
 Basement: 256 sq. ft.  
 Main Floor: 1970 sq. ft.  
 2nd Floor: 1970 sq. ft.  
**Total: either 3940 or 4196 sq. ft.**  
 Allowable ADU square footage:  
 3940 x .25 = 985 sq. ft.  
 4196 x .25 = 1049 sq. ft.



**EXISTING UPPER LEVEL PLAN**

SCALE:  $\frac{1}{16}'' = 1'-0''$



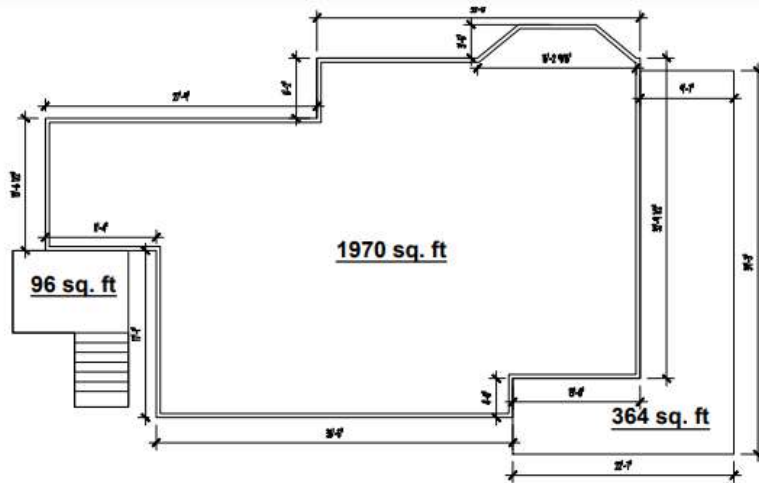
**EXISTING ATTIC PLAN**

SCALE:  $\frac{1}{16}'' = 1'-0''$

226 E LEE STREET  
 Warrenton VA 20186  
 Drawings by: LLB Design

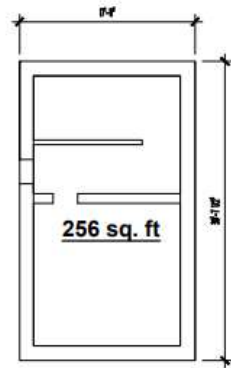
EXISTING SQUARE FOOTAGE **1**

# Elevations



**EXISTING MAIN LEVEL PLAN**

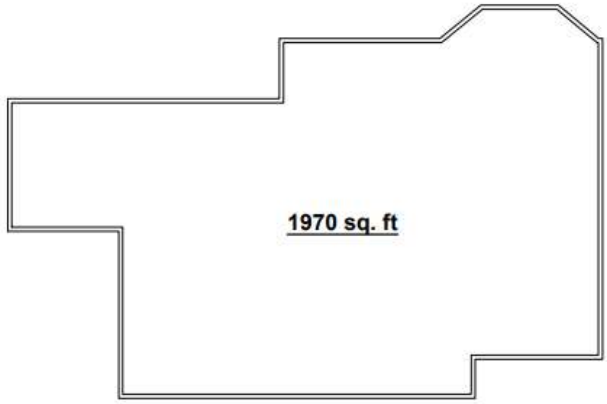
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**BASEMENT LEVEL PLAN**

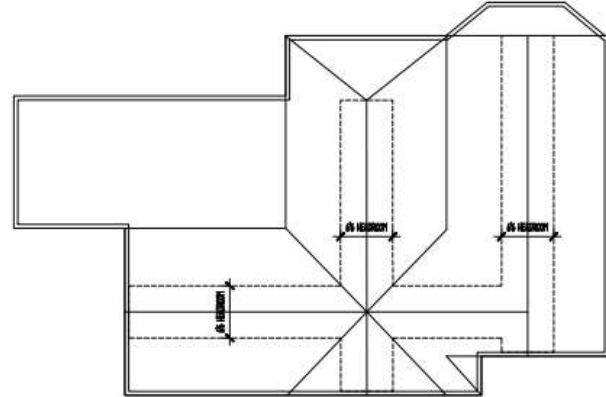
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**EXISTING UPPER LEVEL PLAN**

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**EXISTING ATTIC PLAN**

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EXISTING SQUARE FOOTAGE **1**

# Elevations

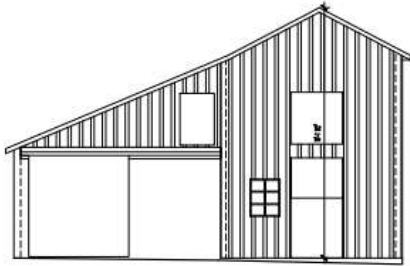


226 E LEE STREET  
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Drawings by: LLB Design

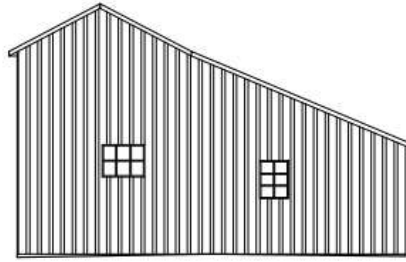
EXISTING ELEVATIONS 2

# Elevations



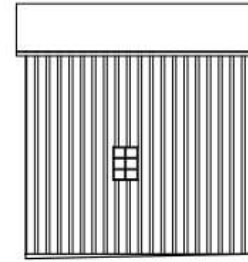
**FRONT ELEVATION**

SCALE:  $\frac{1}{8}'' = 1'-0''$



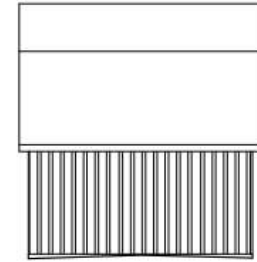
**BACK ELEVATION**

SCALE:  $\frac{1}{8}'' = 1'-0''$



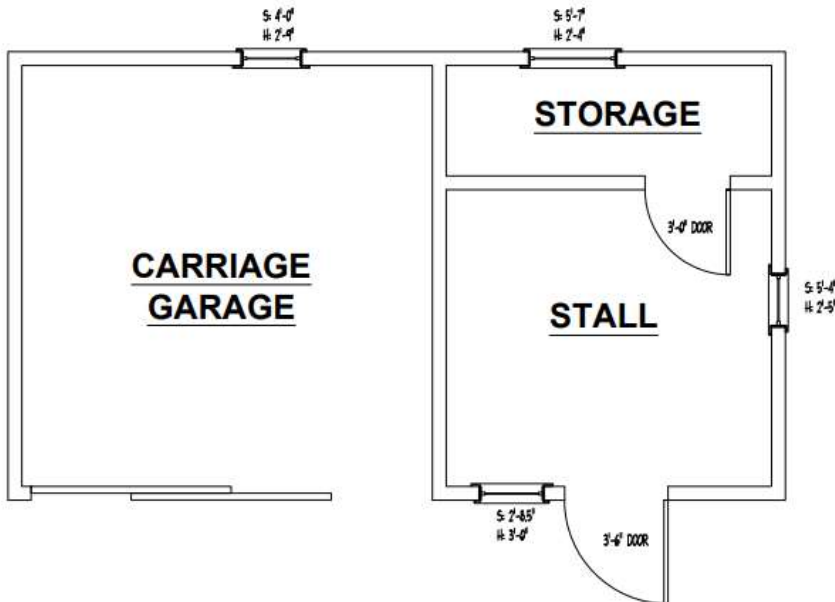
**RIGHT SIDE ELEVATION**

SCALE:  $\frac{1}{8}'' = 1'-0''$



**LEFT SIDE ELEVATION**

SCALE:  $\frac{1}{8}'' = 1'-0''$



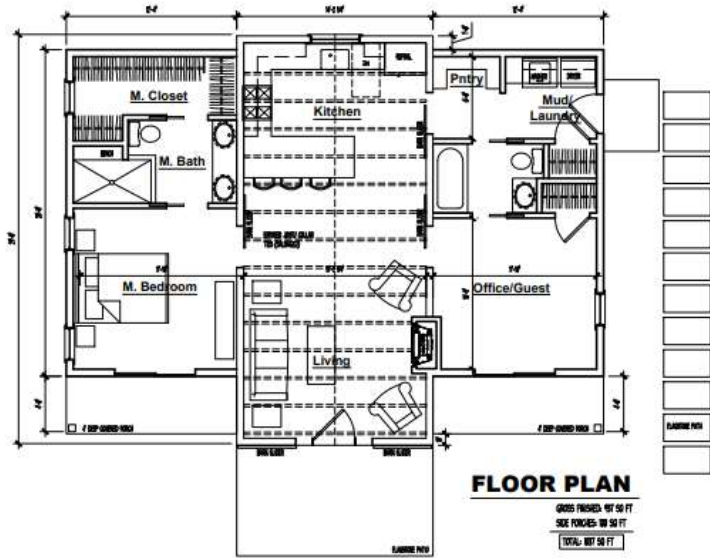
## **EXISTING BARN PLAN**

Total: 458 sq. ft.

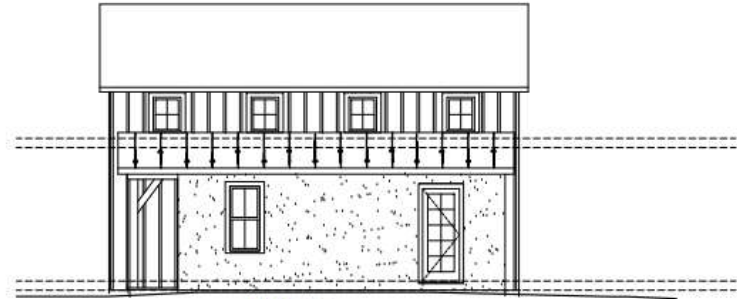
SCALE:  $\frac{1}{4}'' = 1'-0''$

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EXISTING SQUARE FOOTAGE **3**

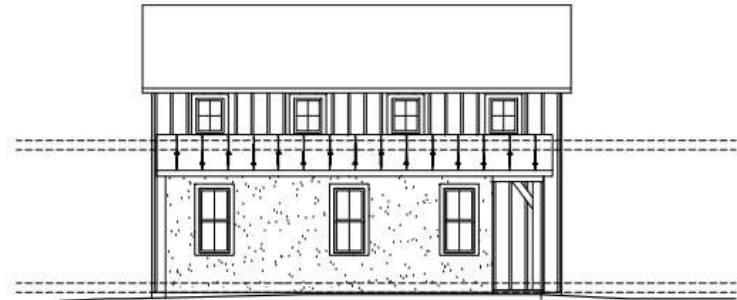
# Elevations



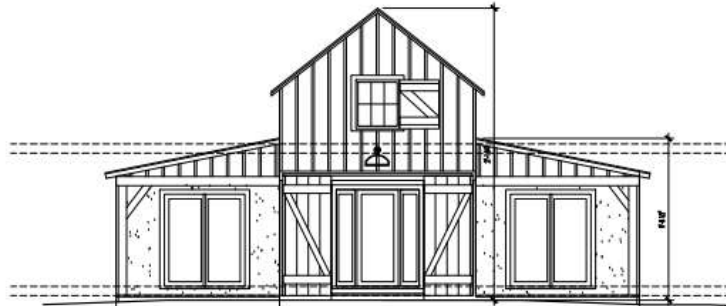
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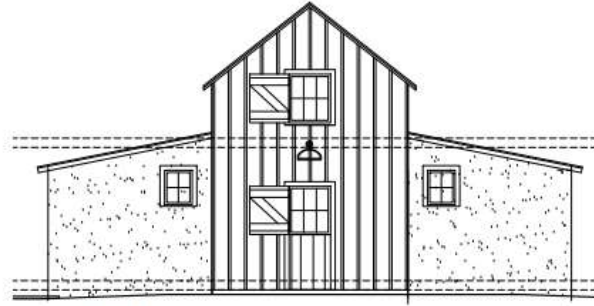
**SIDE A**



**SIDE B**



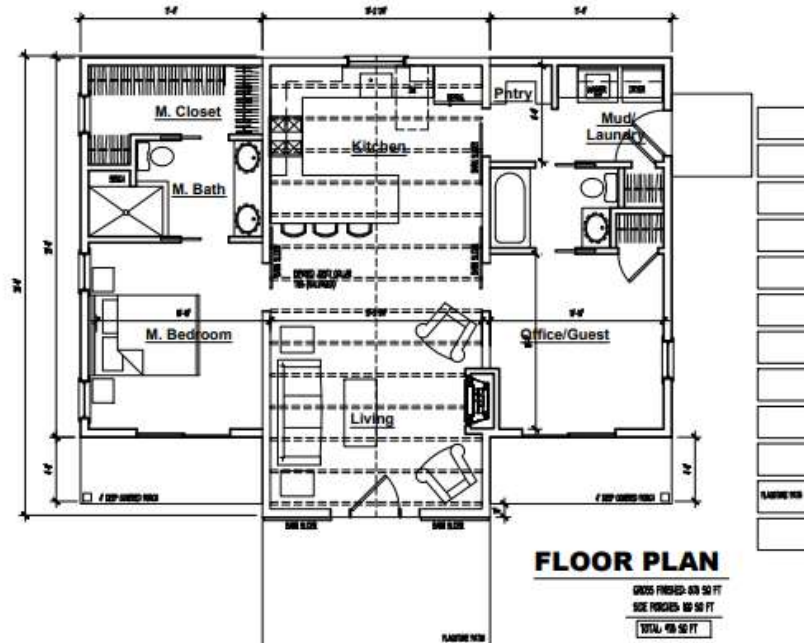
**FRONT**



**REAR**

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**SCHEMATIC PLANS**

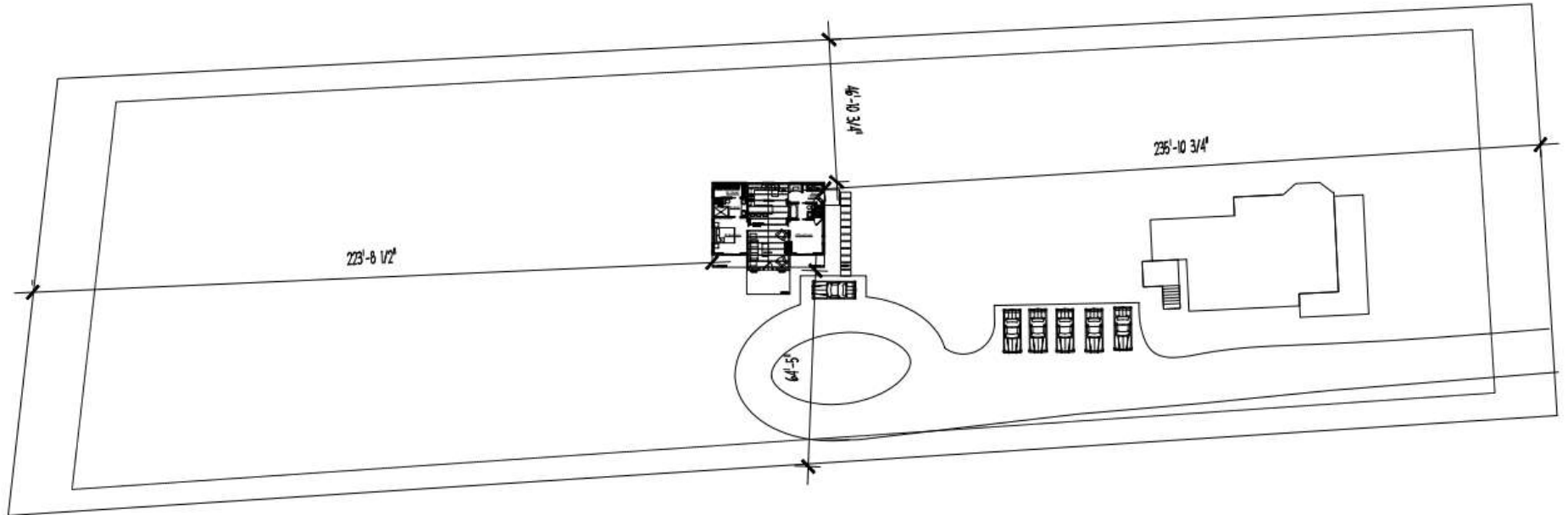
# Elevations



PER COUNTY TAX RECORDS  
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SCHEMATIC PLANS **ALT**

# Elevations



226 E LEE STREET  
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Drawings by: LLB Design  
SITE PLAN

# Zoning Ordinance

- Zoning Ordinance: Article 9-1 – Accessory Structures and Uses
  - Requires a minimum primary residence square footage.
  - Restricts allowable square footage
  - The additional accessory structures are all included in the allowable square footage of the overall parcel. (Examples include Sheds, Carports, Pools, etc.)



# Staff Recommendation

- Hold Work Session
- Direct Applicant/Staff Next Steps
- 100-Day: November 28, 2023 – March 7, 2024



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