

KENT ALBERTO BAEZ
KENT CAPITAL VENTURES LLC
1510 CLARENDON BLVD, APT 1213
ARLINGTON, VA 22209
+12029939068

TOWNSHIP OF WARRENTON
ATTN: COMMUNITY DEVELOPMENT DEPARTMENT
21 MAIN STREET
WARRENTON, VA 20186
+15403471101 EXT 310

LETTER OF JUSTIFICATION FOR WARRENTON, VA 20186

- THE PROPERTY INTEREST IN TM #6984-55-1596 LOCATED ON THE INTERSECTION OF ALEXANDRIA PIKE AND ALEXANDRIA PLACE WAS ACQUIRED BY KENT ALBERTO BAEZ THROUGH HIS VIRGINIA-BASED LIMITED LIABILITY COMPANY - KENT CAPITAL VENTURES LLC - FOR THE PURPOSE OF CONSTRUCTING A SINGLE-FAMILY RESIDENCE THAT HE WILL RESIDE IN AFTER COMPLETION. THIS VARIANCE IS BEING REQUESTED IN GOOD FAITH WITHOUT ANY ADVERSE HARDSHIP IMPOSED ON THE PROPERTY OWNER.
- THE TOTAL SIZE OF THE PLAT IS 0.2088 AC, THE TOTAL IMPACTED SIZE OF THE PLAT WILL BE 0.04 AC OR LESS (2,000 SQ FEET OR LESS - 0.027 AC TO BE EXACT) FOR THE DWELLING STRUCTURE. THEREFORE, THERE WILL BE NO SUBSTANTIAL DETRIMENT TO ADJACENT OR NEARBY PROPERTIES.
- DUE TO THE SIZE OF THIS PLAT, I AM REQUIRED TO APPLY FOR A VARIANCE BECAUSE THIS PLAT IS UNABLE TO MEET THE MINIMUM SETBACKS DESIGNATED WITHIN 3-4.2.4 LOT AND YARD REGULATIONS.
- THE GRANTING OF THIS VARIANCE DOES NOT RESULT IN A USE THAT IS OTHERWISE PERMITTED FOR R-10 RESIDENTIAL ZONING. THIS STRUCTURE WILL BE A SINGLE-FAMILY RESIDENCE.
- DUE TO THE SIZE OF THIS PLAT, I AM REQUIRED TO APPLY FOR A VARIANCE BECAUSE THIS PLAT IS UNABLE TO MEET THE MINIMUM SETBACKS DESIGNATED WITHIN 3-4.2.4 LOT AND YARD REGULATIONS. THEREFORE, A SPECIAL USE PERMIT PROCESS IS NOT APPLICABLE.
- STRUCTURAL DIMENSIONS - SINGLE-FAMILY RESIDENCE

- Depth : 33' 8"
- Height : 28' 6"
- Width : 47'
- Main Ceiling : 8'
- Upper Ceiling Ft : 8'
- Area Total : 1188 sq/ft
- Basement : 843 sq/ft
- Garage : 348 sq/ft
- Main Floor : 843 sq/ft
- Upper Floor : 345 sq/ft

// SIGNED //

Kent Baez
KENT ALBERTO BAEZ

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, Kent Alberto Baez / Kent Capital Ventures LLC am the owner of the property listed below and I certify that I have granted, Bethel Builders LLC as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

Alexandria Pike and Alexandria Place, Warrenton, VA

for the land use application of TM #6984-55-1596 - Single-Family Residence

Signature of Property Owner: [Signature] Date: 30 JUN 2022

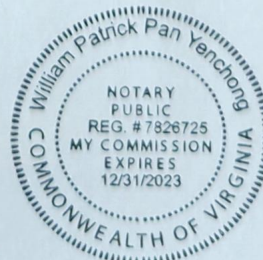
(FOR NOTARY USE ONLY)

State/District of Virginia City/Town/County of Arlington
a Notary Public in and for the aforesaid hereby certify that the following person:

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

Notary Signature: [Signature] Registration Number: 7826725

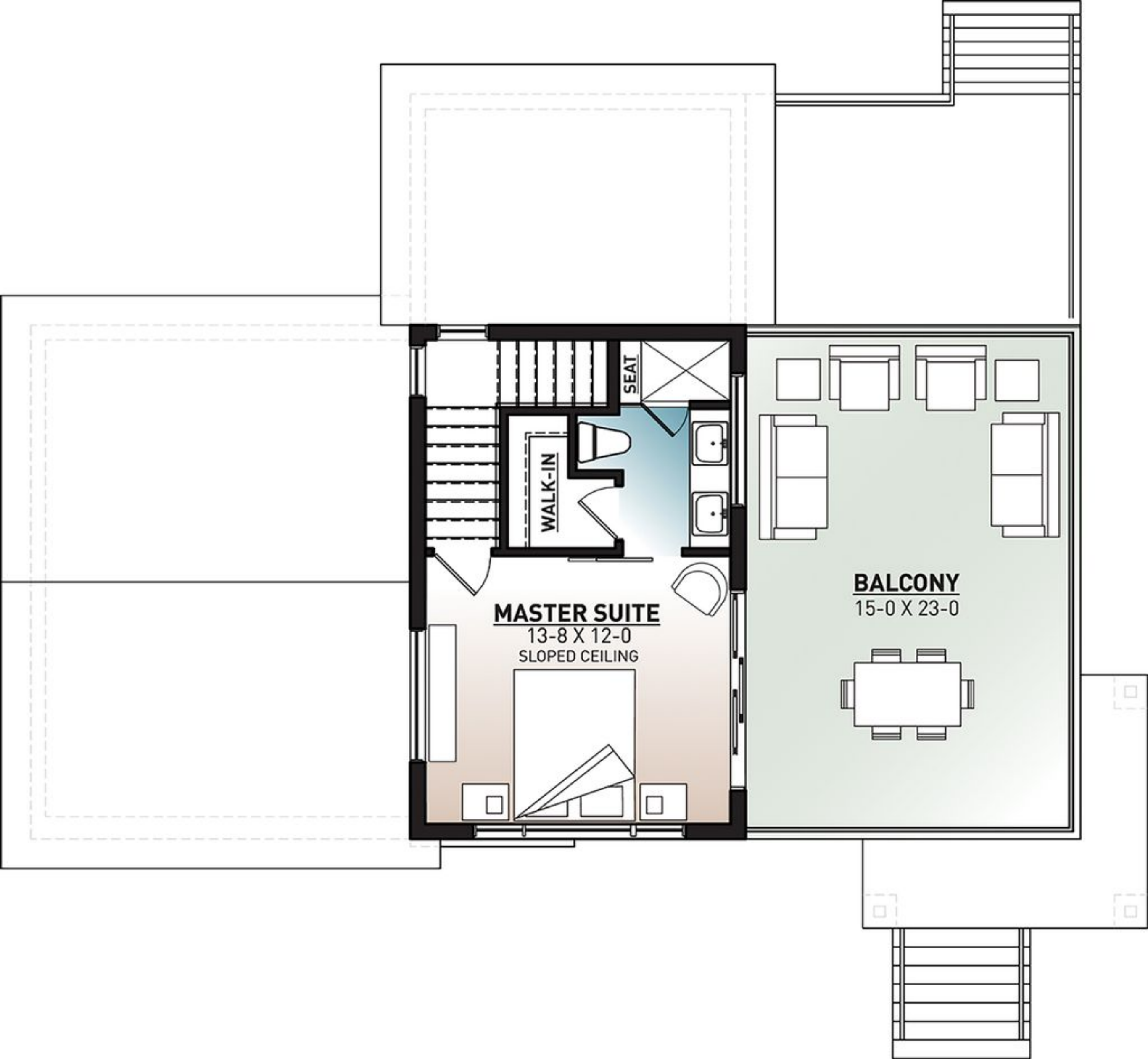
My Commission Expires: 12/31/2023







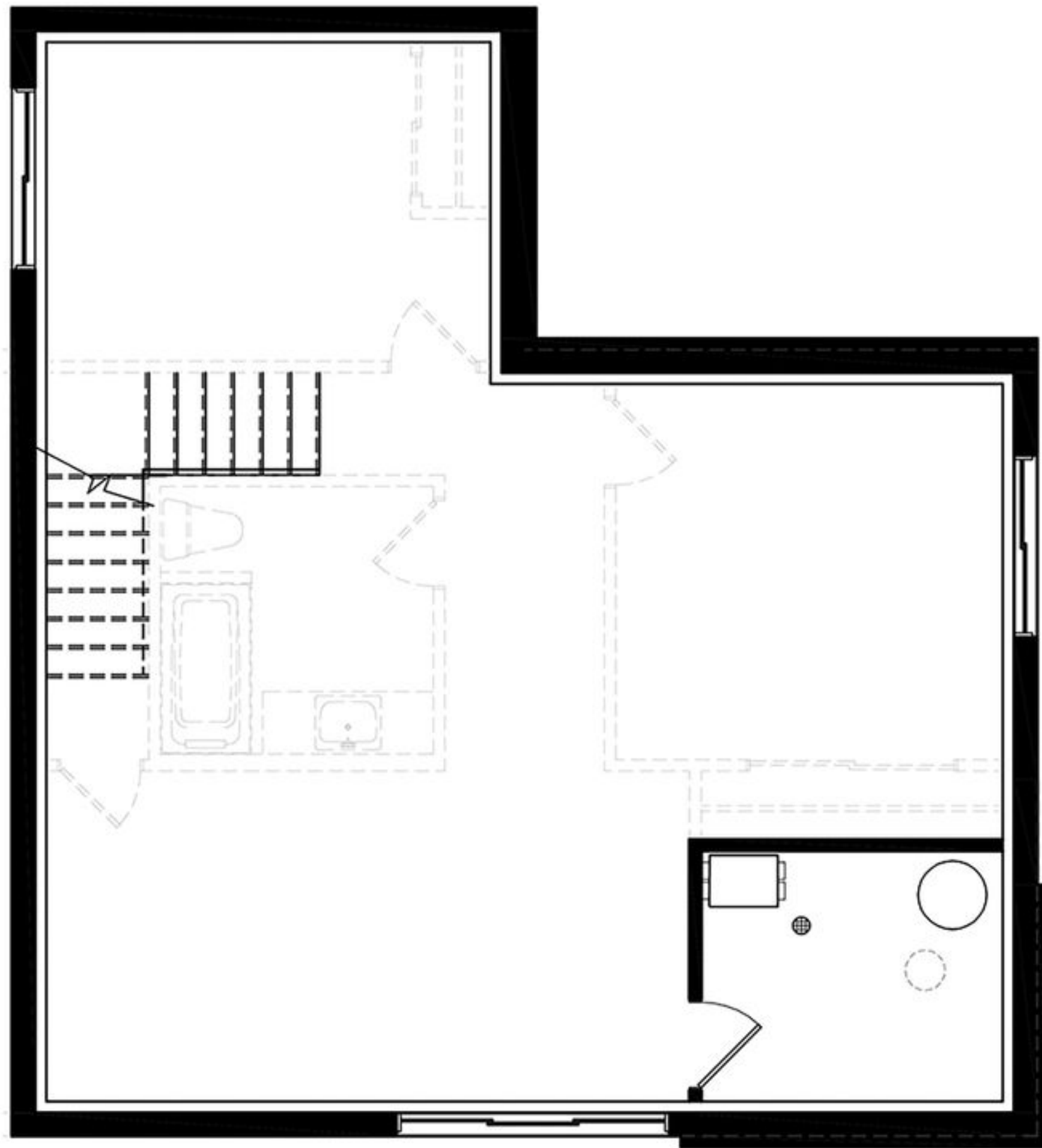


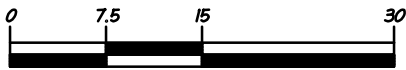


MASTER SUITE
13-8 X 12-0
SLOPED CEILING

BALCONY
15-0 X 23-0

FUTURE FINISHED BASEMENT ADDS
843 SQ. FT. TO THE HEATED
SQUARE FOOTAGE

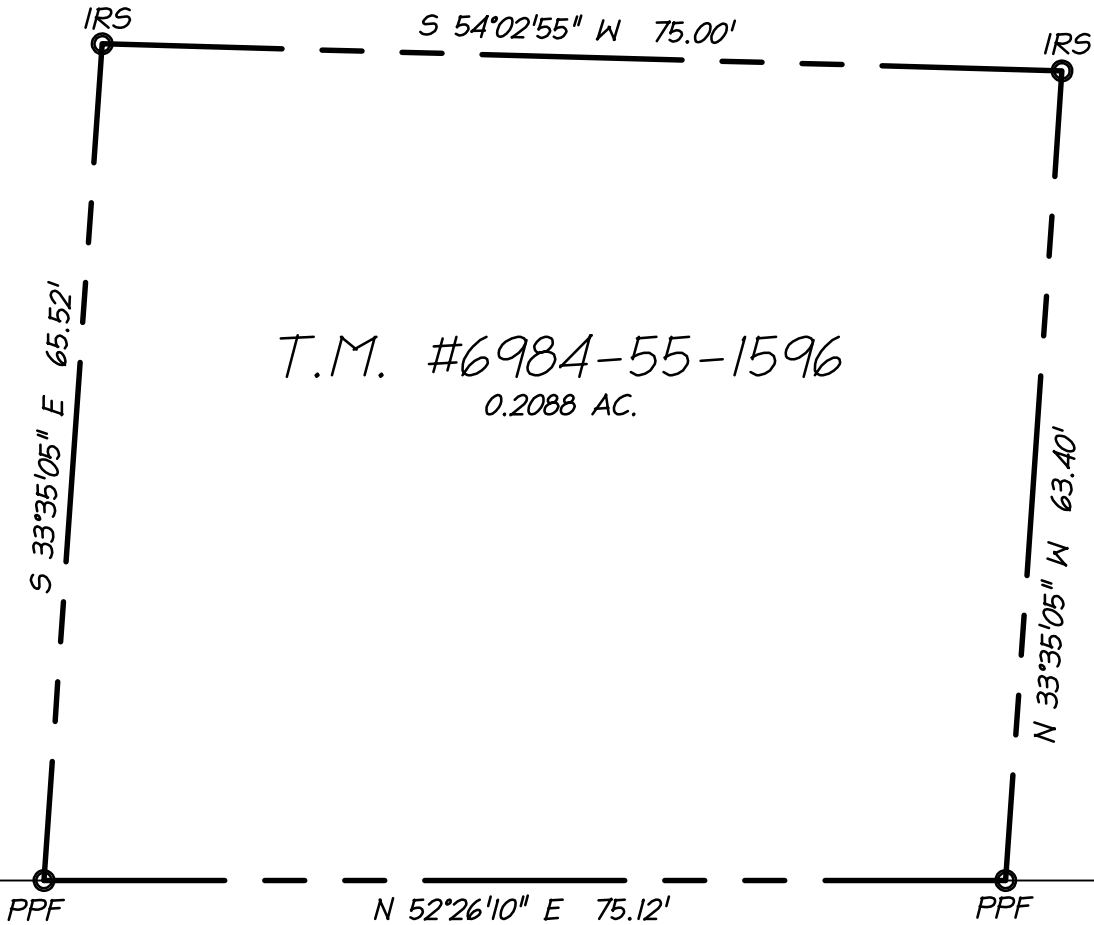




SCALE: 1" = 15'

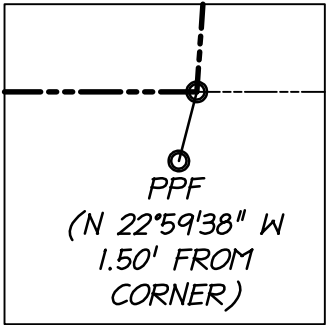
N/F
CTR LP.
T.M. #6984-55-4365
DEED BOOK 1557 PAGE 289

RECORD NORTH
DEED BOOK 1557 PAGE 289



CORNER DETAIL:
(N.T.S.)

ALEXANDRIA PIKE
(50' R.O.W.)


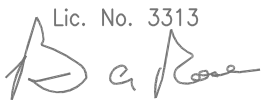


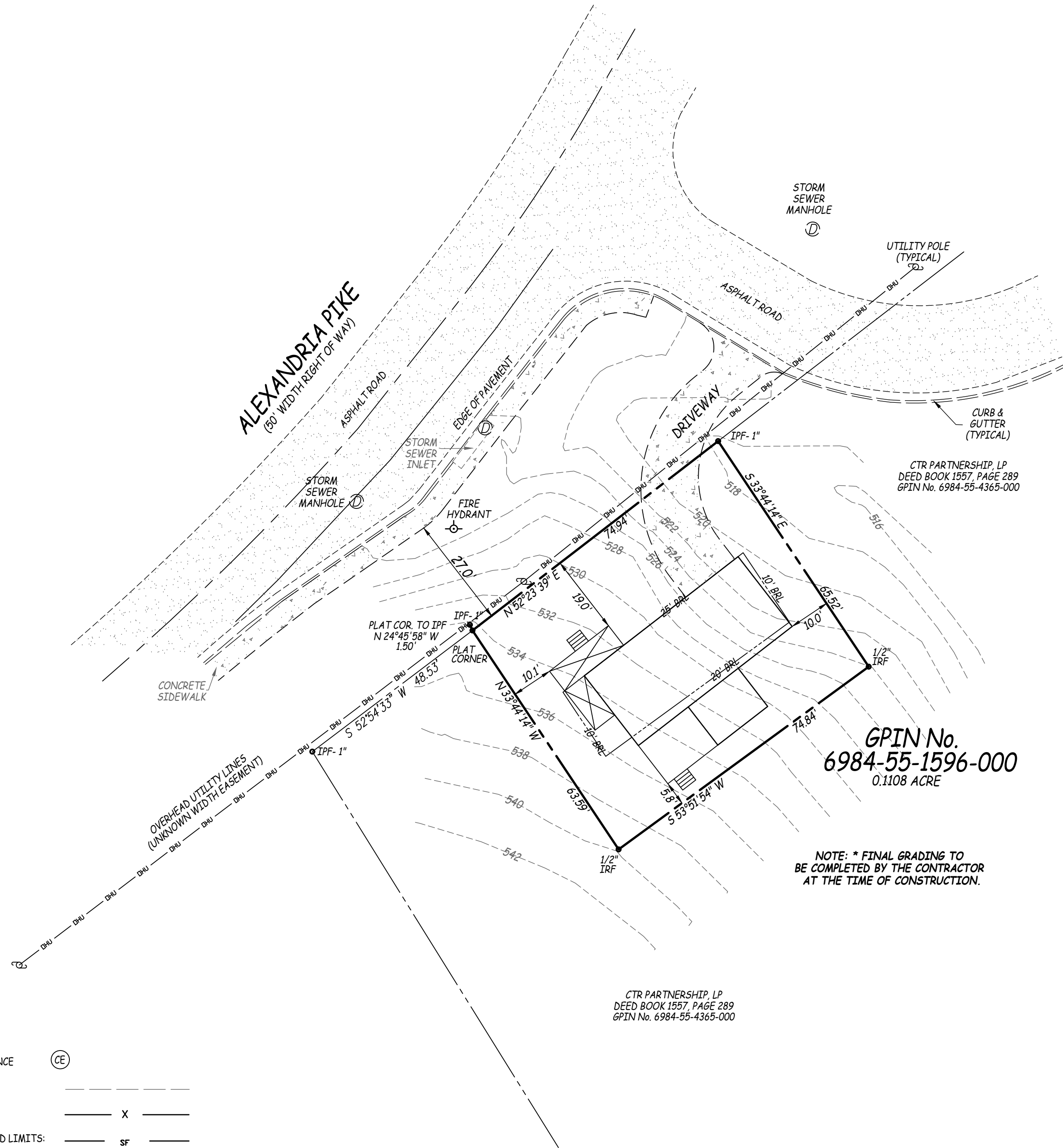
LEGEND:

R.O.W. RIGHT OF WAY
IRS IRON ROD SET
PPF PINCH PIPE FOUND

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS OF RECORD MAY NOT NECESSARILY BE SHOWN. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON THE FAUQUIER COUNTY, VIRGINIA TAX ASSESSMENT MAP AS PARCEL ID No. 6984-55-1596.
3. THE PROPERTY SHOWN HEREON IS NOW OR FORMERLY IN THE NAME OF FLETCHERVILLE LC. AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN DEED BOOK 1544 PAGE 92.
4. THE PROPERTY SHOWN HEREON HAS NOT YET BEEN ASSIGNED A PHYSICAL ADDRESS.

<div><div>LEGACY ENGINEERING</div><div>419 CHATHAM SQUARE OFFICE PARK FREDERICKSBURG, VA 22405 WWW.LEGACY-ENG.COM 540.373.8350 (p) 540.369.4499 (f) DATE: 04/06/22 SCALE: 1" = 15'</div></div>	<div>PLAT OF SURVEY</div> <div>THE LAND OF FLETCHERVILLE LC T.M. #6984-55-1596</div> <div>DEED BOOK 196 PAGE 313 DEED BOOK 1557 PAGE 289 MARSHAL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA</div>	<div>COMMONWEALTH OF VIRGINIA</div> <div>04/06/2022 BRUCE A. REESE Lic. No. 3313</div> <div> LAND SURVEYOR</div>
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- NOTES:**
1. NO TITLE REPORT FURNISHED.
 2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHT OF WAYS OF PUBLIC RECORD.
 3. ALL CONSTRUCTION SHALL CONFORM TO VDOT AND FAUQUIER COUNTY STANDARDS AND SPECIFICATIONS.
 4. SITE IS 100% WOODED.
 5. TOPOGRAPHIC SURVEY PERFORMED BY THE UNDERSIGNED BASED ON COUNTY GIS DATUM.
 6. VA NORTH: SURVEY REFERENCE TO THE VIRGINIA NORTH COORDINATE SYSTEM.
 7. THE CONTRACTOR IS TO NOTIFY MISS UTILITY PRIOR TO ANY CONSTRUCTION FOR THE COMPLETE AND EXACT LOCATION OF ALL UNDERGROUND UTILITIES. 1-800-552-7001
 8. THERE ARE NO EXISTING BUILDINGS ON THE LOT.
 9. PROPERTY IS ZONED R-10 (TOWN OF WARRENTON) THE SETBACKS ARE:
FRONT: 25' (FROM R/W)
SIDE: 10'
REAR: 20'
 10. ADDITIONAL SILT FENCE TO BE PLACED BY CONTRACTOR AS NECESSARY.
 11. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY AND PLATS OF RECORD.
 12. PROPERTY SHOWN ON FAUQUIER COUNTY GPIN No. 6984-55-1596-000.
 13. LOT IS TO BE SERVICED BY PUBLIC SEWER & PUBLIC WATER.
 14. THE EROSION AND SEDIMENT CONTROL/STORM WATER MEASURES WILL CONFORM TO THE REQUIREMENTS IN THE AGREEMENT IN LIEU AND STATE THE APPLICABLE REQUIREMENTS.

APPLICANT:
OWNER: KENT CAPITAL VENTURES, LLC
DEED BOOK 1721, PAGE 1974

PARCEL ID No. 6984-55-1596-000
PARCEL ZONING: R-10
OVERLAY DISTRICT: CHESAPEAKE BAY
PROPOSED USE: SINGLE FAMILY DWELLING
SITE AREA: 0.1108 ACRE OR 4,826 Sq.Ft.

IMPERVIOUS AREA:
PROPOSED HOUSE: 1,180 Sq.Ft.
PROPOSED DRIVEWAY: 297 Sq.Ft.
WALKS, PORCH, ETC.: 358 Sq.Ft.
TOTAL: 1,835 Sq.Ft.

IMPERVIOUS SURFACE RATIO: $\frac{1,835 \text{ Sq.Ft.}}{4,826 \text{ Sq.Ft.}} = 38.0\%$

DRAINFIELD PERMIT No.: _____
WETLANDS PERMITS REQUIRED: NO
WETLANDS WITHIN 100' OF SITE: NO

- LEGEND**
- CONSTRUCTION ENTRANCE: (CE)
- EXISTING 5' CONTOUR: _____
- DISTURBED LIMITS: _____ X _____
- SILT FENCE & DISTURBED LIMITS: _____ SF _____
- IRON PIPE FOUND: IPF
- BUILDING RESTRICTION LINE: BRL

REGISTERED LAND DISTURBER

NAME: _____

RLD ID No. _____

EXPIRATION DATE: _____

THIS SITE PLAN FOR PARCEL ID No. 6984-55-1596-000 WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF REXFORD L. OSTRANDER FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON 10-3-22; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. DATUM NAVD 1983.

**PRELIMINARY DRAWING
(NOT TO BE RECORDED)**

REVISION		DATE		NO.	

REXFORD L. OSTRANDER
LIC No. 001930

MANAGER:		CHKD BY:		CHKD BY:		DATE		FIELDBOOK NO.	
RLO	DESIGN BY:	MCP	DRAWN BY:	N/A	SURV. CHIEF:	10-25-22	N/A	N/A	

CLIENT

SCALE: 1" = 20'

0' 10' 20' 40' 60'

AXIS LAND SURVEYING, INC.
5753 COURTHOUSE ROAD
SPOTSYLVANIA, VA 22551
(540) 895-5011 (540) 842-7089
AXISLANDSURVEY@AOL.COM

PLAT SHOWING SITE PLAN
GPIN No. 6984-55-1596-000
KENT CAPITAL VENTURES, LLC
PROPERTY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

SHEET NO. 1 OF 1
JOB NO. 22-351

- NOTES:
1. NO TITLE REPORT FURNISHED.
 2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHT OF WAYS OF PUBLIC RECORD.
 3. ALL CONSTRUCTION SHALL CONFORM TO VDOT AND FAUQUIER COUNTY STANDARDS AND SPECIFICATIONS.
 4. SITE IS 100% WOODED.
 5. TOPOGRAPHIC SURVEY PERFORMED BY THE UNDERSIGNED BASED ON COUNTY GIS DATUM.
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 10. ADDITIONAL SILT FENCE TO BE PLACED BY CONTRACTOR AS NECESSARY.
 11. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY AND PLATS OF RECORD.
 12. PROPERTY SHOWN ON FAUQUIER COUNTY GPIN No. 6984-55-1596-000.
 13. LOT IS TO BE SERVICED BY PUBLIC SEWER & PUBLIC WATER.
 13. PROPERTY APPEARS TO LIE WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBER 51061C 0306C & 51061C 0308C , EFFECTIVE DATE: FEBRUARY 6, 2008.
 14. THE EROSION AND SEDIMENT CONTROL/STORM WATER MEASURES WILL CONFORM TO THE REQUIREMENTS IN THE AGREEMENT IN LIEU AND STATE THE APPLICABLE REQUIREMENTS.

APPLICANT:
OWNER: KENT CAPITAL VENTURES, LLC
DEED BOOK 1721, PAGE 1974

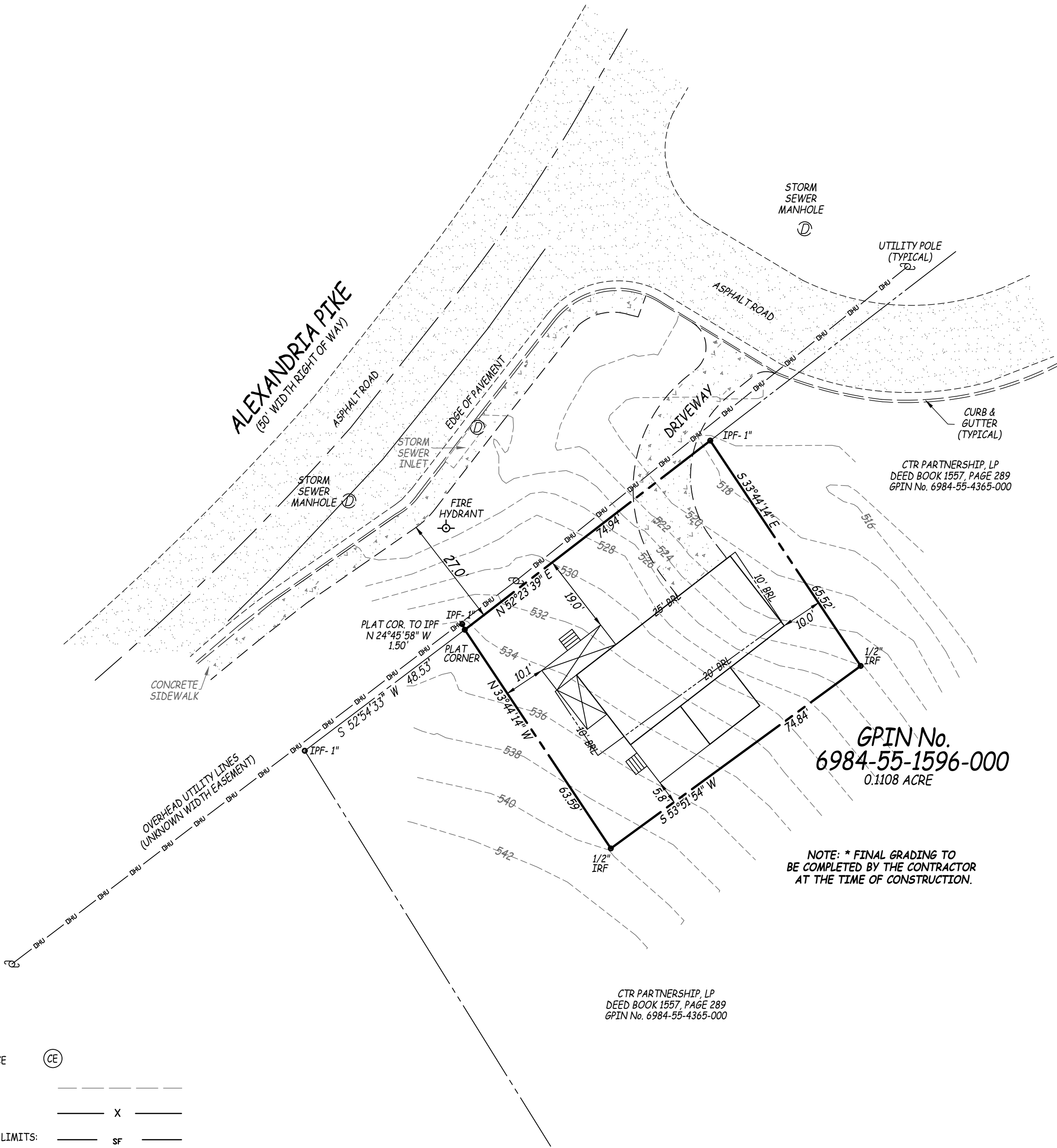
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DRAINFIELD PERMIT No.: _____
WETLANDS PERMITS REQUIRED: NO
WETLANDS WITHIN 100' OF SITE: NO

REVISION	NO.	DATE							
<div>COMMONWEALTH OF VIRGINIA REXFORD L. OSTRANDER LIC No. 001930 LAND SURVEYOR</div>									
MANAGER:	RLO	DESIGN BY:	CHKD BY:	DRAWN BY:	MCP	SURV. CHIEF:	N/A	DATE	10-25-22
CLIENT								FIELDBOOK NO.	N/A
<div>SCALE 1" = 20' 10' 20' 40' 60'</div>									
<div>AXIS LAND SURVEYING, INC. 5753 COURTHOUSE ROAD SPOTSYLVANIA, VA 22551 (540) 895-5011 (540) 842-7089 AXISLANDSURVEY@AOL.COM</div>									
<div>PLAT SHOWING SITE PLAN GPIN No. 6984-55-1596-000 KENT CAPITAL VENTURES, LLC PROPERTY TOWN OF WARRENTON FAUQUIER COUNTY, VIRGINIA</div>									
SHEET NO. 1 OF 1									
JOB NO. 22-351									



- LEGEND
- CONSTRUCTION ENTRANCE (CE)
- EXISTING 5' CONTOUR: _____
- DISTURBED LIMITS: _____ X _____
- SILT FENCE & DISTURBED LIMITS: _____ SF _____
- IRON PIPE FOUND: IPF
- BUILDING RESTRICTION LINE: BRL

REGISTERED LAND DISTURBER

NAME: _____

RLD ID No. _____

EXPIRATION DATE: _____

THIS SITE PLAN FOR PARCEL ID No. 6984-55-1596-000 WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF REXFORD L. OSTRANDER FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON 10-3-22; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. DATUM NAVD 1983.

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