

Our Vision

A world where everyone has a decent place to live.



Our Mission

Seeking to put God's love in action, Habitat for Humanity brings people together to build homes, community and hope.

We build strength, stability, self-reliance and shelter.

Statement of Justification for 97 Horner Street

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the Ordinance would:

1. Unreasonably restrict utilization of the property, or
2. that granting the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the Ordinance, or
3. alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability.

Answer:

2. The house's orientation was turned away from Horner Street because it faced the town wall, looking up to Horner Street with an original setback of about three feet. The cut in the wall to access the home is town owned and does not provide safe access to a walkable spot, stepping directly into traffic. The driveway has always resided on Fourth Street. 59 N Fourth Street and 70 High Street both have two street frontages and both have fencing on the property. 97 Horner appears to be the only property in the vicinity with three street frontages.

- a) 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 Habitat partner family who moved into this home did not have a choice in the location of the home built for their needs. Nor did Habitat create the shape of the lot. The previous home had three frontages. The unusual characteristic of the original home is it faced directly into a wall, approximately 8 feet below the grade of the road, creating a dangerous situation. If there was a car accident in front of the original home, it was indeed possible for a car to land on the home. The new home was set farther away from the wall at a distance of 15+ feet.

- b) The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Fauquier Habitat will employ a surveyor to create a line of site for the corner of Haiti Street and Horner Street to determine the setback required to see the corner. If the surveyor recommends a reduction in height to 5 feet, Habitat will reduce the height.

- c) The condition or situation of the property is not of so general or recurring of a nature as to be adopted as an amendment to the Ordinance

97 Horner Street appears to be the only home with frontage on three different streets.

- d) 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.

The residential use of the property will continue. This cannot change because the land is held in the Virginia Statewide Community Land Trust

- e) 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.

There is no special use permit for this situation. The only option is a variance.



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
<input type="checkbox"/> Amendment to Existing Approved Application? If Yes, List Application _____			

Project Description

Project Name: Privacy Fencing
Property Address (if no address, give closest cross street): 57 N. Fourth St Warrenton - formerly 97 Horner St.
Purpose of Request: _____

Zoning District: _____ Total Acres: _____ Acres for Proposed Use: _____
Parcel Identification Number(s): 6984-43-9745

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Fauquier Habitat For Humanity
Address: 98 Alexandria Pike Suite 43 Warrenton 20186
Phone: 540 341 4952 x106 Email: melanieburch@faquierhabitat.org

All Current Applicants (if different then owner):

Name & Company: Fauquier Habitat For Humanity
Address: 98 Alexandria Pike Suite 43 Warrenton 20186
Phone: 540 341 4952 x106 Email: melanieburch@faquierhabitat.org

Representative (if different then owner/applicant):

Name & Company: Melanie Burch
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: Melanie Burch
Print Owner's Name: Melanie Burch

Applicant's Signature & Date: _____
Print Applicant's Name: _____



Town of Warrenton, VA

Aug 16, 2023

BZA-23-3

Initial Permit Fee

Board of Zoning Appeals Variance or Appeal

Status: Paid**Became Active:** Jul 26, 2023**Invoice:** 17205**Completed:** Aug 16, 2023

Applicant

Melanie Burch
 melanieburch@fauquierhabitat.org
 98 Alexandria Pike
 Suite 43
 Warrenton , VA 20186
 540-341-4952 x 106

Primary Location

97 HORNER ST
 WARRENTON, VA 20186

Owner:

FAUQUIER HABITAT FOR HUMANITY INC
 98 ALEXANDRIA PIKE #43 WARRENTON, VA
 20186

Fees

Variance	\$400.00
Total Fees	\$400.00

Payments

Date	Method	Note	Amount
Aug. 16, 2023	Check #3674		\$400.00

Comments

Melanie Burch, Aug 15, 2023

I will bring a check today