# 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**

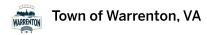
**Department of Community Development** 

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	
Commission Permit (§2232)	Administrative Appeal	Concept Plan Review Record / Vacate Plat
Comprehensive Plan	As-Built	Easement Plat Site Development Plan
Amendment	Bond Release/ Reduction	Final Plat 💹 Variance
Special Use Permit	Bond Extension	Preliminary Plat Waiver, Administrative
Rezoning	Boundary Adjustment	Re-approval of Plat Waiver/Exception, Legislative
Amendment to Existing Ap	pproved Application? If Yes, Lis	t Application
Project Description		
Project Name: Privacy	enring	
Property Address (if no addres	ss, give closest cross street)	M N Frank St Warrenton - farmed
Purpose of Request:		57 N. Fourth St Warrenton - Formuch 97 Horner St.
N		
Zoning District:	Total Acres:	Acres for Proposed Use:
Parcel Identification Number(s	1: 6984-43-974	5
	`	
Contact Information (Attach s	eparate page if necessary)	
All Current Owners		
Name & Company: Touquier	Habitat For Hungan	4.3
Address: 98 alexandria P	the State Us I A come	10 10 10 10 10 10 10 10 10 10 10 10 10 1
Phone 510 341 4952 x1	Email: 100 place	burch Dfauguier habitat. Org
•		and or (v) tradition was transfer of
All Current Applicants (if diffe	<u> </u>	
Name & Company: Fauguit	r Habitat for Hum	anty
Address: 98 alexandri	r Pike Svote 43 War	renton 20186
Phone: 510 341 4952 X	66 Email: Melan	reburcha fauguierhabibat.org
Representative (if different th		. 0
Name & Company:   \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
Address:	2.Jul (10	
Phone:	Email:	
OWNER(S) AFFIDAVIT (Original have read this application, understand its		rthermore, I have the power to authorize and hereby grant permission for Town of
		enter the property to process this application.
APPLICANT(S) AFFIDAVIT (Orig		hat all tests, studies, and other requirements of the Town of Warrenton Zoning
		igencies will be carried out at my expense. I understand that the Town may deny,
approve or conditionally approve that for		
し入れれた	1. A.	
Owner's Signature & Date	MW Applica	ant's Signature & Date:
NA IN	M. Buch	

8/16/23, 10:02 AM OpenGov



Aug 16, 2023

BZA-23-3

# **Initial Permit Fee**

**Board of Zoning Appeals Variance or Appeal** 

Status: Paid

**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

Became Active: Jul 26, 2023

### **Owner:**

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

### **Fees**

Total Fees	\$400.00
Variance	\$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