



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: Haiti Street Revitalization Phase One

Property Address (if no address, give closest cross street): 130, 132, 134 Haiti St Warrenton VA 20186

Purpose of Request: To subdivide the lot and building into three parcels creating a fee-simple sale of the triplex enabling sales to Habitat for Humanity homebuyers. Condomization of the triplex is cost-prohibitive for three units sold to families in low- to moderate-income AMI.

Zoning District: Ward 2

Total Acres:

Acres for Proposed Use:

Parcel Identification Number(s): 6984-44-8436-000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Fauquier Habitat for Humanity, Inc.

Address: 98 Alexandria Pike Suite 43, Warrenton VA 20186

Phone: 540-341-4952

Email: melanieburch@fauquierhabitat.org

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:



Applicant's Signature & Date: _____

Print Owner's Name: Melanie C. Burch, President

Print Applicant's Name: _____

FAUQUIER HABITAT FOR HUMANITY, INC.

6984-44-8436-000

APPLICATION FOR VARIANCE

FILE NO. _____

BACKGROUND

The subject property is zoned Residential and historically has served as a triplex. The former triplex needed to be razed as its condition had deteriorated to a point where it was no longer inhabitable.

The Applicant erected a new triplex on the existing footprint; however, we need to establish lot lines to correspond with the three units to effectuate placing deserving families in their new homes.

The middle unit, being connected by a party wall to the two end units, requires us to address side setbacks vis a vis the other units. Further, the project will also need to address lot size and frontage issues under existing zoning requirements.

The Applicant seeks a variance for lot size, lot frontage and side setbacks (Section 2-14 of the Town of Warrenton Zoning Ordinance).

STATEMENT OF JUSTIFICATION

“The Board of Zoning Appeals shall grant a variance if the applicant proves, by a preponderance of the evidence, that the strict application of the terms of the Ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to the physical condition relating to the property or improvements thereon at the time of the effective date of the Ordinance.” Town of Warrenton Zoning Ordinance Section 11-3.11.1.

- Your Applicant submits that 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 Applicant submits that the granting of the variance will not be of substantial detriment to the adjacent property and nearby properties in the proximity of that geographical area.
- The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.
- 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.
- Lastly, 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.

Town of Warrenton Zoning Ordinance, Section 11-3.11.

COMPREHENSIVE PLAN

The proposed use is in conformance with the Town's Comprehensive Plan –

“Perhaps most importantly, the design of our community needs to support the needs of all residents and businesses through elements like attainable housing to encourage resident diversity and retention. These elements of community allow Warrenton to positively respond to the needs of its residents, ensuring that even through change we are still Warrenton: a community that deeply cares for all its members.” Plan Warrenton 2040, p. 4.

“Preserve established residential neighborhoods, while expanding housing options to ensure inclusive, attainable housing for all ages, incomes, and needs. Create walkable communities with shared open space developments compatible with existing uses in scale and character.” Plan Warrenton 2040, p. 5.

The Application is in accordance with the Housing Goals set out in the Comprehensive Plan.

H-1 Ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement.

H-3 Preserve existing neighborhoods and promote infill that supports the character and heritage of Warrenton.

H-4 Create regional partnerships to address and enhance attainable housing supply.

Plan Warrenton 2040, p. 13.

A Key Aspiration related to the Housing vision in the Comprehensive Plan is to:

“Allow for housing types that cater to the needs of a diverse community: include young families, professionals early in their careers, essential workforce (e.g. teachers and police officers), and those entering retirement.”

Furthermore, the Comprehensive Plan seeks to insure that “existing housing stock is improved and maintained to preserve established residential neighborhoods, . . . to ensure that the Town supports infill development that contributes to the Town’s small town feeling where neighbors know their neighbors.”

This Application also addresses the Comprehensive Plan’s Goal to encourage development of the “Missing Middle” housing types beyond traditional single-family homes, townhouses, and apartments by updating the Zoning Ordinance to create a beneficial mix.” Plan Warrenton 2040, p. 27.

Further, Goal H-1.2: calls for the “[creation of] a range of housing types that are compatible to existing neighborhoods in scale and character to attract a more diverse demographic. Plan Warrenton 2040, p. 28.

The Applicant, Fauquier Habitat for Humanity, is a recognized community partner. Goal H-1.7: encourages the Town to “engage community partners and residents to create a committee to address affordability, optimum percentages of housing typology mix, and design.” Plan Warrenton 2040, p. 28

TOWN OF WARRENTON BOARD OF ZONING APPEALS'

RULES OF PROCEDURE REGARDING APPEALS

Adopted October 5, 2021

The following procedural rules govern appeals before the Town of Warrenton's Board of Zoning Appeals ("BZA"):

A. Definitions:

Appellant: Any person aggrieved or any officer, department, board, commission, or authority of the Town affected by any decision of the Zoning Administrator or by any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of the Town of Warrenton's Zoning Ordinance.

Appeal: Action taken to contest a decision of the Zoning Administrator or to contest any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of the Town of Warrenton's Zoning Ordinance

B. Appellant to receive copy of Rules:

Town staff shall provide the appellant a copy of the BZA's Rules of Procedure Regarding Appeals upon appellant's request or no later than at the time appellant files its land development application noting its appeal. All appeals shall include as an Addendum, a statement by the appellants acknowledging receipt of these Rules of Procedure.

C. Submission requirements of written materials:

- (1) The appellant shall file a land development application and filing fee noting its appeal, along with a detailed statement of justification of the grounds for the appeal, in accordance with the relevant provisions of the Code of Virginia and the Town of Warrenton Zoning Ordinance, with the Town's Department of Community Development located at 21 Main Street, Warrenton, Virginia 20186. The appellant shall file eight (8) complete copies plus a digital copy of the statement of the justification, including copies of all exhibits, at the time of filing.
- (2) The appeal shall be placed on the BZA's next agenda for which it can be properly advertised, consistent with the legal notice requirements of the Code of Virginia and the Town of Warrenton Zoning Ordinance. There may be instances in which an appellant must file an appeal to protect its rights but appellant and Town staff are actively pursuing a resolution to the issue which resulted in the appeal. In those instances, appellant and Town staff can consent to postpone scheduling of the appeal. In those instances, the appeal will not be placed on the BZA's public meeting agenda until either party notifies the Secretary

of the BZA of the need to schedule it; however, both parties' consent to the postponement of the appeal shall be placed on the BZA's agenda.

- (3) Town staff shall file seven (7) copies plus a digital copy of its written response to the appeal, including copies of all exhibits, with the Secretary of the BZA within fourteen (14) business days of the date appellant filed its appeal. Staff shall also transmit by hand delivery, facsimile, or email a complete copy of its response to the appeal, including copies of all exhibits, to the appellant, so that the appellant receives its copy by 4:30 p.m. the same day staff files its response with the Secretary of the BZA.
- (4) The appellant may, but is not required to, file a written reply to staff's submission with the Department of Community Development. If appellant elects to file a written reply, it shall be filed within five (5) business days of the date staff filed its response to the appeal. The appellant shall file eight (8) complete copies plus a digital copy of its reply, including copies of all exhibits, at the time of filing.
- (5) If appellant raises new or different arguments in its written reply to Town staff's submission, staff may, but is not required, to file a reply with the Secretary of the BZA. If staff elects to file a reply, it shall be filed within three (3) business days of the date appellant filed its reply. Staff shall file seven (7) copies plus a digital copy of its reply, including copies of all exhibits, at the time of filing. Staff shall also transmit by hand delivery, facsimile, or email a complete copy of its reply, including copies of all exhibits, to the appellant, so that the appellant receives its copy by 4:30 p.m. the same day staff files its reply with the Secretary of the BZA.
- (6) There is no page limit for written submissions.
- (7) Untimely submission of written materials may preclude or hinder the BZA's consideration of them but shall not be grounds for delay of consideration except at the discretion of the BZA.

D. Oral argument at the public meeting:

- (1) Order of oral argument:
 - a. Town staff shall explain the basis for his/her determination; such determination is presumed to be correct. Town staff shall have twenty (20) minutes for this presentation.
 - b. Appellant or the appellant's representative has the burden to rebut the presumption of the determination's correctness by a preponderance of the evidence. Appellant shall have twenty (20) minutes to present their arguments.
 - c. Town staff shall have the opportunity to rebut the issues presented by Appellant. Staff's rebuttal is limited to five (5) minutes.
 - d. Appellant may only reply to Town staff's rebuttal if Town staff raises new issues during its rebuttal. Appellant's reply is limited to five (5) minutes.

- (2) The time periods set forth regarding presentation of appeals at the public meeting may be modified at the discretion of the BZA. The Chairperson shall enforce the time limitations so that the hearing is held in a fair and orderly manner.
- (3) Appeals will be heard in the order in which they appear on the agenda unless a majority of the membership of the BZA votes to modify the agenda.
- (4) If either party presents an exhibit at the public meeting which was not submitted with its written submission, then a copy shall be submitted to the Secretary for the BZA at the public meeting. That copy shall be included in the BZA's official record relating to the appeal. Untimely submission of exhibits may preclude or hinder the BZA's consideration of them but shall not be grounds for delay of consideration except at the discretion of the BZA.

E. Requests for deferral of appeals:

- (1) A request for a deferral of an appeal shall be in writing, shall be addressed to the BZA, and delivered to the Secretary of the BZA. The party requesting the deferral shall transmit a copy of the request for a deferral to the opposing party or its representative by hand delivery, facsimile, or email so that the opposing party receives its copy by 4:30 p.m. the same day the request for deferral is delivered to the Secretary of the BZA.
- (2) A request shall include the reason(s) why deferral is necessary.
- (3) A decision regarding a deferral shall be made by the BZA at the public meeting at which the case is scheduled to be considered.
- (4) The parties shall be prepared to proceed with argument of the appeal in the event the request for deferral is denied.

TOWN OF WARRENTON'S BOARD OF ZONING APPEALS

Addendum to Land Development Application

I hereby acknowledge receipt and have read the Town of Warrenton Board of Zoning Appeals' *Rules of Procedure Regarding Appeals*.

Melanie Burch
Applicant

Applicant

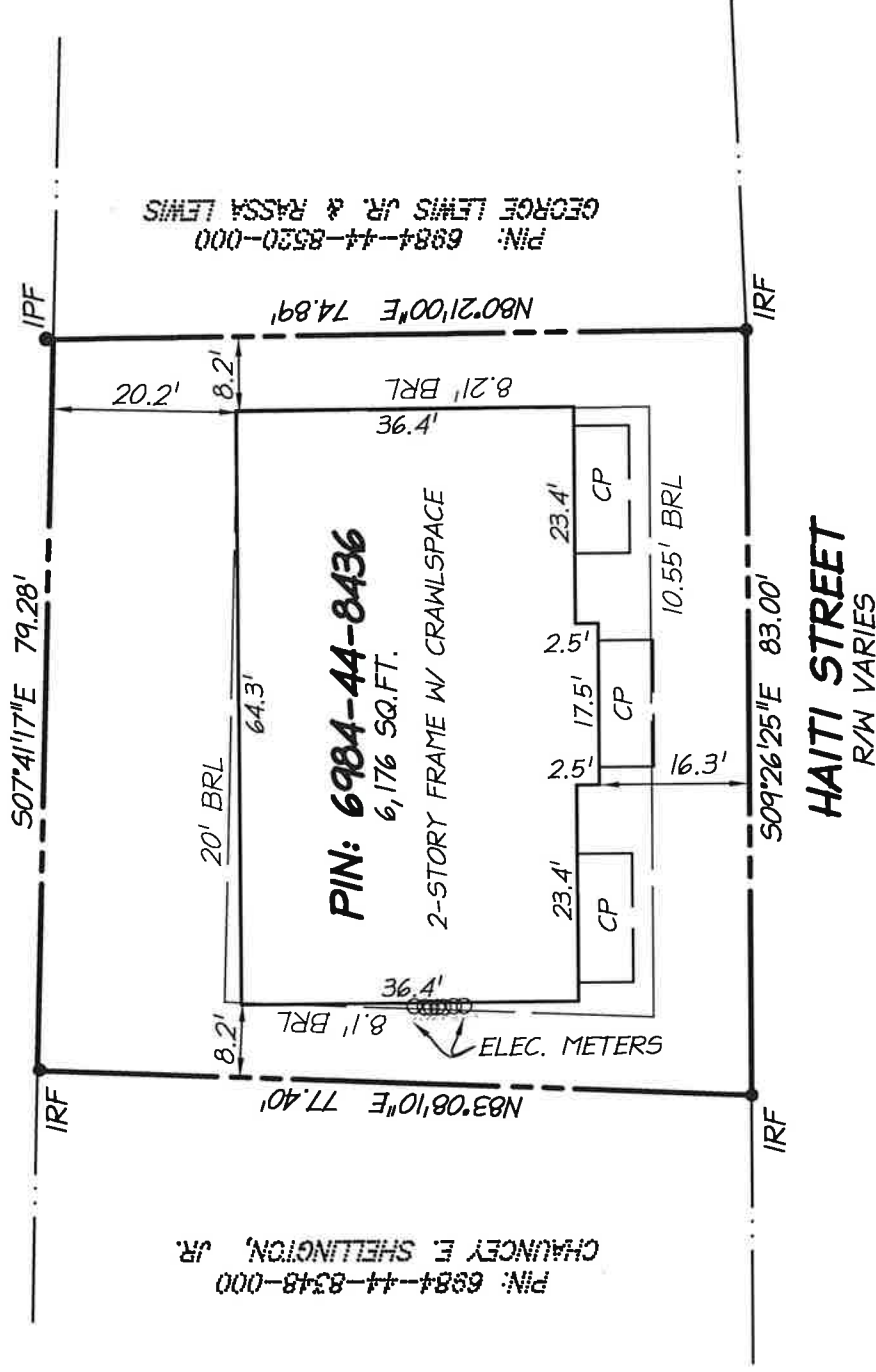
Melanie C Burch
Printed Name

10/7/2025
Date

NOTE:

VA STATE GRID NORTH
NAD83

NO. 100-4336-44-1889



LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
CP	CONCRETE PORCH



NOTES:

1. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY, INC. AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN MAY EXIST.
3. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PIN 6984-44-8436-000 AND IS CURRENTLY ZONED R-C.

PHYSICAL IMPROVEMENT SURVEY

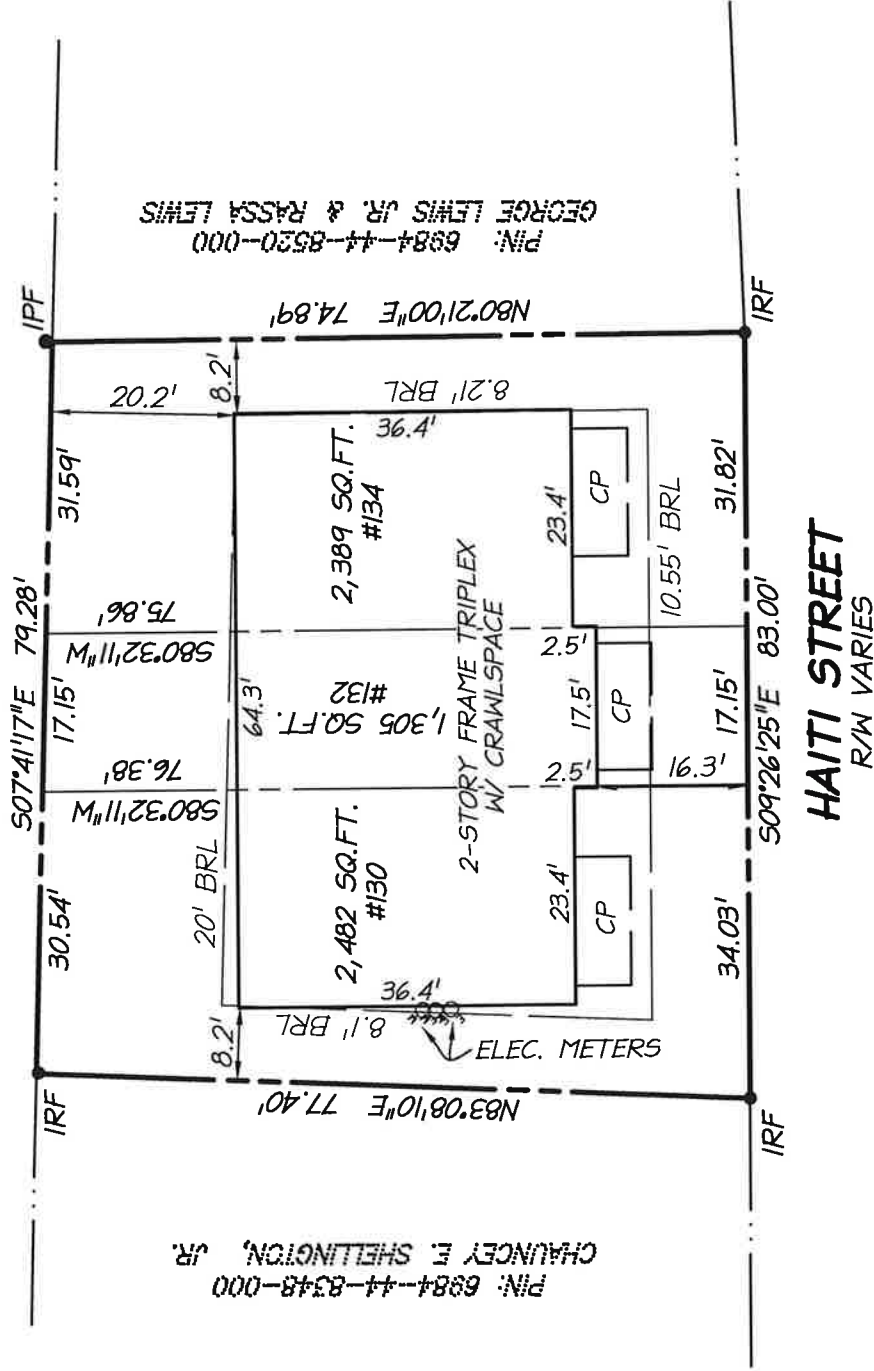
PIN: 6984-44-8436

DEED BOOK 1612 PAGE 267
TOWN OF WARRENTON, VIRGINIA
SCALE 1"=20' DATE 9/12/2025
GREEN COVE LAND SURVEYING, PLLC
1055 LONGVIEW LANE CULPEPER, VA 22701
(540) 219-8350

NOTE:
SETBACKS ARE DETERMINED
BY THE MINIMUM OF TOWN
SETBACK REQUIREMENTS AND
CLOSEST POINT TO PROPERTY
LINE OF EXISTING HOUSE.



PIN: 6984-44-6336-000
TOWN OF WARRENTON



LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
CP	CONCRETE PORCH

PARCEL ID NUMBERS:

ADDRESS	DWELLING PIN	LAND PIN
#130	6984-44-8436-601	6984-44-8436-611
#132	6984-44-8436-602	6984-44-8436-612
#134	6984-44-8436-603	6984-44-8436-613



NOTES:

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PHYSICAL IMPROVEMENT SURVEY
PIN: 6984-44-8436

DEED BOOK 1612 PAGE 267
TOWN OF WARRENTON, VIRGINIA
SCALE 1"=20' DATE 9/12/2025
GREEN COVE LAND SURVEYING, PLLC
1055 LONGVIEW LANE CULPEPER, VA 22701
(540) 219-8350

VA STATE GRID NORTH
NAD83

NO ANSWER TO HQ
000-953-44-4833 AND
000-688-44-636

507°41'17"E 30.54'

1RF

LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
CP	CONCRETE PORCH

PIN: 6984-44-8348-000
CHAUNCEY E. SHELINGTON, JR.

PIN: 6984-44-8348-603 (DWEILING)
PIN: 6984-44-8348-612 (LAND)

PIN:
6984-44-8348-601
(DWELLING)

6984-44-8348-611
(LAND)

2,482 SQ.FT.
#130

2-STORY FRAME TRIPLEX
W/ CRAWLSPACE

ELEC. METERS

NOTE:
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SETBACK REQUIREMENTS AND
CLOSEST POINT TO PROPERTY
LINE OF EXISTING HOUSE.

HAITI STREET
R/W VARIES

NOTES:

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2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN MAY EXIST.
3. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS BEING A PART OF PIN 6984-44-8436-000 AND IS CURRENTLY ZONED R-C.

PHYSICAL IMPROVEMENT SURVEY

PIN: 6984-44-8436-601(-611)

DEED BOOK 1612 PAGE 267

TOWN OF WARRENTON, VIRGINIA

SCALE 1"=10' DATE 9/30/2025

GREEN COVE LAND SURVEYING, PLLC
1055 LONGVIEW LANE CULPEPER, VA 22701

(540) 219-8350



PROJ: 23007



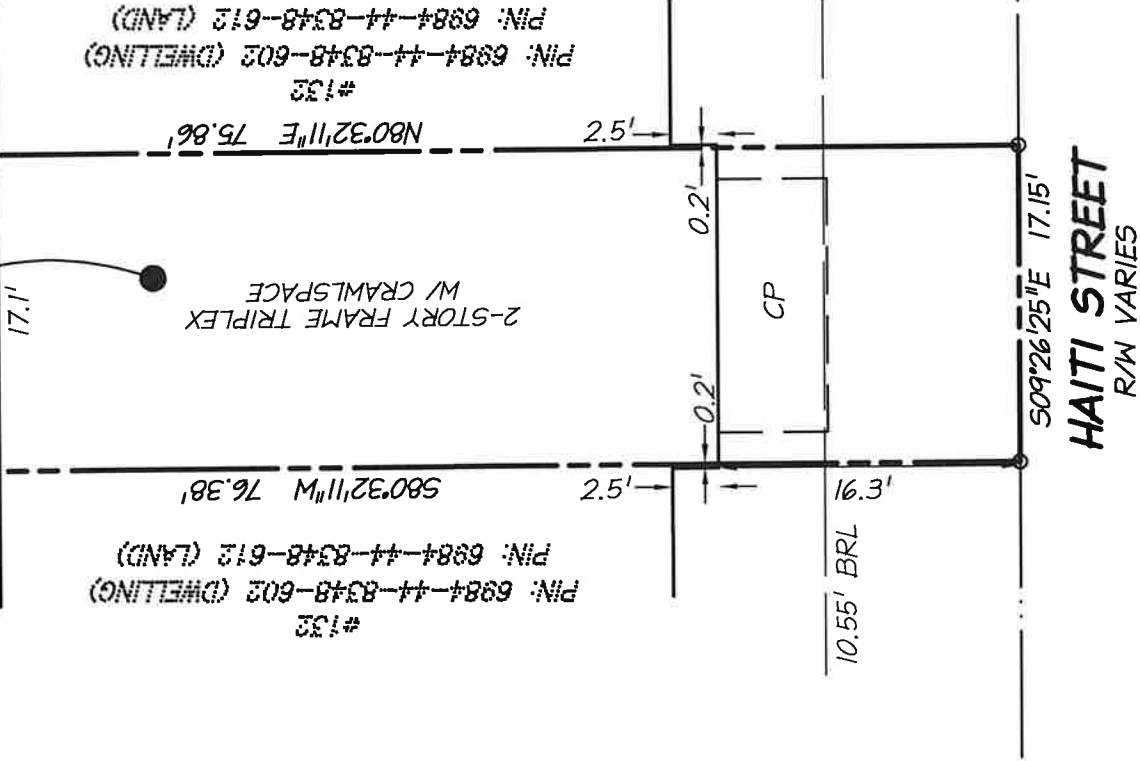
PIN: 6984-44-6336-000
TOWN OF WARRENTON
N07°41'17"W 17.15'

PIN:
6984-44-8348-602
(DWELLING)
6984-44-8348-612
(LAND)
1,305 SQ.FT.
#132

LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
CP	CONCRETE PORCH

20' BRL



NOTE:
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SETBACK REQUIREMENTS AND
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LINE OF EXISTING HOUSE.

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PHYSICAL IMPROVEMENT SURVEY

PIN: 6984-44-8436-602(-612)

DEED BOOK 1612 PAGE 267
TOWN OF WARRENTON, VIRGINIA
SCALE 1"=10' DATE 9/30/2025
GREEN COVE LAND SURVEYING, PLLC
1055 LONGVIEW LANE CULPEPER, VA 22701
(540) 219-8350





PIN: 6984-44-6336-000
TOWN OF WARRENTON
NAD83
N07°41'17"W 31.59'

IPF

1' 20.2"

NOTE:
SETBACKS ARE DETERMINED
BY THE MINIMUM OF TOWN
SETBACK REQUIREMENTS AND
CLOSEST POINT TO PROPERTY
LINE OF EXISTING HOUSE.

20' BRL

23.4'

8.2'

#132
PIN: 6984-44-8348-602 (DWELLING)
PIN: 6984-44-8348-612 (LAND)

PIN:
6984-44-8348-603
(DWELLING)
6984-44-8348-613
(LAND)

2,389 SQ.FT.
#134
2-STORY FRAME TRIPLEX
W/ CRAWLSPACE

36.4'

PIN: 6984-44-8520-000
GEORGE LEWIS JR. & RAESA LEWIS

N80°32'11"E 75.86'

N80°21'00"E 74.89'

2.5'

23.4'

8.21' BRL

0.2'

CP

10.55' BRL

S09°26'25"E 31.82'

IRF

HAITI STREET
R/W VARIES

LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
CP	CONCRETE PORCH

NOTES:

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PHYSICAL IMPROVEMENT SURVEY

PIN: 6984-44-8436-603(-613)

DEED BOOK 1612 PAGE 267
TOWN OF WARRENTON, VIRGINIA
SCALE 1"=10' DATE 9/30/2025
GREEN COVE LAND SURVEYING, PLLC
1055 LONGVIEW LANE CULPEPER, VA 22701
(540) 219-8350

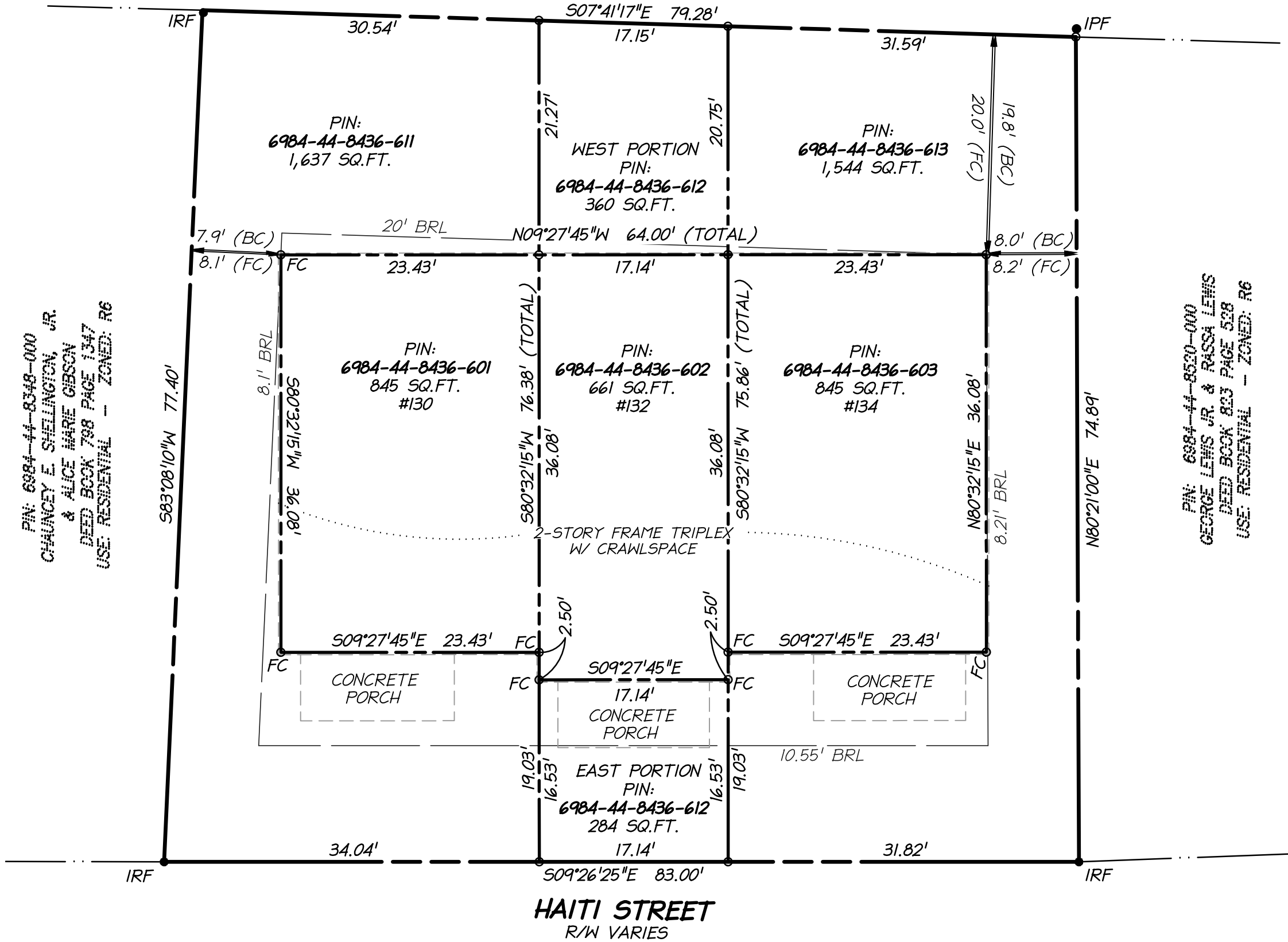
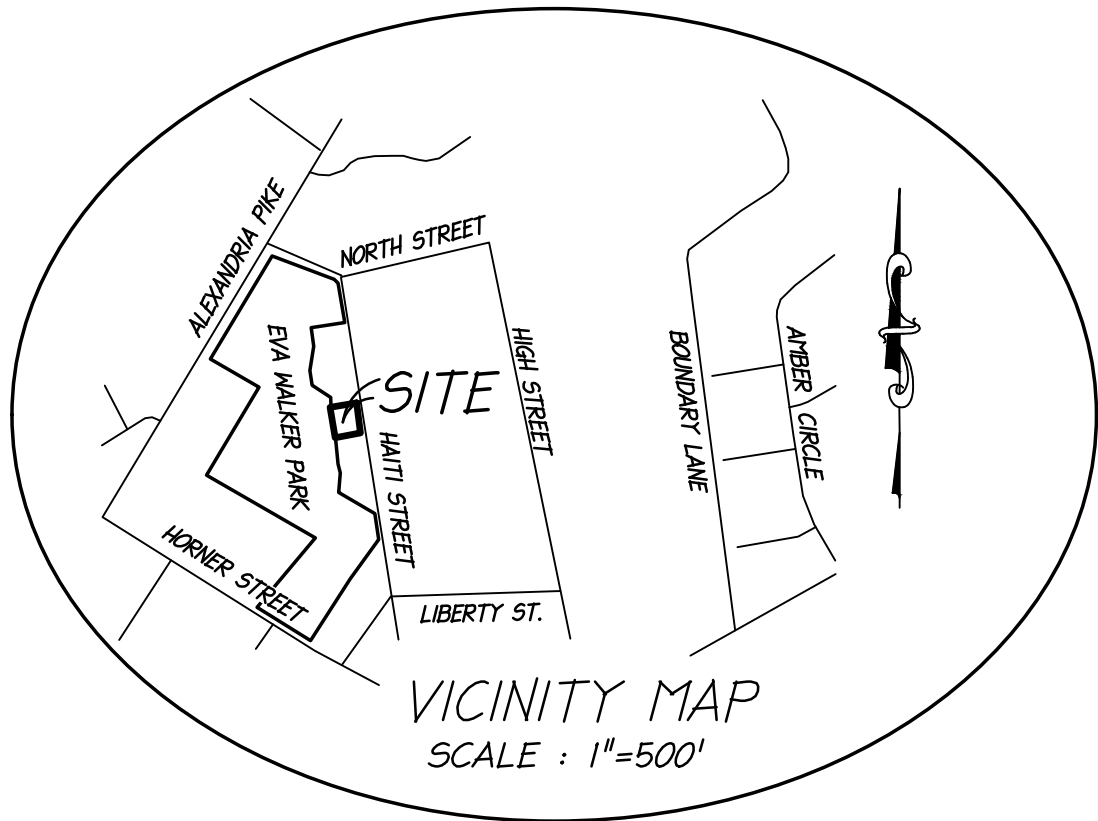
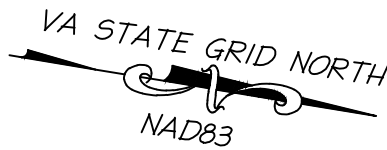


AREA TABULATION

PIN: 6984-44-8436-000	
EXISTING AREA:	6,176 SQUARE FEET
PIN: 6984-44-8436-601	845 SQUARE FEET
PIN: 6984-44-8436-611	1,637 SQUARE FEET
PIN: 6984-44-8436-602	661 SQUARE FEET
PIN: 6984-44-8436-612 EAST	284 SQUARE FEET
PIN: 6984-44-8436-612 WEST	360 SQUARE FEET
PIN: 6984-44-8436-603	845 SQUARE FEET
PIN: 6984-44-8436-613	1,544 SQUARE FEET
TOTAL	6,176 SQUARE FEET

LEGEND:	
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
FC	CONCRETE FOUNDATION CORNER
BC	EXTERIOR BUILDING CORNER
---	EXTERIOR LIMITS OF TRIPLEX SIDING

EVA WALKER PARK
PIN: 6984-44-6336-000
TOWN OF WARRENTON
DEED BOOK 381 PAGE 732
USE: PARK - ZONED: PSP



OWNER CONSENT:

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S), PROPRIETOR(S). AND TRUSTEE(S).

OWNER: FAUQUIER HABITAT FOR HUMANITY, INC.

DATE

STATE OF VIRGINIA, COUNTY OF

THE FOREGOING STATEMENT HAS ACKNOWLEDGED BEFORE ME

THIS DAY OF, 202.

NOTARY PUBLIC

MY COMMISSION EXPRESS:

APPROVAL BLOCK

NOTES:

- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY, INC. AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAUQUIER COUNTY GIS SYSTEM AS PIN 6984-44-8436-000 AND IS CURRENTLY ZONED R6.
- NO TITLE REPORT FURNISHED, THEREFORE EASEMENTS AND/OR ENCUMBRANCES, IF ANY, OTHER THAN THOSE SHOWN MAY EXIST.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, SHOWN ON F.I.R.M. COMMUNITY PANEL 51061C0308D, EFFECTIVE APRIL 25, 2024.
- SETBACKS ARE DETERMINED BY THE MINIMUM OF TOWN SETBACK REQUIREMENTS AND CLOSEST POINT TO PROPERTY LINE OF EXISTING HOUSE.
- WAIVERS OF THE SETBACK, LOT AREA AND LOT FRONTAGE REQUIREMENTS ARE NECESSARY FOR THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I, MARK E. PERRY, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY, INC. AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE SUBDIVISION OF THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT OF LAND REFERENCED IN DEED BOOK 1612 AT PAGE 287.



FINAL PLAT
PIN: 6984-44-8436-000

DEED BOOK 1612 PAGE 287
TOWN OF WARRENTON, VIRGINIA
SCALE 1" = 10' DATE: 10/8/2025



AREA TABULATION

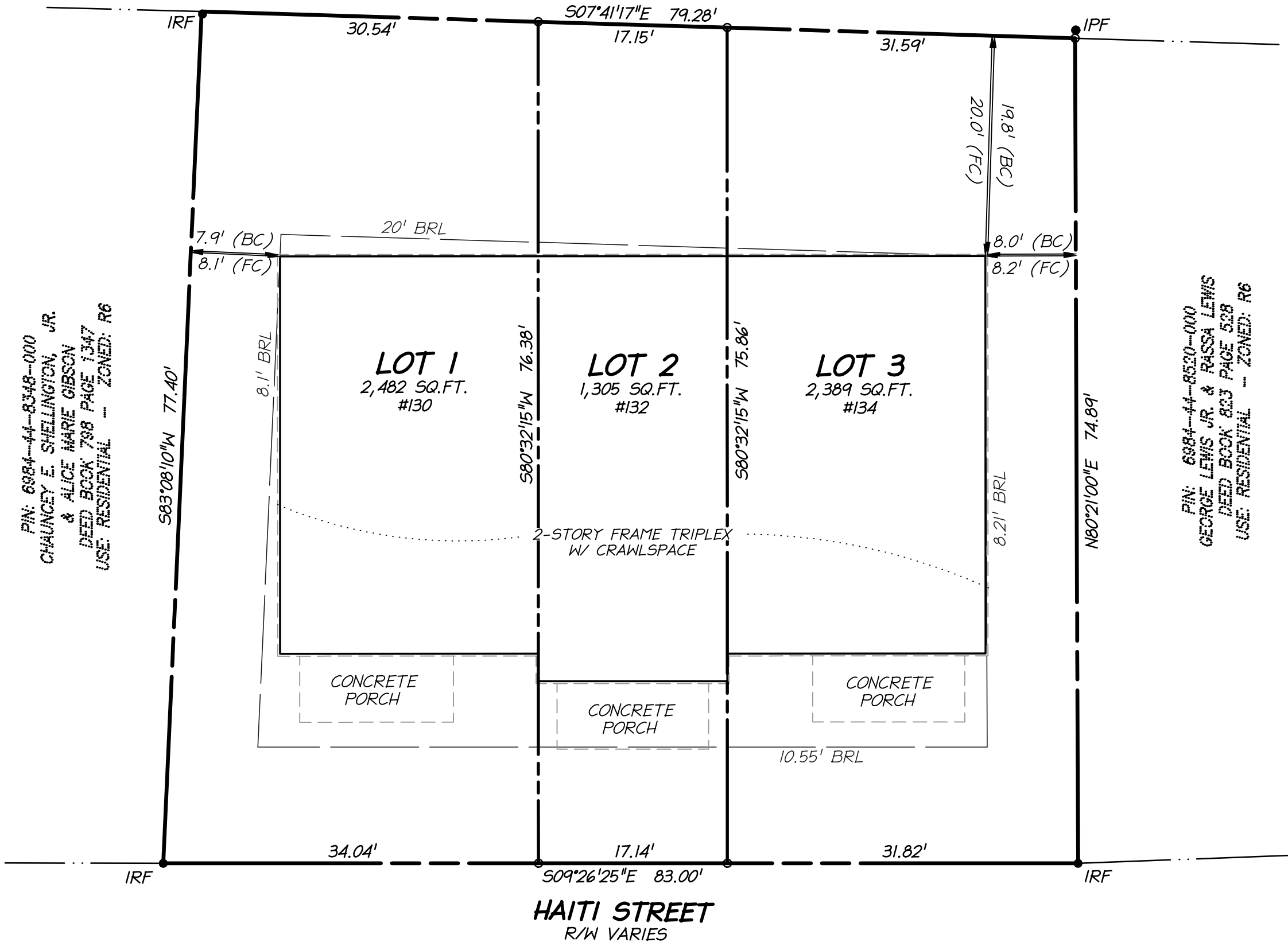
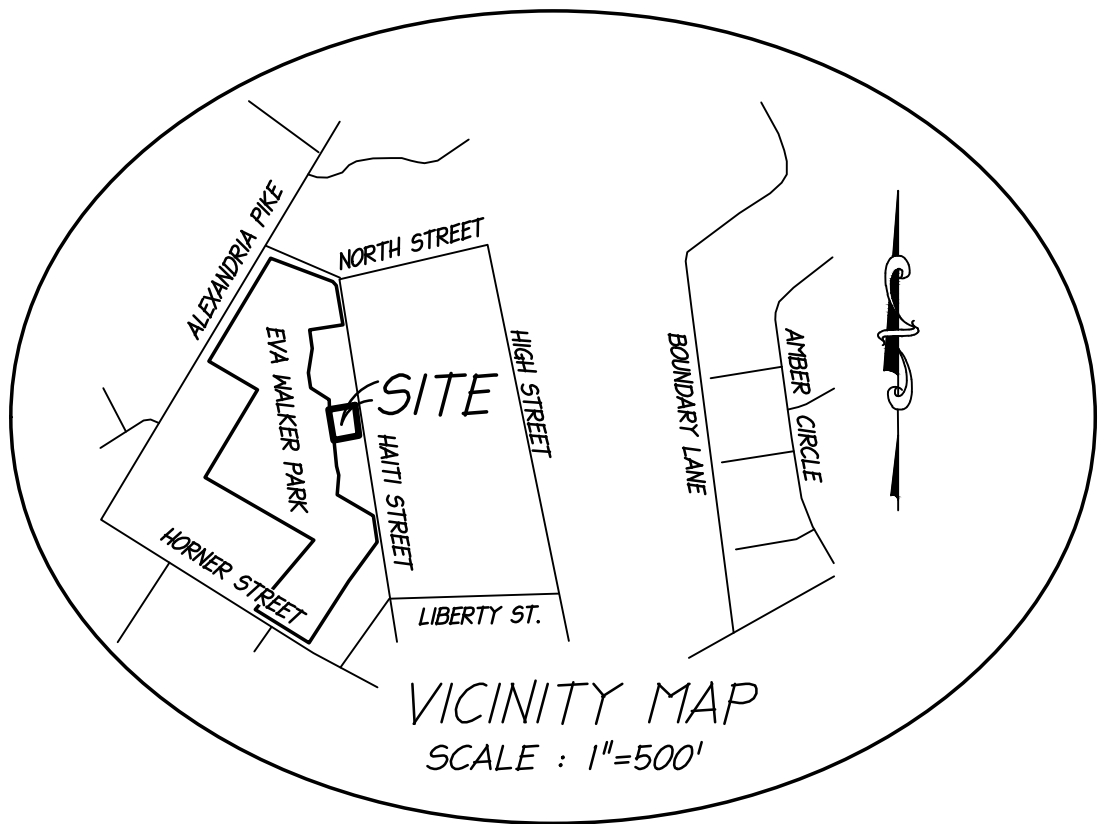
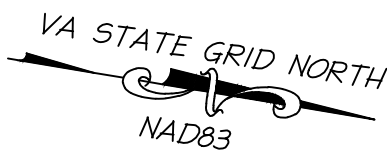
PIN: 6984-44-8436-000

EXISTING AREA:	6,176 SQUARE FEET
LOT 1	2,482 SQUARE FEET
LOT 2	1,305 SQUARE FEET
LOT 3	2,389 SQUARE FEET
TOTAL	6,176 SQUARE FEET

LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
FC	CONCRETE FOUNDATION CORNER
BC	EXTERIOR BUILDING CORNER
----	EXTERIOR LIMITS OF TRIPLEX SIDING

EVA WALKER PARK
PIN: 6984-44-6336-000
TOWN OF WARRENTON
DEED BOOK 391 PAGE 732
USE: PARK - ZONED: PSP



OWNER CONSENT:

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S), PROPRIETOR(S). AND TRUSTEE(S).

OWNER: FAUQUIER HABITAT FOR HUMANITY, INC.

DATE

STATE OF VIRGINIA, COUNTY OF

THE FOREGOING STATEMENT HAS ACKNOWLEDGED BEFORE ME

THIS DAY OF, 202.

NOTARY PUBLIC

MY COMMISSION EXPRESS:

APPROVAL BLOCK

NOTES:

- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY, INC. AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAUQUIER COUNTY GIS SYSTEM AS PIN 6984-44-8436-000 AND IS CURRENTLY ZONED R6.
- NO TITLE REPORT FURNISHED, THEREFORE EASEMENTS AND/OR ENCUMBRANCES, IF ANY, OTHER THAN THOSE SHOWN MAY EXIST.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, SHOWN ON F.I.R.M. COMMUNITY PANEL 51061C0308D, EFFECTIVE APRIL 25, 2024.
- SETBACKS ARE DETERMINED BY THE MINIMUM OF TOWN SETBACK REQUIREMENTS AND CLOSEST POINT TO PROPERTY LINE OF EXISTING HOUSE.
- WAIVERS OF THE SETBACK, LOT AREA AND LOT FRONTAGE REQUIREMENTS ARE NECESSARY FOR THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I, MARK E. PERRY, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY, INC. AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE SUBDIVISION OF THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT OF LAND REFERENCED IN DEED BOOK 1612 AT PAGE 287.



FINAL PLAT
PIN: 6984-44-8436-000

DEED BOOK 1612 PAGE 287
TOWN OF WARRENTON, VIRGINIA
SCALE 1" = 10' DATE: 10/8/2025

