

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**



ADMINISTRATION
Third Floor - Court and Office Building
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ZONING & DEVELOPMENT SERVICES
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PLANNING
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Warrenton, VA 20186

(540) 422-8210

VIA CERTIFIED MAIL and U.S. MAIL

January 21, 2020

DUN-E-NUF LLC
4144 Dumfries Road
Catlett, VA 20119

Re: PIN 7924-21-3054

Dear Sir/Madam:

A request was made for this office to evaluate the above-referenced property for subdivision potential and based on research of the Fauquier County Land Records, found the following information.

A review of Fauquier County records show the parcel identified as PIN 7924-21-3054 is actually 2 separate parcels split by Dumfries Road, State Route 605. The parcel in question is made up of a parcel of approximately 29.85 acres lying on the north side of Route 605 and approximately 28.63 acres lying on the south side of Route 605. Attached is a subdivision potential letter on the two parcels of land. This information will be sent to the Commissioner of Revenue, who may adjust the tax map and records; this change may affect the assessment on this property.

My determination regarding the fact that these lots are legal lots of record is considered a decision of the Zoning Administrator. The Code of Virginia requires that I inform you that decisions of the Zoning Administrator are final decisions, and must be appealed to the Board of Zoning Appeals within thirty (30) days. To file an appeal, a completed Land Development Application setting forth the basis for the appeal and a fee of \$500 is required. If you prevail in the appeal, the \$500 filing fee is refundable. If not appealed, you lose the right of appeal.

Sincerely,

Amy L. P. Rogers
Zoning Administrator

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DUN-E-NUF-LLC
4144 Dumfries Road
Catlett, VA 20119

SUBJECT: Subdivision Research Request: Project ID: SUBD 19-012275 PIN: 7924-21-3054

Per your request, staff has analyzed the subdivision potential of the above referenced lot under the current zoning regulations, which are subject to change.

Parcel 1:

Current Lot Size:	29.85 acres
Zoning	RA – Rural Agriculture and R1 – Residential
Maximum Number of Lots:	3, including the residue parcel
Non-Common Open Space Requirement:	NA*
Administrative Division:	An Administrative Division is not available

The parcel contains split zoning with approximately 27.85 acres in the RA zoning. This portion of the property carries a density of 2 and the remaining 2 acres are in the R-1 zoning and carries a density of 1. *Please note the property acreage is estimated based on the GIS mapping. If it is found the original portion of this parcel contained 30 or more acres of RA zoning as of May 21, 1986, the Non-Common Open Space requirement would be applicable to the parcel.

Parcel 2:

Current Lot Size:	28.63 acres
Zoning	RA – Rural Agriculture
Maximum Number of Lots:	3, including the residue parcel
Non-Common Open Space Requirement:	NA*
Administrative Division:	An Administrative Division IS available to create one new lot.

*The parcel lot size is estimate based on the GIS mapping. If a survey of the property shows the property is 30 acres or above, the Non-Common Open Space requirement would be applicable to the parcel.

Please note that this estimate represents the **maximum potential** number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed and on the current zoning and subdivision ordinance, which is subject to change. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could **significantly reduce the number of lots that are actually achievable**. Development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and presence of steep slopes and floodplain. The attached list describes in more detail the impact some of these other factors may have on subdivision. Before expending any funds or hiring an engineer, surveyor, etc., we highly recommend that you contact staff in the Development Services & Permitting Office to review the additional requirements which may affect your ability to divide your property.

If you have any questions about this analysis, I can be reached at (540) 422-8220. If you wish to pursue a subdivision application, please contact Development Services at (540) 422-8220.