



**BOARD OF ZONING APPEALS OF THE TOWN OF WARRENTON
TOWN HALL
21 MAIN STREET
WARRENTON, VIRGINIA 20186**

MINUTES

A REGULAR MEETING OF THE BOARD OF ZONING APPEALS WAS HELD ON OCTOBER 1, 2024, AT 5:00 P.M. IN WARRENTON, VIRGINIA

PRESENT Mr. Larry Kovalik, Chair; Ms. Melea Maybach, Vice Chair; Mr. Geoffrey Fiutak; Ms. Susan Helander; Mr. Van Baggett; Ms. Heather Jenkins, Zoning Administrator; Ms. Amber Heflin, Zoning Official

ABSENT

CALL TO ORDER AND DETERMINATION OF A QUORUM

The meeting was called to order at 5:00pm. There was a quorum of members present.

APPROVAL OF AGENDA

Mr. Kovalik asked for a motion.

Ms. Maybach motioned to approve the agenda. Mr. Fiutak seconded. All in favor. The vote was as follows:

***Ayes: Mr. Larry Kovalik, Chair; Ms. Melea Maybach, Vice Chair;
Mr. Geoffrey Fiutak; Ms. Susan Helander; Mr. Van Baggett***

***Nays:
Absent During Vote:***

APPROVAL OF MINUTES

Draft Minutes – September 3, 2024, Meeting

Mr. Baggett motioned to approve the minutes as presented, and Ms. Maybach seconded. All in favor. The vote was as follows:

Ayes: *Mr. Larry Kovalik, Chair; Ms. Melea Maybach, Vice Chair;
Mr. Geoffrey Fiutak; Ms. Susan Helander; Mr. Van Baggett*

Nays:
Absent During Vote:

PUBLIC HEARING

BZA-24-3: 671 Falmouth Street

Mr. Kovalik requested an overview from staff.

Ms. Heflin gave a brief presentation on the proposed variance request, advising the request was for a 2' variance from the maximum administratively allowable 6' fence height to permit an 8' fence on the property to screen existing buildings.

Ms. Heflin advised the applicant was present for questions from the Board.

Mr. Kovalik asked the applicant to approach the dais.

Mike Appleton, the property owner, reiterated the reasoning for the variance and their desire to screen existing buildings as well as enhance the property. He added they have asked a local high school's agricultural department to design landscape plantings to assist in screening the front of the property.

Scott Wayland, the applicant, added the property has been significantly updated to include new siding and cleaning up and removing existing old fencing in bad shape.

Mr. Wayland continued to reiterate because the grade steadily falls towards the back of the property, a 6' fence would not be adequate to screen the rear of the property.

Mr. Kovalik pondered over maintenance responsibilities for the fencing material and whether a condition of approval should be added.

Mr. Appleton stated the fencing proposed is what is currently located on their property in Fauquier County next to the Home Depot, and they do not like the look of chain link with slats for screening. He added they plan to keep the property in good condition, but felt maintenance was a great addition to the conditions.

Ms. Jenkins stated the property maintenance would be an enforcement issue handled by the Community Development Department if needed but the Board could certainly add a condition as it sees necessary.

Mr. Fiutak stated he did not want to add any conditions to the existing suggested approval conditions by staff but had some changes.

There were no further questions.

Mr. Kovalik opened the public hearing at 5:15pm.

No one spoke.

Mr. Kovalik closed the public hearing at 5:15pm.

Mr. Kovalik asked for a motion.

Mr. Fiutak moved to approve variance application BZA-24-3 with changes to condition #2 to read: "The height of the fence may be increased by two (2) feet interior to the required setback and by 4' within the required setback area, not to exceed a total fence height of eight (8) feet from the ground surface. The increase in fence height is permitted solely within the side setback area that is immediately adjacent to parcel number 6983-67-4889-000 or 655 Industrial Road and shall not apply to any other portion of the subject property. This approval does not include approval for any outdoor uncovered storage, which currently requires a separate Special Use Permit approval from the Town Council."

Ms. Helander seconded.

The other members of the Board asked Mr. Fiutak to elaborate on his changes to condition #2.

Mr. Fiutak stated the reasoning behind his changes was to make the condition clearer and allow the applicant to construct the fencing as intended. He added the wording previously used appeared to limit the applicant to less than was being requested.

There was no further discussion on the motion. The vote was as follows:

Ayes: *Mr. Larry Kovalik, Chair; Ms. Melea Maybach, Vice Chair;
Mr. Geoffrey Fiutak Ms. Susan Helander; Mr. Van Baggett*

Nays:
Absent During Vote:

UPDATES FROM STAFF

November Board Meeting Discussion

Ms. Heflin advised the next regular meeting date fell on the election day holiday and asked if the Board would like to reschedule or cancel the meeting due to the Town's closure.

All members of the Board were in agreement to cancel the November meeting.

Ms. Heflin stated the Board would reconvene in December.

All members of the Board advised they would be available to attend the December meeting.

There were no further questions or updates from staff.

ADJOURNMENT

Ms. Maybach motioned to adjourn. Mr. Fiutak seconded, all in favor. No discussion. The vote was as follows:

Ayes: *Mr. Larry Kovalik, Chair; Ms. Melea Maybach, Vice Chair;
Mr. Geoffrey Fiutak; Ms. Susan Helander; Mr. Van Baggett*

Nays:
Absent During Vote:

The meeting was adjourned at 5:25 pm.

I hereby certify that this is a true and exact record of actions taken by the Board of Zoning Appeals of the Town of Warrenton on October 1, 2024.



Lawrence "Larry" Kovalik
BZA Chair