BOARD OF ZONING APPEALS MEETING

Tuesday, December 01, 2026 at 5:00 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM.

APPROVAL OF MINUTES.

1. Draft Minutes- May 6, 2026

PUBLIC HEARING.

2. **BZA #2026-2 – Application for a Variance pursuant to Article 3-4.3.4, lot and yard regulations of the Town of Warrenton Zoning Ordinance.** The Applicant, Fauquier Habitat for Humanity, is requesting a Variance of the minimum lot size, minimum frontage, and minimum front, side, and rear yard setback requirements so that the existing lot can be subdivided into three separate parcels, each with one single-family dwelling on an individual lot. The property is located at 88 Haiti Street and is zoned to the R-6 Residential District. The property totals 8,743.64 square feet in total area, and historically contained a triplex dwelling addressed as 84, 86 and 88 Haiti Street. (PIN 6984-44-9002-000). (Ward 2)

UPDATES.

ADJOURN.

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 MAY 5, 2026, AT 5:00 P.M. IN WARRENTON, VIRGINIA

PRESENT	Ms. Melea Maybach, Chair; Mr. Van Baggett, Vice Chair, Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss; Ms. Heather Jenkins, Zoning Administrator; Ms. Amber Heflin, Zoning Official, Mr. Matthew Crist, Esquire
ABSENT	Ms. Elizabeth Scullin

CALL TO ORDER AND DETERMINATION OF A QUORUM

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

APPROVAL OF MINUTES

Draft Minutes – February 3, 2026, Meeting

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

Ayes:	***Ms. Melea Maybach, Chair; Mr. Van Baggett, Vice Chair; Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss***
Nays:	
Absent During Vote:	***Ms. Elizabeth Scullin***

PUBLIC HEARING

BZA #26-1- Application for Variance pursuant to Article 3-4.3.4, lot and yard regulations of the Town of Warrenton Zoning Ordinance

Ms. Jenkins gave a presentation on the proposed variance request to the Board, advising the property was

one lot assigned two separate pin numbers that is approximately 7,614 square feet in size. Ms. Jenkins also identified that historic use of the property was as a two-family dwelling.

Ms. Jenkins stated the surrounding uses consisted of single-family residential, two-family residential, and three-family residential dwellings. Ms. Jenkins noted a previous variance request granted by the Board to subdivide an existing lot with a three-family dwelling on the property into three separate single-family dwellings that is across the street from the subject property.

Ms. Jenkins stated the subject property was originally created as separate lots in a subdivision plat from 1872, but was later boundary line adjusted in 1955 to create the lot as it exists today.

Ms. Jenkins advised the pre-existing two-family dwelling had existed on the lot since at least 1924, and it was recently reconstructed within the existing footprint under building permit numbers BLDG-24-310 and BLDG-24-95.

Ms. Jenkins noted that sometime after 1980 and prior to the purchase of the property by Fauquier Habitat for Humanity in 2019, there were two separate PINs issued to the lot giving the appearance of two individual parcels rather than one.

Ms. Jenkins stated the applicant purchased the property believing there were two individual parcels and became aware that the parcel was only one lot once the applicant attempted to sell the dwellings that were reconstructed to two separate owners.

Ms. Jenkins reiterated the request was for a variance from the required minimum lot size, lot frontage, and side yard setbacks to allow the subdivision of Lot A, the subject property, into two separate lots of record, lot A1 and lot A2 to allow each dwelling unit and parcel to be sold to an individual property owner.

Ms. Jenkins concluded her presentation and advised the applicant was also present for any questions from the Board.

Ms. Maybach asked if the Board had any questions for staff.

There were no questions.

Ms. Maybach invited the applicant up to the podium to speak to their application.

Ms. Melanie Burch, President and CEO of Fauquier Habitat for Humanity, stated the variance would allow them to correct a mistake that was made some time ago and turn the situation into a happy outcome with two new homeowners.

Ms. Burch noted the one-bedroom homes were built with universal design standards, allowing the homes to be beneficial for someone buying their first home or an elderly individual looking for a place to retire. She added that the homes are completely finished and Habitat had great support from both Fauquier County, the Town of Warrenton, and the state on the project.

Ms. Maybach asked if the Board had any questions.

Ms. Helander asked if each lot will have two bedrooms.

Ms. Burch clarified that each home would have one bedroom and one bathroom.

Ms. Helander expressed slight confusion about the proposal.

Ms. Maybach explained the applicant is requesting to subdivide an existing duplex on one lot to create two individual dwellings, each on their own lot.

Ms. Helander acknowledged this explanation.

Ms. Maybach asked why the survey that was done in 1955 never vacated the necessary property line.

Ms. Burch advised the issue was not discovered during the discussions between the Path Foundation, the Town, and Habitat about the Haiti Street revitalization project. She noted the issue was found the week of closing on the properties.

Ms. Maybach questioned that there was no communication previously in any of the past sales of the property from the 1955 plat to current day in order to clarify where the lot lines were.

Ms. Burch stated the desire to purchase properties on Haiti Street began in 2017 and the sales to Habitat were finalized in 2019. She noted she was not the CEO of Habitat for Humanity at the time of purchasing these properties.

Ms. Burch continued, stating her predecessor and the Path Foundation did request the basic title work on the property, but the title search did not reveal that there were only two lots on the property (4 lots in total). She added the only way that the issue would have come to light is through an ALTA survey of the property, which was not completed at the time Habitat purchased the lot.

Ms. Burch noted the discovery created issues with the street layout plan for Habitat's revitalization project on Haiti Street.

Ms. Maybach asked Ms. Burch to clarify her statement about four lots and pondered if she was including the rear lots that were not subject to the variance application. Ms. Maybach stated the Board is currently working with Lot A but asked if Ms. Burch was referring to lot C shown on the 1955 boundary line adjustment.

Ms. Burch advised the original lots were 15, 16, and 17 on the 1872 subdivision plat. She added lots 15, 16, and 17 were changed in 1953 to A, B, and C as shown on the boundary line adjustment. She clarified that the Board is currently examining the duplex and apologized for referencing four lots.

Ms. Maybach asked if Ms. Burch was referring to the two dwellings located on lot C when she stated there were four lots.

Ms. Burch confirmed, adding she was referring to the four total homes that sit on lot A and lot C when explaining the history of the parcels.

Ms. Maybach asked if the Board had any additional questions.

Ms. Burch thanked the Town and County staff for their assistance with the project.

Ms. Maybach stated she was understanding of the issue and appreciating the collaboration, but if approval was granted to Habitat, it would be setting a blanket standard for every private contractor, public entity, and non-profit seeking a variance.

Ms. Burch countered, stating that they are attempting to be creative by utilizing infill development. She noted that without this variance, Habitat would be unable to sell the homes. She added rentals become a major loss.

Ms. Burch stated it was important to realize that funds have been invested by the Town all the way up to the state level for this project.

Ms. Maybach asked what would prevent Habitat from renting the homes.

Ms. Burch advised the funding that Habitat received from the state to renovate the homes precludes anyone from renting, and that the funds were strictly to support home ownership. She added that Habitat is not in the business of renting but creating first-time home ownership.

Ms. Maybach commented about the land grant program, where Habitat was owning the land but selling the house on the lot.

Ms. Burch advised that program was the CLT, and the program does not include these homes due to the state funding received from the Virginia Department of Housing and Community Development.

Ms. Helander asked if this variance was approved what else could come before the Board that they would not be able to grant a variance for.

Ms. Jenkins stated the Board may want to discuss that with Mr. Crist but advised typically the variances are looked at as “lot specific” requests where some sort of hardship must be established from a physical condition of the lot or the structure.

Ms. Jenkins added the lots on Haiti Street are very narrow old lots, and the Board could see variance requests for that. She noted her opinion was that what the Board decided for this application would not necessarily set a precedent, but that she would leave that answer to Mr. Crist, the Board’s legal counsel.

Ms. Helander asked Ms. Maybach if the Board wanted to go into a closed session with Mr. Crist to discuss.

Ms. Maybach asked if Mr. Crist was able to answer the Board’s questions in open meeting.

Mr. Mulliss asked if it was possible to modify the current structure built on the property to convert it into a single-family dwelling.

Ms. Burch stated modifications were not possible due to the structure being a modular home with fire-rated walls in between each home. She noted that if a conversion were necessary, they would have to remove a kitchen and renovate with funding that Habitat does not currently have.

Ms. Heflin reminded the Board that the closed session on the meeting agenda was not inclusive of this application, and any additional closed sessions would require an amendment to the original motion to convene in closed session.

The Board acknowledged Ms. Heflin’s statement.

Ms. Burch stated that a resident that currently lives and grew up on Haiti Street was present to participate in the public hearing and add some additional thought to how the street has developed over the last 20 years.

Ms. Heflin advised the Chair that the public hearing would need to be opened first.

Ms. Maybach asked if the closed session should begin before the public hearing.

Ms. Heflin advised that decision was up to the Board itself.

Ms. Maybach opened the public hearing at 5:21pm.

Ms. Ceirra Mudd of 145 Haiti Street spoke in favor of the application, citing how much Haiti Street has changed since Habitat has rebuilt the older run-down homes she saw as a child. Ms. Mudd stated she was in favor of the decision to bring more families to Haiti Street.

No one else spoke.

Ms. Maybach closed the public hearing at 5:23pm.

Ms. Helander moved to convene in closed session as permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to case number BZA-25-3 and BZA-2026-1, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town.

Mr. Baggett stated he had a conflict of interest with case number BZA-25-3, and would recuse himself from participating in that closed session discussion.

Ms. Maybach clarified that the closed session was only for BZA-26-1 at this time.

Ms. Heflin advised the Board that they will need to hold two separate closed sessions due to Mr. Bagget's conflict of interest declaration. The Board could have their closed session on BZA-26-1 and return to the chambers to read into the second closed session on BZA-25-3.

Ms. Helander moved to amend her original motion to remove BZA-25-3 from this closed session and to convene in closed session as permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to case number BZA-2026-1, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town.

Mr. Mulliss seconded. All in favor. The vote was as follows:

Ayes:	***Ms. Melea Maybach, Chair; Mr. Van Baggett, Vice Chair; Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss,***
Nays:	
Absent During Vote:	***Ms. Elizabeth Scullin***

The Board convened in closed session at 5:25pm.

The Board returned from closed session and reconvened in open session at 5:59pm.

Ms. Helander moved that the Board of Zoning Appeals certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Mr. Baggett seconded. All in favor. The vote was as follows:

Ayes:	***Ms. Melea Maybach, Chair; Mr. Van Baggett, Vice Chair; Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss,***
Nays:	
Absent During Vote:	***Ms. Elizabeth Scullin***

Mr. Mulliss motioned to deny variance application BZA-26-1 after due notice and hearing, as required by Code of Virginia §15.2-2204 and Article 11-3.11 of the Town of Warrenton Zoning Ordinance, based upon the following Board findings:

1. The strict application of the Ordinance inconveniences the Applicant but does not unreasonably restrict the utilization of the property.
2. The strict application of the Ordinance does not 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.
3. The strict application of the Ordinance does not 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.
4. The granting of the variance would set an unfavorable precedent.

and Mr. Mulliss seconded. All in favor. No discussion. The vote was as follows:

Ayes:	***Ms. Melea Maybach, Chair; Mr. Van Baggett, Vice Chair; Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss,***
Nays:	
Absent During Vote:	***Ms. Elizabeth Scullin***

There were no further comments or questions.

CLOSED SESSION

Ms. Helander moved to convene in closed session as permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to case number BZA-25-3, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town.

Mr. Baggett stated he had a conflict of interest with case number BZA-25-3 and would recuse himself from participating in the closed session discussion.

Mr. Mulliss seconded. All in favor. The vote was as follows:

Ayes:	***Ms. Melea Maybach, Chair; Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss,***
Nays:	
Absent During Vote:	***Ms. Elizabeth Scullin***
Recusal:	***Mr. Van Baggett, Vice Chair***

Mr. Baggett recused himself and left the building. He was not present for the remainder of the meeting.

The Board convened in closed session at 6:02pm.

The Board returned from closed session and reconvened in open session at 6:26pm.

Ms. Helander moved that the Board of Zoning Appeals certify that, in the closed session just

concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Mr. Mulliss seconded. All in favor. The vote was as follows:

Ayes:	***Ms. Melea Maybach, Chair; Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss,***
Nays:	
Absent During Vote:	***Ms. Elizabeth Scullin; Mr. Van Baggett, Vice Chair***

There were no further questions from the Board.

UPDATES FROM STAFF

Ms. Maybach asked staff for any updates.

Ms. Heflin advised the only update staff had at this time was no applications had been received for their review and in keeping with the Board's current By-Laws, the regular June meeting could be cancelled.

The Board was in agreement.

There was a brief discussion regarding scheduling of a meeting without an applicant to discuss legal matters pertaining to active litigation.

Mr. Crist requested the Board's February meeting on a USB drive to provide to the Courts for an active case. Staff stated they would assist.

Mr. Crist also requested any documentation that he does not currently have in his files pertaining to case number BZA-25-3. Ms. Jenkins advised Mr. Crist to reach out to the Town's Attorney, Mr. Strother about obtaining or discussing any additional documents, as those had also been provided directly to Mr. Strother.

There were no further questions.

ADJOURNMENT

There being no further business, Ms. Maybach adjourned the meeting at 6:30pm.

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 May 5, 2026.

_____

Melea Maybach, BZA Chair

DRAFT

Motion for Convening a Closed Session

Board Meeting Date: 5/5/26

I move that the Board of Zoning Appeals convene in closed session to discuss the following:

_____ As permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to case number BZA-26-1,
where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town.

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION:
(**requires a recorded roll call vote**)

I move that the Board certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion.

Votes:
Ayes: Ms. Melea Maybach, Chair; Mr. Van Baggett, Vice Chair; Ms. Susan Helander; Mr. Kenneth "Charlie" Mulliss
Nays:
Absent from Vote: Ms. Elizabeth Scullin

For Information:
Town Clerk

Effective date: 05/05/2026

Heather Jenkins, BZA Secretary
_____.

Motion for Convening a Closed Session

Board Meeting Date: 5/5/26

I move that the Board of Zoning Appeals convene in closed session to discuss the following:

_____ As permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to case number BZA-25-3,
where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town.

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION:
(**requires a recorded roll call vote**)

I move that the Board certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion.

Votes:
Ayes: Ms. Melea Maybach, Chair; Ms. Susan Helander; Mr. Kenneth “Charlie” Mulliss
Nays:
Absent from Vote: Ms. Elizabeth Scullin
Recusal: Mr. Van Baggett, Vice Chair

For Information:
Town Clerk

Effective date: 05/05/2026

Heather Jenkins, BZA Secretary
_____.

TOWN OF WARRENTON
Department of Community Development
PO BOX 341
WARRENTON, VIRGINIA
20188
http://www.warrentonva.gov
Permittech@warrentonva.gov
(540) 347-2465

STAFF REPORT

December 1, 2026

Property Owner(s) / Applicant(s):	Fauquier Habitat for Humanity
Application #	BZA #2026-2
Location:	88 Haiti Street
PIN:	6984-44-9002-000
Acreage:	8,716 sq.ft.
Zoning	Residential R-6
Comprehensive Plan Designation:	Medium Density Residential
Land Use:	Vacant/Residential, Three-Family Dwelling
Request:	The Applicant is seeking approval of a Variance pursuant to Zoning Ordinance Article 3-4.3.4, to allow the property to be subdivided into three separate parcels, each with one single-family dwelling on an individual lot.

REQUEST

The applicant is requesting a variance from Article 3-4.3.4 of the Zoning Ordinance, to reduce the minimum required lot size, lot frontage, and minimum front and side yard setbacks, which would allow the lot to be subdivided to create three separate parcels with the intent of constructing three single family dwelling units. This property historically contained a three-family/triplex dwelling. The Zoning Ordinance permits the following with regards to lot size and setbacks:

3-4.3.4 Lot and Yard Regulations

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (at front setback)	Maximum Lot Coverage (impervious surfaces)	Minimum Setbacks		
				Front	Side	Rear
Single-Family Dwelling	6,000	55 ft.	65%	20 ft.	8 ft.	20 ft.
Two-Family Dwelling	9,000	65 ft.	75%	20 ft.	15 ft.	20 ft.
Three-Family Dwelling	12,000	75 ft.	80%	20 ft.	15 ft.	20 ft.
Four-Family Dwelling	15,000	85 ft.	80%	20 ft.	15 ft.	20 ft.
Other Permitted Uses	6,000	55 ft.	65%	20 ft.	15 ft.	20 ft.

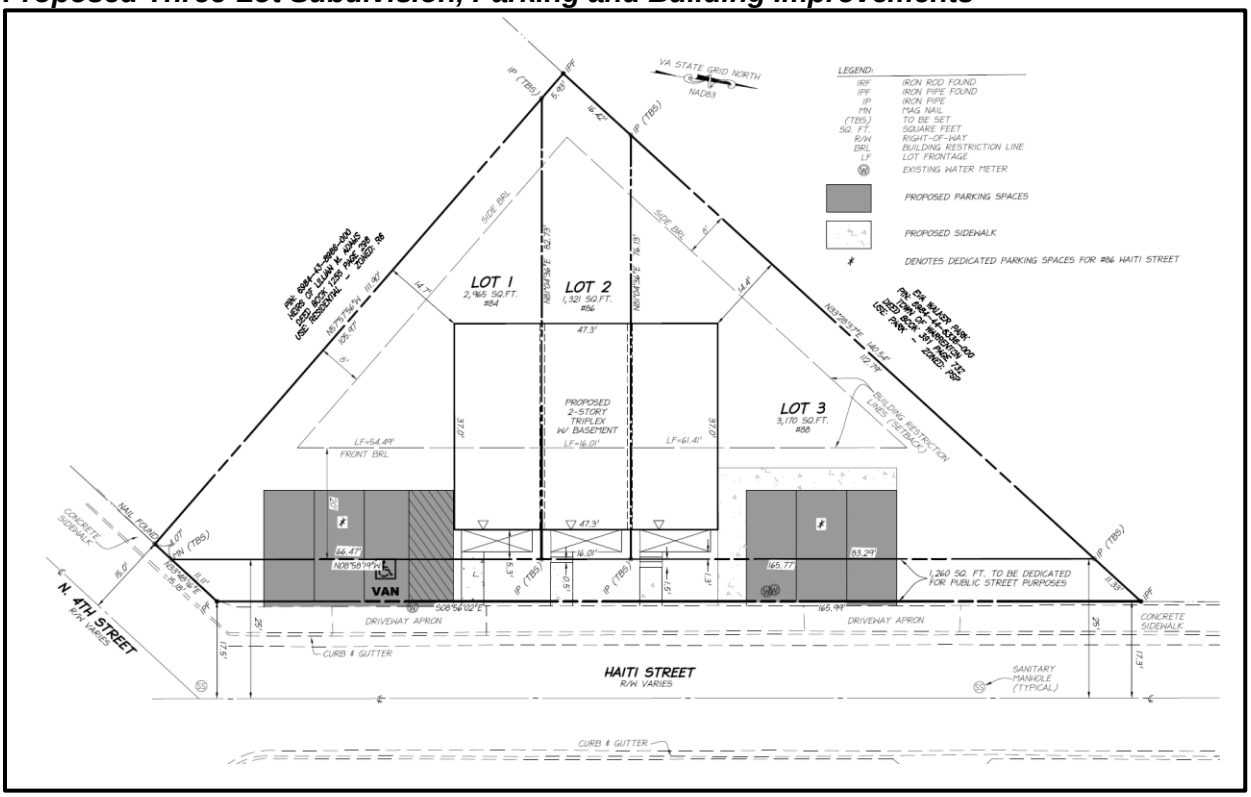
Proposed Use

Historic Use

The proposed subdivision will create three separate lots; Lot 1: 2,965 square feet, Lot 2: 1,321 square feet, and Lot 3: 3,170 square feet; see proposed subdivision plat below.

Staff Report, Board of Zoning Appeals
BZA #2026-2
Meeting Date: December 1, 2026

Excerpt from Plat prepared by Mark E. Perry LS, Dated September 18, 2026
Proposed Three-Lot Subdivision, Parking and Building Improvements



The image above shows the proposed subdivision of the existing lot to create three separate lots of record, with each lot containing one dwelling unit. The table below outlines the proposed lot size, frontages, setbacks versus the minimum required Lot and Yard Regulations found in Article 3-4.3.4 of the Zoning Ordinance.

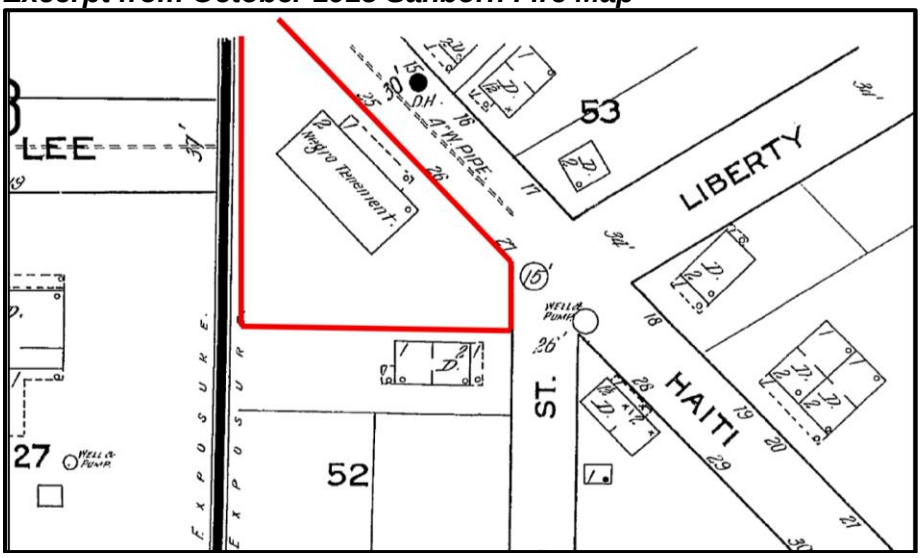
Zoning Ordinance Minimum Standard (Article 3-4.3.4)	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Minimum Lot size- 6,000 square feet	2,965 square feet (-3,035 square feet difference)	1,321 square feet (-4,679 square feet difference)	3,170 square feet (-2,830 square feet difference)
Minimum Frontage (measured at the front setback)- 55 feet	66.47 feet (+11.47 feet overage)	16.01 feet (-38.99 feet difference)	83.29 feet (+28.29 feet overage)
Minimum Front Yard Setback- 20 feet	1.3 feet covered porch (-18.7 feet difference)	1.3 feet covered porch (-18.7 feet difference)	1.3 feet covered porch (-18.7 feet difference)
Minimum Side Yard Setback- 8’	8 feet left side/0 feet right side (-8 feet difference right side)	0 feet left side/0 feet right side (-8 feet difference, both sides)	0 feet left side/8 feet right side (-8 feet difference left side)
Minimum Rear Yard Setback- 20’	N/A – irregular lot	N/A – irregular lot	N/A – irregular lot

Staff Report, Board of Zoning Appeals
BZA #2026-2
Meeting Date: December 1, 2026

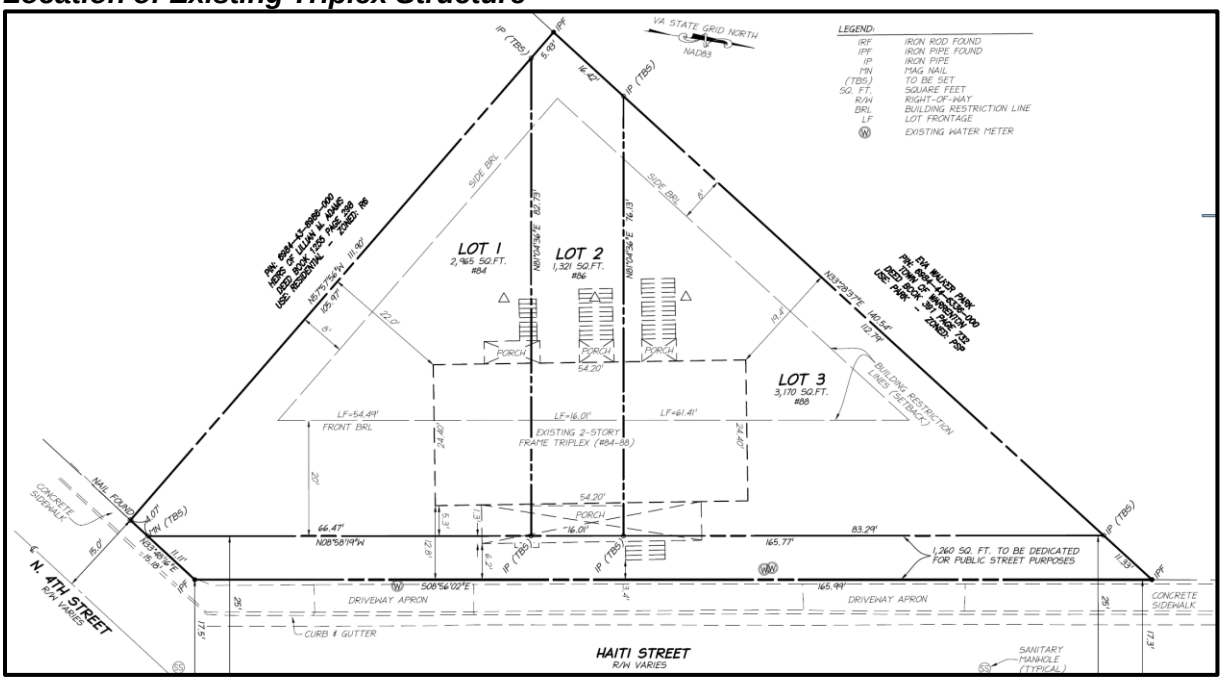
BACKGROUND

The subject property, Parcel ID Number 6984-44-9002-000, has been in existence since at least 1912, as referenced in Deed Book 274 Page 329. The property historically contained a three-family dwelling (triplex) which had been in existence since at least 1915, as shown on the 1915 Sanborn Fire Map. The triplex structure was demolished in late 2024 under Building Permit BLDG-24-372 due to the significant deterioration of the structure, with Building Permit BLDG-24-314 submitted to reconstruct the triplex.

Excerpt from October 1915 Sanborn Fire Map

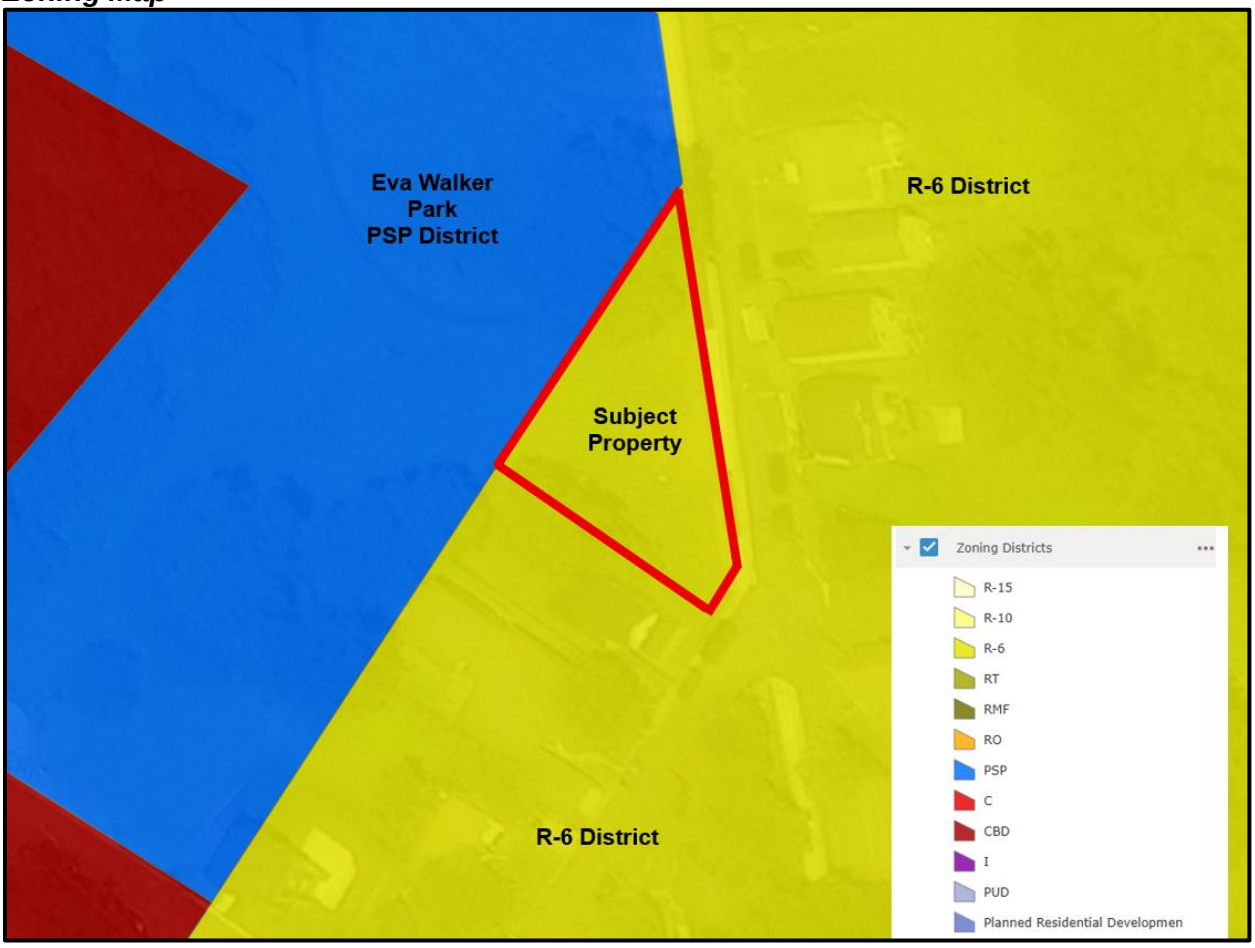


Excerpt from Plat prepared by Mark E. Perry LS, Dated September 18, 2026
Location of Existing Triplex Structure



The property is zoned Residential (R-6) and has remained R-6 since 1991. Prior Zoning Maps indicate that the lot was zoned R-B in the 1950's, and R-7 from 1971 to 1991. The entirety of the property is 8,716 square feet in area, and fronts along Haiti Street for 165.99 feet. Surrounding properties are zoned to the R-6 Residential District, with the exception of Eva Walker Park, which adjoins the north-western boundary of the subject property and is zoned to the Public-Semi-Public (PSP) District.

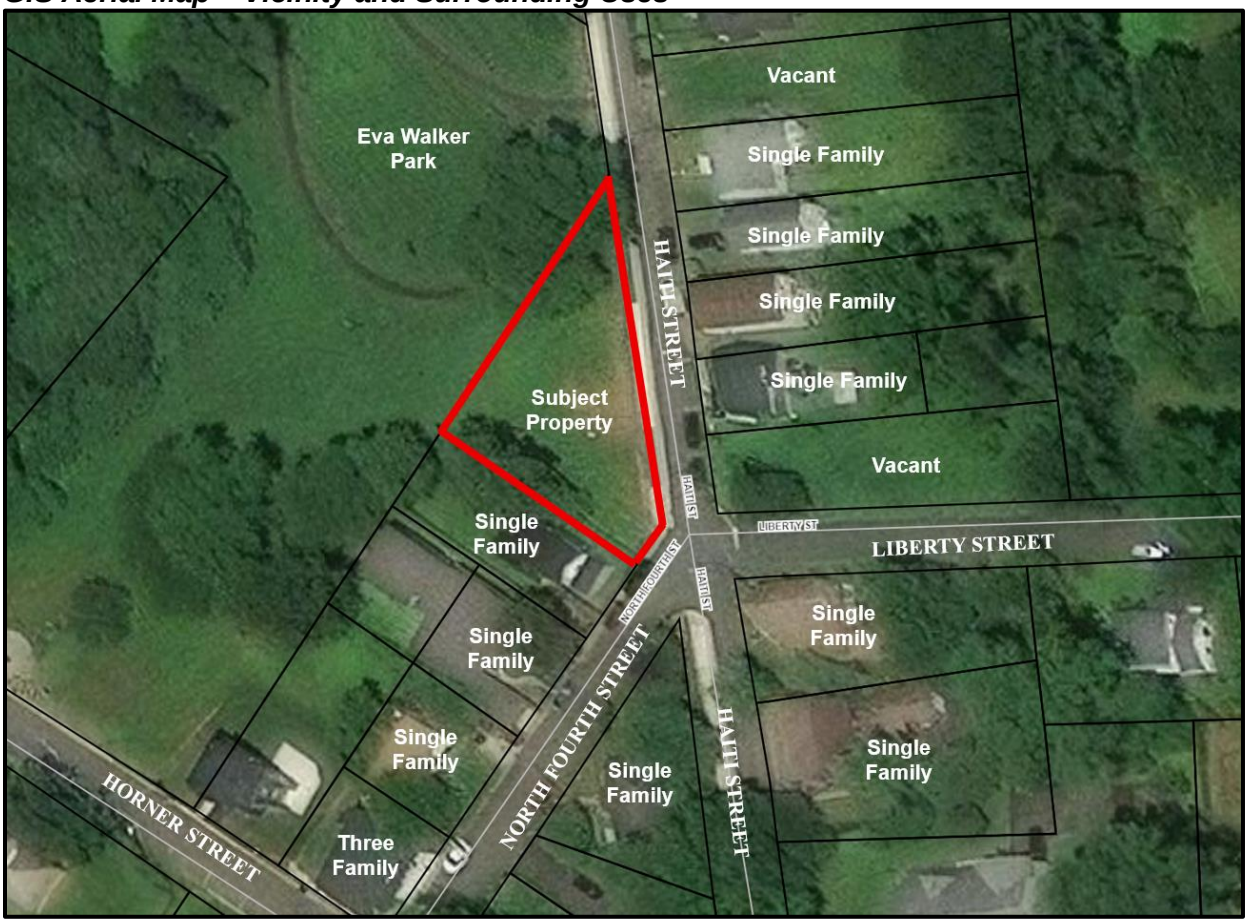
Zoning Map



The subject property, historically used as a triplex dwelling, is currently surrounded by single-family detached dwellings to the east and south, and bordered by Eva Walker Park to the north-west. The area of Haiti Street has historically been used for a mixture of single-family, two-family, and three-family dwellings since at least the late 1800's. This mixture of housing types is still present in the Haiti Street area, with several multi-family dwellings rehabilitated or reconstructed to preserve the diverse housing character of the neighborhood.

Staff Report, Board of Zoning Appeals
BZA #2026-2
Meeting Date: December 1, 2026

GIS Aerial Map – Vicinity and Surrounding Uses



ANALYSIS

A variance is defined by State Code Section § 15.2-2201 and Article 12 of the Zoning Ordinance as:

> *Variance – In the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.*

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 meet <u>one</u> of the following three criteria:

1) ***Unreasonably restrict the utilization of the property;***

The property has historically been used as a three-family dwelling or triplex since at least 1915 per the historic Sanborn Fire Map. The applicant is requesting the variance so that the subject property can be subdivided to create three separate lots of record, each improved with an individual dwelling separated by interior fire walls that can be purchased by separate owners.

2) ***That the granting of 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,***

The property, consisting of one parcel of 8,716 square feet in area, is irregular in shape, with 165.99 feet of frontage on Haiti Street and two side lot lines that give the property a triangular shape. This triangle shape is caused by the intersection of North Fourth Street at an acute angle (less than 90 degrees) with Haiti Street, and the surrounding residential lots and boundary of Eva Walker Park.

The use of the property as a triplex since at least 1915 per the Sanborn Map predates the adoption of the first Zoning Ordinance by the Town on October 1, 1955. The properties that are located along both sides of Haiti Street are part of a historic neighborhood that is characterized by small, narrow lots that generally do not meet current Ordinance requirements for minimum lot size or frontage, and these lots are improved with a mixture of single family, two- and three-family dwelling units, where it is typical to find existing dwellings that do not meet current Ordinance requirements for minimum setbacks, due to the historic nature of the community.

In staff's opinion, the existing irregular lot shape and the historic footprint and location of the triplex structure are physical conditions of the property that creates a hardship.

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.***

The applicant indicates the requested variance is not being requested by or on behalf of a person with a disability.

Additionally, under Virginia State Code Section § 15.2-2309, no variance shall be authorized by the BZA unless it is determined that the request meets <u>all five</u> of the following criteria:

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 property was acquired by the Applicant on October 31, 2019, as recorded in Deed Book 1612, Page 287. The Applicant purchased the property with the intent of reconstructing the existing triplex dwelling to habitable conditions. In staff's opinion, the Applicant acquired the property in good faith, and given the irregular lot shape did not create the hardship from which they are requesting a variance of.

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;***

The historic use of the subject property as a three-family/triplex dwelling will cease, due to the subdivision of the property into three separate lots of record, splitting the triplex along the shared interior fire walls. Therefore, the use of the property will change to three single-family dwellings with zero-foot interior side lot lines. The change of use does not result in an increase in density, as the number of dwelling units remains the same as shown on the 1915 Sanborn Map. Any potential impact to neighboring properties due to this subdivision would be limited due to the area being primarily residential, and the current and historical existence of other two- and three-family dwellings along Haiti Street. Staff recommends a condition of approval to limit the resulting three parcels from adding any further dwelling units or accessory dwelling units (ADU's) on the properties, so as to prevent an increase in density on a substandard lot. Given this condition of approval, it is staff's opinion that granting the Variance will not be of substantial detriment to adjacent or nearby properties.

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;***

This property is unique in that the Haiti Street neighborhood is comprised of lots that typically do not meet current Ordinance minimum lot size requirements or minimum required setbacks. This property is further unique in that the triangular shape is caused by the irregular intersection of North Fourth Street with Haiti Street and Liberty Street. In staff's opinion, the unique nature of the property's condition does not lend itself to an amendment of the Ordinance that would apply to all properties located within the Town, and therefore meets this criteria for granting a Variance.

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; and***

The triplex dwelling was constructed prior to the adoption of the first Zoning Ordinance by the Town in 1955, however three-family dwellings were a by-right permitted use for this property as "apartments" since the adoption of the 1959 Zoning Ordinance. A variance to allow the three-lot subdivision would change the existing residential use from a three-family dwelling to three individual single-family dwellings. The variance as requested would not change the Zoning district for the property, as single-family dwellings are permitted by-right and three-family dwellings are permissible by Special Use Permit in the R-6 Zoning District.

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.***

A Special Use Permit cannot provide relief from lot size or setback requirements, nor are any waivers available for homes unable to meet setback requirements. The Zoning Ordinance does not allow for administrative approvals of setback reductions for non-conforming lots.

CONCLUSION

Should the Board find that this request meets **one** of the three criteria listed in Section § 15.2-2309 of the State Code, and **all five** of the standards listed in Section § 15.2-2309 of the State Code, and moves to grant the requested variance, staff recommends the following approval conditions so as to secure the public interest and to minimize potential negative impacts on local residents and adjoining property owners:

1.) The site shall be in general conformance with the information and drawings submitted with the variance application except as specifically modified by the conditions below or as necessary to meet Zoning Ordinance requirements.

2.) Any future accessory structures must meet current Zoning Ordinance setback requirements.

3.) No further dwelling units or accessory dwelling units (ADU's) shall be permitted on any of the resulting lots, unless the lot sizes are increased in the future to meet current Zoning Ordinance minimum lot size requirements.

ATTACHMENTS

A – Application Materials – Statement of Justification
B – Deed of Purchase – Deed Book 1612, Page 287, October 31, 2019
C – Variance Plat
D – Approved Building Plans
E – Pattern Motions to Approve or Deny

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

Permit #_____

Type of Development [select type(s) below]

Planning	*Zoning*			
☐ Commission Permit (§2232)	☐ Administrative Appeal	☐ Concept Plan Review	☐ Record / Vacate Plat
☐ Comprehensive Plan Amendment	☐ As-Built	☐ Easement Plat	☐ Site Development Plan
☐ Special Use Permit	☐ Bond Release/ Reduction	☐ Final Plat	☑ Variance
☐ Rezoning	☐ Bond Extension	☐ Preliminary Plat	☐ Waiver, Administrative
	☐ Boundary Adjustment	☐ Re-approval of Plat	☐ Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application_____

Project Description

Project Name: Haiti Street Revitalization Phase TWO

Property Address (if no address, give closest cross street): 88,86,84 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 tripllex is cost-prohibitive for three units sold to families in low- to moderate-income AMI.

Zoning District: Ward 2 Total Acres: 0.2001 Acres for Proposed Use: 0.2001

Parcel Identification Number(s): 6984-44-9002-000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Fauquier Habitat for Humanity, Inc.

70 Main St Ste 401, 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: Melanie C Burch 9/30/26 Applicant's Signature & Date: _____

Print Owner's Name: Melanie C. Burch, President + CEO Print Applicant's Name: _____

FAUQUIER HABITAT FOR HUMANITY, INC.

6984-44-9002-000

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 intends to erect 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

Type: DEEDS
Recorded: 10/31/2019 11:43:00 AM
Fee Amt: $3,417.33 Page 1 of 5
Fauquier County, VA
Gail H Barb Clerk of Circuit Court
File# 2019-00009354

Item 2.

BK 1612 PG 287 - 291

Consideration:	$778,600.00
Assessment:	$778,600.00
Grantee Address:	98 Alexandria Pike, Suite 43, Warrenton, VA 20186
Tax Map #:	6984-44-9002-00, 6984-44-8436-000, 6984-43-9745-000, 6984-54-0254-000, and 6984-44-9545-000 & 6984-44-9538-000,
Prepared by:	Patricia A. Woodward, P. O. Box 1037, Warrenton, VA 20188, VSB# 19850
After recording return to:	Cardinal Settlement Services, Inc., 25 Horner Street, Warrenton, VA 20186
Title Insurer:	Fidelity National Title Insurance Company

THIS DEED, made and entered into this 30th day of October 2019, by and between **Eva C. HARRIS**, widowed and unremarried, GRANTOR, and **FAUQUIER HABITAT FOR HUMANITY, INC.**, a Virginia corporation, GRANTEE;

WITNESSETH:

THAT FOR and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, receipt whereof is now acknowledged, the Grantor does now hereby, with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE in FEE SIMPLE, grant, bargain, sell, and convey unto the Grantee, all of that certain lots or parcels of land, with all rights, ways, easements and improvements thereunto belonging or appurtenant thereto, and more particularly described as follows:

See, Schedule A attached hereto and made a part hereof

Inclusion of the Tax Map Parcel number in this Deed is pursuant to §17.1-252 of the Code of Virginia, 1950, as amended, is not a part of the legal description of the property conveyed, and the Grantor makes no warranty as to its accuracy.

This conveyance is made subject to any restrictions, reservations or easements of record.

WITNESS the following signature and seal:

Eva C. Harris (SEAL)
EVA C. HARRIS

COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF Fauquier, TO-WIT:

The foregoing document was acknowledged before me this 30th day of October by Eva C. Harris.

My Commission Expires: August 31, 2020

Harriet H. Sutphin
NOTARY PUBLIC

W:\Harris, Eva\Habitat 2019\2019-10-28 Deed_Harris to Habitat.wpd

HARRIET H. SUTPHIN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REG. # 7520768
My Commission Expires 8/31/2020

Schedule A

PARCEL 1 (GPIN 6984-44-9002-000):

ALL THAT certain lot of land lying and being situated in Warrenton, Fauquier County, Virginia, at the intersection of North Third Street (now known as North Fourth Street), Hayti (Haiti) Street, and Wood Street (now known as Liberty Street) and bounded and described as follows, to wit: Beginning at a post at corner of the Alfred B. Horner and John Tyler lots and running in a Southeastern direction 111 feet to a stone on North Third Street (now known as North Fourth Street); thence along North Third Street (now known as North Fourth Street) in an easterly direction 60 feet to a post at the intersection of said North Third Street (now known as North Fourth Street), Wood Street (now known as Liberty Street) and Hayti (Haiti) Street; thence along said Hayti (Haiti) Street in a Northerly direction 161 feet to a post at corner of Alfred B. Horner lot; thence along said Alfred B. Horner lot in a westerly direction 176 feet to a post in corner of Alfred B. Horner and John Tyler lots to the beginning.

LESS AND EXCEPT therefrom a portion of said property fronting a distance of 42 feet on Haiti Street, conveyed to Lester Robinson by Deed from Carrie W. Parkinson, widow, dated November 28, 1958, and recorded in Deed Book 204 at page 4, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING the same property conveyed to Harrington W. Harris, by Deed from Harrington W. Harris and Eva C. Harris, dated January 18, 2005, and recorded in Deed Book 1139, at page 941, among the Fauquier County, Virginia land records. Harrington W. Harris died April 2, 2009, devising the subject property in Eva C. Harris by Last Will and Testament recorded in Will Book 243, page 2238 as confirmed by Deed of Confirmation recorded in Deed Book 1549, at page 370, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

PARCEL 2 (GPIN 6984-44-8436-000):

ALL THAT certain tract or parcel of land situate on the west side of Haiti Street in the Town of Warrenton, Fauquier County, Virginia, improved by one frame apartment house, bearing Warrenton street numbers 130, 132 and 134, being the same identical property which was conveyed to Ford G. Anderson by deed of Annie H. Green, widow in Deed Book 121 at page 495, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING the same property conveyed to Harrington W. Harris, Sr. and Eva C. Harris, husband and wife, as tenants by the entirety with the common law right of

survivorship, by Deed from Ethel E. Anderson, widow, and Frances A. Shepherd and Charles Edward Shepherd, Jr., her husband, dated April 25, 1969, and recorded in Deed Book 253 at page 347. Harrington W. Harris, Sr. died April 2, 2009, leaving Eva C. Harris as surviving tenant.

PARCEL 3 (GPIN 6984-43-9745-000):

ALL THAT certain tract or parcel of land containing 0.2133 acres, more or less, situate in the Town of Warrenton, Fauquier County, Virginia, as more particularly described by plat of survey and metes and bounds description prepared by VH&D, Inc., Land Surveyors and Civil Engineers, Warrenton, Virginia, under date of October 13, 1983, said plat of survey and metes and bounds description being recorded in Deed Book 436 at page 248, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING the property conveyed to Harrington W. Harris, Sr. and Eva C. Harris, husband and wife, as tenants by the entirety with the common law right of survivorship, by Deed from Wendell R. Grant and Shirley M. Grant, husband and wife, dated January 19, 1989, and recorded in Deed Book 611 at page 1265. Harrington W. Harris, Sr. died April 2, 2009, leaving Eva C. Harris as surviving tenant.

PARCEL 4 (GPIN 6984-54-0254-000):

ALL THAT certain lot or parcel of land with the improvements thereon, lying and being situated on Haiti Street in the Town of Warrenton, Fauquier County, Virginia, designated as Lot 7 according to a plat and survey to be found recorded in Deed Book 64 at page 272, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia, containing 5,446 square feet, more or less.

AND BEING the property conveyed to Harrington W. Harris, Sr. and Eva C. Harris, husband and wife, as tenants by the entirety with the common law right of survivorship, by Deed from Virginia C. Coles, dated June 29, 1988 and recorded in Deed Book 599 at page 1760 among the aforesaid county land records. Harrington W. Harris, Sr. died April 2, 2009, leaving Eva C. Harris as surviving tenant.

PARCEL 5 (GPINS 6984-44-9545-000 AND 6984-44-9538-000):

ALL THAT certain lot or parcel of land lying and being situate in the Town of Warrenton in Fauquier County, Virginia, and containing 7,696 square feet, more or less according to plat and survey of R.M. Bartenstein, C.L.S., No. 549, dated December 14, 1954, and being the property designated on said plat and survey as Lot

A, which plat and survey are recorded with a certain deed from May L. Johnson, widow; William Perry Johnson and Elizabeth B. Johnson, his wife; Robert S. Johnson and Elizabeth H. Johnson, his wife, and Willard A. Johnson and Theoling H. Johnson, his wife; to John Hancock, et al, dated April 21, 1955, recorded May 4, 1955, in Deed Book 191, page 96, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

SUBJECT TO a 15 foot easement for ingress and egress appurtenant to Lots B and C as described in Deed recorded in Deed Book 197, page 562, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING THE property conveyed to Harrington W. Harris by Deed from Harrington W. Harris and Charles E. Smith, Sr., dated March 1, 2006, recorded in Deed Book 1205, at page 1887 among the Fauquier County, Virginia land records. Harrington W. Harris died April 2, 2009, devising the subject property in Eva C. Harris by Last Will and Testament recorded in Will Book 243, page 2238 as confirmed by Deed of Confirmation recorded in Deed Book 1549, at page 370, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

RECORDED IN CLERK'S OFFICE OF
FAUQUIER ON
Oct 31, 2019 AT 11:43:00 AM
$779.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-802
STATE: $389.50 LOCAL: $389.50
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT

Gail H Barb

OWNER CONSENT:

THE SUBDIVISION OF THE LAND AND GRANTING OF EASEMENTS 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

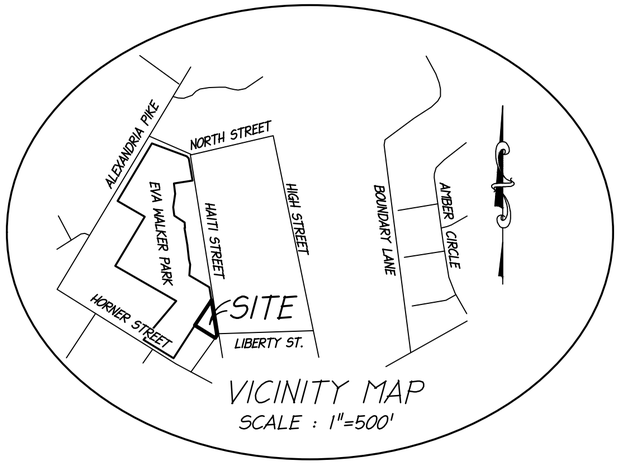
STATE OF VIRGINIA, COUNTY OF _____

THE FOREGOING STATEMENT HAS ACKNOWLEDGED BEFORE ME

THIS_____DAY OF_____, 202__.

_____
NOTARY PUBLIC

MY COMMISSION EXPRESS:_____



VICINITY MAP
SCALE : 1"=500'

APPROVAL BLOCK

R-6 LOT & YARD REGULATIONS

SINGLE FAMILY DWELLING (TRIPLEX)

REQUIRED	PROVIDED: LOT 1	LOT 2	LOT 3
LOT SIZE: 6,000 SQ FT.	2,965 SQ FT	1,321 SQ FT.	3,170 SQ FT.
LOT FRONTAGE: 75 FT.	54.49 FT.	16.01 FT.	61.41 SQ FT.
MIN FRONT SETBACK: 20 FT	12.8 FT.	12.8 FT.	12.8 FT.
MAX FRONT SETBACK: 30 FT.	30 FT.	30 FT.	30 FT.
SIDE SETBACK: 8 FT.	8FT./0 FT.	0 FT./0 FT.	0 FT./ 8 FT.
REAR SETBACK: 20 FT.	N/A	N/A	N/A

AREA TABULATION

PIN: 6984-44-9002-000

EXISTING AREA:	8,716 SQUARE FEET
LOT 1	2,965 SQUARE FEET
LOT 2	1,321 SQUARE FEET
LOT 3	3,170 SQUARE FEET
RIGHT-OF-WAY DEDICATION	1,260 SQUARE FEET
TOTAL	8,716 SQUARE FEET

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. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAUQUIER COUNTY GIS SYSTEM AS PIN 6984-44-9002-000 AND IS CURRENTLY ZONED R6.
3. NO TITLE REPORT FURNISHED, THEREFORE EASEMENTS AND/OR ENCUMBRANCES, IF ANY, OTHER THAN THOSE SHOWN MAY EXIST.
4. 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.
5. THE BUILDING SHOWN ON SHEET 2 HAS BEEN RAZED. THE LOCATION OF THE BUILDING SHOWN HEREIN IS BASED ON A SURVEY BY CARSON LAND CONSULTANTS AND WAS PROVIDED BY THE OWNER.
6. THE SUBJECT PROPERTY MAY BE AFFECTED BY AN EXISTING PERPETUAL EASEMENT ACROSS THE WESTERN PART OF THE PROPERTY FOR THE PURPOSE OF SEWAGE CONNECTIONS, SEE DEED BOOK 265 PAGE 136. RECORD INFORMATION FOUND AMONG THE LAND RECORDS DOES NOT PROVIDE ANY MEASUREMENTS OR WIDTH TO ESTABLISH THE LOCATION OF THE EASEMENT THROUGH THE SUBJECT PROPERTY.

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 AND ALL PROPERTY MONUMENTS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WARRENTON AND COMMONWEALTH OF VIRGINIA.

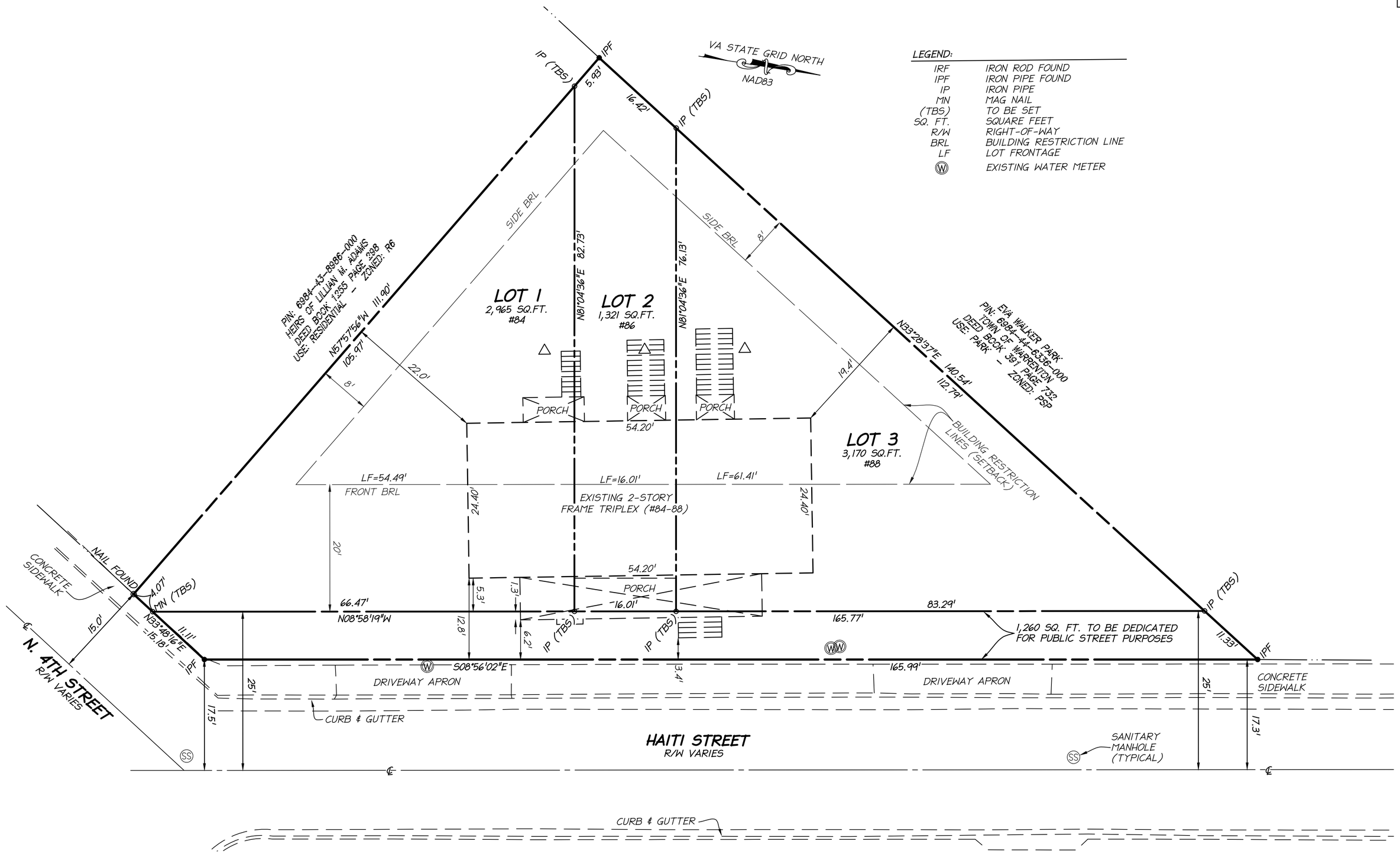
COMMONWEALTH OF VIRGINIA
MARK E. PERRY
Lic. No. 2996
ADVANCE COPY
LAND SURVEYOR

BZA 26-2
VARIANCE PLAT
#84, 86 & 88 HAITI STREET SUBDIVISION
PIN: 6984-44-9002-000
DEED BOOK 1612 PAGE 287
TOWN OF WARRENTON, VIRGINIA
DATE: 9/18/2025 - SHEET 1 OF 2

REV. 11/13/2026 - TOWN COMMENTS

GREEN COVE
LAND SURVEYING
PO BOX 459
LOCUST GROVE, VA 22508
greencove.vals@gmail.com
540.219.8350

PROJ: 230



COMMONWEALTH OF VIRGINIA
MARK E. PERRY
Lic. No. 2996
ADVANCE COPY
LAND SURVEYOR

VARIANCE PLAT

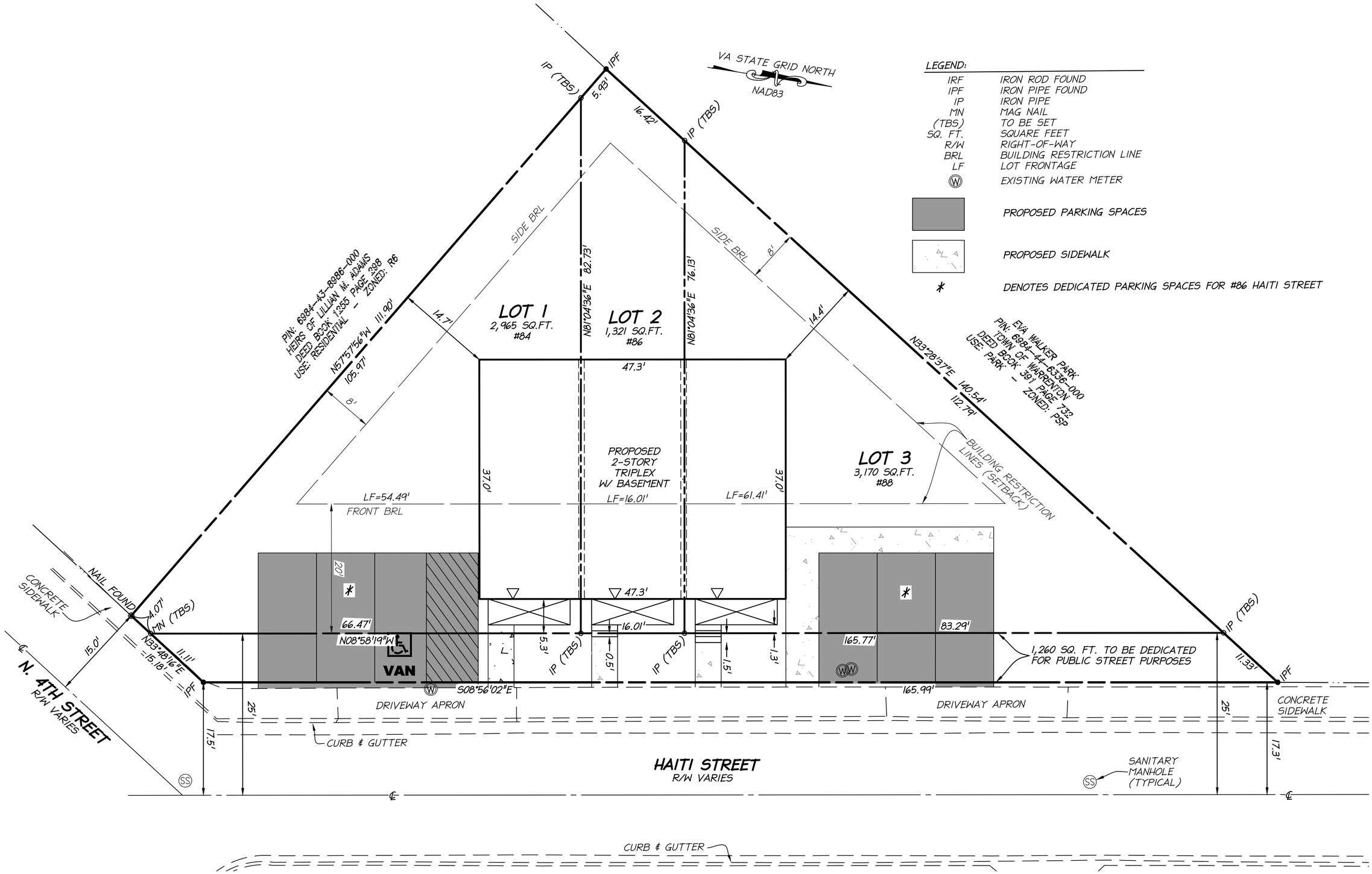
#84, 86 & 88 HAITI STREET SUBDIVISION

PIN: 6984-44-9002-000
DEED BOOK 1612 PAGE 287
TOWN OF WARRENTON, VIRGINIA
DATE: 9/18/2025 - SHEET 2 OF 3
SCALE 1" = 10'

0 10 20 30

GREEN COVE
LAND SURVEYING
PO BOX 459
LOCUST GROVE, VA 22508
greencove.vals@gmail.com
540.219.8350

PROJ: 2300



COMMONWEALTH OF VIRGINIA
MARK E. PERRY
Lic. No. 2996
ADVANCE COPY
LAND SURVEYOR

VARIANCE PLAT
#84, 86 & 88 HAITI STREET SUBDIVISION

PIN: 6984-44-9002-000
DEED BOOK 1612 PAGE 287
TOWN OF WARRENTON, VIRGINIA
DATE: 9/18/2025 - SHEET 3 OF 3
SCALE 1" = 10'

0 10 20 30

GREEN COVE LAND SURVEYING
PO BOX 459
LOCUST GROVE, VA 22508
greencove.vals@gmail.com
540.219.8350

PROJ: 2300

PROJECT NUMBER
223217

CARDINAL HOMES ®

CONTENTS	PAGE	SHEET #
CONTENTS	1	
COVERPAGE / DESIGN CRITERIA / NOTES	2 - 3	
ELEVATIONS	4 - 7	/ SHEET(S) 1.0,1.1,1.2,1.3
FLOOR PLAN	8 - 9	/ SHEET(S) 2.0,2.1
ELECTRICAL PLAN / NOTES	10 - 11	/ SHEET(S) 3.0,3.1
FOUNDATION PLAN / NOTES	12 - 13	/ SHEET(S) 4.0,4.1
CROSS SECTION	14	/ SHEET(S) 5.0

WARRENTON

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED **RADCO** REVIEWED
AUG 21, 2024
Reviewed for Permits

Kituwah Manufacturing, LLC d/b/a Cardinal Homes® 525 Barnesville Highway, Wylliesburg, VA 23976
PH: 1-434-735-8111 FAX 434-735-8824 Email: cardinal@cardinalhomes.com

DESIGN CRITERIA

CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-5
NUMBER OF STORIES	2
FIRE RATING ON EXT. WALLS	NA
FIRE RATING ON INT. WALLS	NA
ICE PROTECTION PROVISIONS	NO
FLOOD HAZARD ZONE-	NO
SPRINKER SYSTEM-	NO
COASTAL CONSTRUCTION	NO

WIND:
120 MPH (3 SEC GUST) Vult. EXP.- B

BUILDING CATEGORY	II
IMPORTANCE FACTOR	1.00
Gcpi- .18 / -.18	

SEISMIC DESIGN CATEGORY:
ZONE C

ROOF:

GROUND SNOW LOAD	30 PSF
DEAD LOAD	10 PSF
LIVE LOAD	23 PSF
MAXIMUM DESIGN MEAN ROOF HEIGHT	29 FT

FLOOR:

DEAD LOAD	10 PSF
LIVE LOAD	40 PSF
2ND FLOOR LIVE LOAD (SLEEPING AREAS)	30 PSF

INSULATION SCHEDULE

(UNFACED INSULATION IS PERMITED)

CEILING: R-	38	FIBERGLASS
SLOPED: R-	NA	FIBERGLASS (IF APPLICABLE)
WALL: R-	18	FIBERGLASS
KNEEWALL R-	NA	FIBERGLASS (IF APPLICABLE)
FLOOR: R-	30	FIBERGLASS

THERMAL REQUIREMENTS	ZONE 4
HEAT DEGREE DAYS	SEE RESCHECK

LABELS
RADCO / STATE LABELS LOCATED ON THE INSIDE OF THE ELECTRICAL PANEL COVER (1 STATE LABEL AND 1 THIRD PARTY LABEL PER EACH MODULE)

2 STATE LABELS AND 2 RADCO LABELS

DATA PLATE
LOCATED IN THE INSIDE OF THE ELECTICAL PANEL COVER

BUILDING CODES

VIRGINIA

CITY OR COUNTY: FAUQUIER

(* - Indicates Jurisdiction has Adopted Amendments)

BUILDING-	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
PLUMBING-	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
MECHANICAL-	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
ENERGY-	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
ELECTRICAL-	2017 NATIONAL ELECTRIC CODE *
ACCESSIBILITY-	NA

CONSTRUCTION

FLOOR

FRAMING:
2X10 SPF#2 AT 16" O.C.
9 1/4" I-JOIST MAY BE USED AS AN ALTERNATE
OPEN WEB JOISTS MAY BE USED AS AN ALTERNATE

RAILS:
2x10 OUTER RAIL & 9¼" LVL INNER RAIL AT MARRIAGE WALL & 2x10 OUTER AND INNER RAIL AT SIDEWALL

DECKING:
3/4 T&G DECKING GLUED W/ CONSTRUCTION ADHESIVE AND FASTENED WITH .113 X 2" NAILS AT 6" O.C.EDGE & 12" O.C. FIELD

EXTERIOR WALLS

WALLS:
2x6 SPFs #2, SP#2, OR BETTER AT 16" OC

SHEATHING:
WALL SHEATHING EXTERIOR SIDE - 7/16" SHEATHING GLUED WITH CONSTRUCTION ADHESIVE AND FASTENED WITH 7/16" CROWN x 1 1/2" LEG STAPLES - 3" O.C. EDGES & 6" O.C. FIELD-/ ALTERNATE FASTENING-FASTEN WITH .097-.099 X 2 1/4 3/6, OR .113 X 2" 6/12

WALL FINISH:
1/2" GYPSUM, PRIMED

FLAT TOP

CEILING (LOWER FLOOR OF STACKED MODULES) IF APPLICABLE
2X6 #2 SPF OR BETTER = 24" O.C. ≤14ft , >14ft = 16" O.C.
CEILING FINISH:
1/2" GYPSUM, PRIMED

ROOF

FRAMING:
SEE PROFILE OF TRUSS OR RAFTER FOR MATERIALS SPACING AND CONNECTIONS

SHEATHING:
7/16 OSB SHEATHING FASTENED WITH .099 X 2 1/4" NAILS AT 3" O.C. AT EDGE AND 6" O.C.FIELD

L.V.L.

LVL
LVL WILL HAVE A MINIMUM VALUE OF 2.0E, 3100 Fb, 750 Fcp UNLESS OTHERWISE NOTED ON PLANS

PROJECT NUMBER	223217
PRINT NUMBER	223217
MODEL NAME	CUSTOM 2-STORY
BUILDER	HABITAT FOR HUMANITY
CUSTOMER	HAITI ST. LOT 84,86,88
STATE	VIRGINIA
CITY OR COUNTY:	FAUQUIER

ADDRESS: Haiti Street

GENERAL NOTES

1) THE ENCLOSED PLANS / SPECIFICATIONS ARE THE SOLE PROPERTY OF KITUWAH MANUFACTURING, LLC D/B/A CARDINAL HOMES® (CH, CHI, & CARDINAL,) ANY UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT THE SOLE WRITTEN CONSENT FROM CARDINAL IS PROHIBITED.
2) CARDINAL WILL BE CONSIDERED AS A MATERIAL PROVIDER IN ALL BUILDING PROJECTS, CARDINAL IS SUPPLYING BUILDING COMPONENTS TO A LICENSED GENERAL CONTRACTOR.
3) DETAILS ON THE ATTACHED PLANS DRAWN OR OUTLINED BY THE FOLLOWING LINE TYPE: - - — - - BY BUILDER - - — - - OR NOTED BY BUILDER ON-SITE OR BY BUILDER AT SETUP, HELP DEPICT THE BUILDING IN A MORE COMPLETED STATE. CARDINAL'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND FABRICATION OF MODULES IN ITS PRODUCTION FACILITY. ALL SITE CONSTRUCTION IS PERFORMED UNDER THE DIRECTION OF THE BUILDER. THE BUILDER MUST MAKE SURE THAT ALL ACCESSORY STRUCTURES, INCLUDING BUT NOT LIMITED TO : PORCH ROOFS, DECKS GARAGES, OVER-FRAMING, AND BUMP-OUT DORMERS, COMPLY WITH ALL APPLICABLE BUILDING CODES. THESE SITE-BUILT ACCESSORY STRUCTURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
4) NOTES ON THE PLANS MARKED WITH A BR OR B.R. MEANS BUILDER REQUEST
5) IT IS THE RESPONSIBILITY OF THE PURCHASER TO INSURE THESE PLANS CONFORM TO LOCAL ORDINANCES IN RESPECT TO BUILDING SIZE, HEIGHT, SETBACK, OR AESTHETICS WHICH IS ENFORCED BY THE AUTHORITY HAVING JURISDICTION.
6) IT SHALL BE THE PURCHASER'S RESPONSIBILITY TO JUSTIFY ANY MODIFICATIONS, ADDITIONS, SITE COMPLETION OF UNFINISHED ATTICS/BONUS AREAS AND ARE SUBJECT TO INSPECTION BY THE AUTHORITY HAVING JURISDICTION.
7) PLANS MAY BE REVERSED. PLANS MAY BE MASTERED.

ATTENTION LOCAL INSPECTION DEPARTMENT

- THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY CARDINAL, HAVE NOT BEEN INSPECTED BY THE THIRD PARTY RADCO, AND ARE NOT CERTIFIED BY THE MODULAR LABEL. CODE COMPLIANCE FOR THESE ITEMS MUST BE DETERMINED AT THE LOCAL LEVEL
- -SET-UP INSTRUCTIONS FOR THESE MODULAR UNIT(S) ARE INCLUDED BY ATTACHMENT TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED "FIELD INSTALLATION" ARE INCOMPLETE.
- IF THIS STRUCTURE IS IN A THERMAL ZONE MORE STRINGENT THAN THAT LISTED ON THESE PLANS, IS SET ON PILINGS, OR IS INSTALLED AT A MOUNTAIN REGION OR COASTAL HIGH HAZARD OR OCEAN HAZARD SITE SUCH THAT WIND OR OTHER DESIGN PARAMETERS ARE INCREASED, THE DESIGN MUST BE DETERMIND TO BE ADEQUATE FOR ACTUAL SITE CONDITIONS. ALTERATIONS MAY BE REQUIRED TO BRING THE HOME INTO COMPIANCE WITH THE MORE STRINGENT CONDITIONS.

BUILDING SITE INSTALLATION REQUIREMENTS

- FOUNDATION, INCLUDES THE ATTACHMENT OF CARDINAL'S MODULES TO THE FOUNDATION
- MODULAR INTER-CONNECTIONS, ADJUSTMENTS, AND FINISHING, AND ATTACHING BAY WINDOWS AND SIMILAR ASSEMBLIES WHERE FACTORY INSTALLATION WOULD COMPLICATE THE DELVERY OF THE MODULES.
- SIDING (I.E. END WALLS, 2ND STORY), ROOF CRICKETS, & ROOFING (I.E PORCH AREAS, VALLEYS) NOT INSTALLED BY CARDINAL. BUILDERS MAY REQUEST THAT SOME AREAS BE LEFT UNFINISHED, OR CARDINAL MAY DETERMINE THAT SOME SIDING OR ROOFING SHOULD BE LEFT-OFF TO GAIN EFFICIENCY OVERALL IN THE BUILDING PROCESS.)
- ELECTRICAL INTER-CONNECTIONS (E.G. CONNECTION TO PUBLIC UTILITIES, TERMINATING WIRES LEFT UNCONNECTED TO ACCOMMODATE SITE INSTALLED FIXTURES, CONNECTIONS BETWEEN MODULES, UNCOMPLETED HOME RUNS AND SUB-FEEDS TO MAIN PANEL, PANELS SHIPPED LOOSE FOR INSTALLATION IN BASEMENT OR GARAGE, MAIN DISCONNECT IF REQUIRED, CRAWLSPACE LIGHTS AND RECEPTACLES, SMOKE DETECTORS ABOVE OR BELOW THE MAIN LEVELS.)

CONTINUE ON NEXT PAGE

SEALS/STAMPS

WARRENTON

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED **RADCO** REVIEWED
AUG 21, 2024
Reviewed
for Permits

PROJECT NUMBER
223217

PRINT NO.
223217
Printed
8/19/2024 15:45

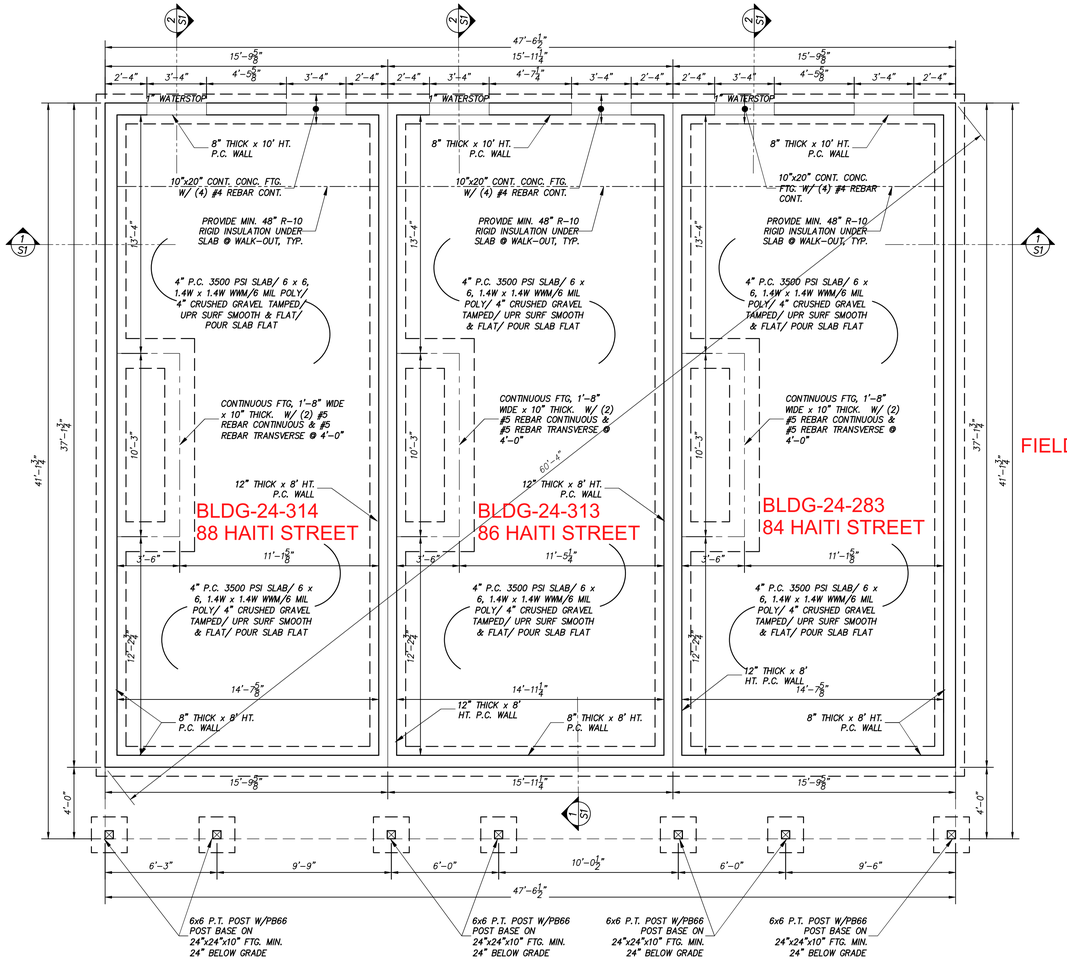
SCALE:
NTS

CARDINAL HOMES®
525 BARNESVILLE HIGHWAY WYLLIESBURG VA, 23976
PH: 1-434-735-8111 FAX: 1-434-735-8824 Email: cardinal@cardinalhomes.com
© 2024 KITUWAH MANUFACTURING, LLC

ASK ABOUT ENERGY STAR

COVERPAGE A

FIELD VERIFY PREFAB HOUSE PLAN DIMENSIONS



NOTE: TYPICAL FTG. SIZE IS 10"x20" CONT. CONC. FTG. W/ (2) #4 REBAR CONT., U.N.O.

FOUNDATION PLAN

SCALE: ¼"=1'-0"

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

EXPERIENCE WARRENTON VIRGINIA

PLANS APPROVED

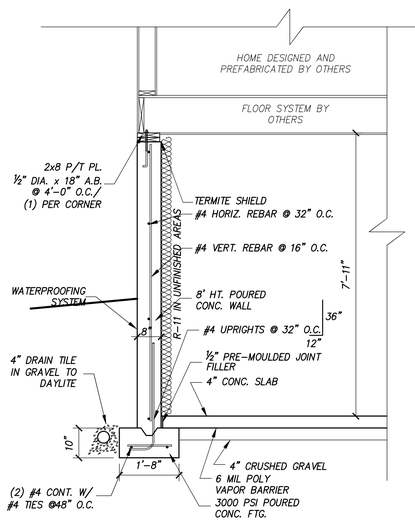
With the intent that they comply in all respects to the code any omissions or errors on the plans does not relieve the applicant from complying with all applicable requirements of the code.

date 10-15-2024

Town of Warrenton Building Inspection Department

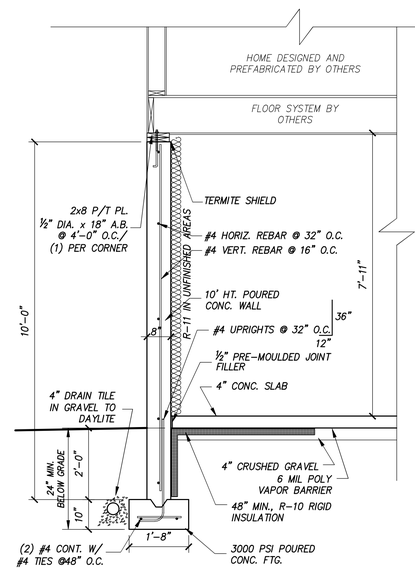
NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

FIELD VERIFY PREFAB HOUSE PLAN DIMENSIONS



1/S1 WALL SECTION

SCALE: 1/2"=1'-0"



2/S1 WALL SECTION

SCALE: 1/2"=1'-0"

GENERAL NOTES – IRC 2018/VA UNIFORM BLDG CODE 2018

1. For dimensions not shown, refer to architectural drawings.
2. All construction shall be in accordance with the I.R.C. One and Two Family Dwelling Code as prepared by the International Council of Building Officials plus all local building codes and ordinances.
3. Contractor is responsible for all temporary shoring and protection required to stabilize and protect construction throughout the course of the project.
4. Footings have been designed based on an allowable bearing capacity of 1500 psf.
5. Place footings on firm, dry, non–frozen subgrade. Remove soft soils encountered during excavation for footings. Backfill these excavations and areas requiring structural fill with clean, moist, granular select borrow (type "G", grade V or better in accordance with VDOT Standard Specifications) placed in 8" maximum lifts. Compact to 95% maximum dry density as determined by modified proctor test (ASTM D1557). Backfill and compact evenly on both sides of crawl space and basement walls prior to framing first floor. Do not backfill basement walls until first floor framing has been completed.
   Crushed Stone: AASHTO #57 aggregate; washed, uniformly graded and free draining.
   Mechanically compact or roll.
6. Concrete: Comply with American Concrete Institute ACI 301 "Specification for Structural Concrete for Buildings" (latest edition).
   Compressive strength @ 28 days:
   Footings – 3000 psi
   Slabs/Walls – 3500 psi
   Air Entrainment: ASTM C260. Air entrain all exterior concrete.
   Reinforcing Steel: ASTM A615, 60 ksi deformed bars.
   Welded Wire Fabric: ASTM A185
   Slab Control Joints: Saw cut or form to 1/3 slab depth.
   Slab Isolation Joints: Pre–molded joint filler. Use around piers and foundation walls.
   Turn down perimeter of all slabs on grade to 30" below finished grade.
7. Concrete Masonry: Comply with American Concrete Institute ACI 531.11 "Specification for Concrete Masonry Construction" (latest edition).
   Hollow load bearing (H.L.B.): ASTM C90 Grade N, Type I units.
   Compressive strength: fm= 1500 psi minimum
   Mortar: ASTM C270, Type S for foundation and retaining walls.
   ASTM C270, type N for above grade, load bearing walls.
   Provide fully bedded joints.
   Grout: ASTM C476 or 3000 psi concrete with pea gravel per concrete specifications.
   Horizontal Joint Reinforcing: ASTM A82, galvanized. Provide truss design with 3/16" side rods and 8 gauge cross ties. Provide at 16" o.c. unless otherwise noted. Terminate at wall control joints.
   Reinforcing Steel: ASTM A615, 60 ksi deformed bars.
   Control Joints: Preformed neoprene or polyvinyl chloride.

©2024 DESIGN DELMARVA / S.E. WAGNER, ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NONE ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DESIGN DELMARVA / S.E. WAGNER, ARCHITECT.

COMMONWEALTH OF VIRGINIA
STEPHEN E. WAGNER
NO. 011675
08-19-2024
ARCHITECT
SEAL

ISSUED FOR REVIEW
08-19-2024

THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
6491 Main St.
The Plains, VA 20198
p.540.253.9770
c.540.454.3686
steve@designdelmarva.com
17577 Nassau Commons Blvd.
Suite 205, Lewes, DE 19958
p.302.644.8884
c.302.745.3098
kyle@designdelmarva.com

©2024 S.E. WAGNER, ARCHITECT

FAUQUIER HABITAT FOR HUMANITY
98 Alexandria Pike, Ste. 43
Warrenton, VA 20188
(540) 341-4952 x104

CUSTOM TRI-PLEX
HAITI ST. LOT #84, #86, #88
TOWN OF WARRENTON VIRGINIA

PROPOSED FOUNDATION PLAN & WALL SECTION

REVISIONS	
DATE	REMARKS

GENERAL NOTES:
– CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND DIMENSIONS PRIOR TO PERFORMING THE WORK
– NOTIFY ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES IN DIMENSIONS AND PLANS PRIOR TO PERFORMING THE WORK
– DEVIATION FROM THESE DRAWINGS WITHOUT PRIOR NOTIFICATION OF THE ARCHITECT WILL VOID CERTIFICATION AND SEAL
– DIM. INSIDE ROOMS ARE TO WOOD STUDS

DATE	SHEET NO.
08–12–24	S1

BUILDING SITE INSTALLATION REQUIREMENTS *(CONTINUED)*

- PLUMBING INTER-CONNECTIONS (E.G. SITE INSTALLED FIXTURES ("PLUMB ONLY"), CONNECTION TO PUBLIC SEWER OR PRIVATE SEPTIC SYSTEMS, CONNECTIONS LISTED AS "SITE INSTALLED" CONNECTIONS SUCH AS HORIZONTAL DRAIN LINES.)
- THIS STRUCTURE MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IT THESE SYSTEMS ARE AVAILABLE
- ALL ASPECTS OF HEATING & COOLING SYSTEM. AIR RETURN BOX OUT IS SUPPLIED, BUT IS NOT DESIGNED AS AN AIR PLENUM- METAL DUCT TO BE SUPPLIED AND INSTALLED BY BUILDER ON-SITE- 10KVA ASSUMED FOR HVAC SYSTEM FOR SERVICE PANEL SIZING.
- HANDRAILS AND GUARDRAILS ARE REQUIRED AT DECKS, PORCHES AND BALCONIES THAT ARE 30 INCHES ABOVE THE FLOOR OR ABOVE GRADE LEVEL- SUPPLIED AND INSTALLED BY BUILDER ON-SITE- THE MINIMUM GUARDRAIL HEIGHT IS 36 INCHES-
- GARAGE FIRE SEPARATION
- UNFINISHED BONUS ROOMS OR ATTICS AS WELL AS BASEMENT STAIRS AND WALLS, INCLUDING ALL REQUIRED INSULATION.
- ATTIC VENTILATION: SOFFIT – 14.34 SQIN/FT , RIDGE – 18 SQIN/FT, COREVENT – 13.5 SQIN/FT
- WILL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AN ENERGY COMPLIANCE CERTIFICATE AS REQUIRED PER THE ENERGY CODE. (LOCATE IN THE ELEC. PANEL COVER.)
- ALL ITEMS LISTED BY BUILDER ON-SITE OR BY BUILDER-AT SETUP IN PLAN SETS
- SEE TRUSS SECTION(S) FOR SITE INSTALLATION REQUIREMENTS FOR THE ROOF SYSTEM
- ALL PREVISIONS REGARDING RADON CONTROL METHODS
- BUILDERS RESPONISBILE TO "FLUFF" THE ROOF INSULATION AND FLOOR INSULATION AFTER SET
- FIRE SEPARATION SHALL BE EQUAL TO OR GREATER THAN 10FT
- BLOWER DOOR TEST AS REQUIRED BY THE ENERGY CODE WILL BE PERFORMED BY THE BULDER ON-SITE
- DRYER EXHAUST DISCHARED TO OUTSIDE OR THROUGH ROOF VENT.(A LINT TRAP IS REQUIRED IF THE VENT IS DUCTED VERTICALLY)
- RADCO / STATE LABELS LOCATED ON THE INSIDE OF THE ELECTRICAL PANEL COVER (1 STATE LABEL AND 1 THIRD PARTY LABEL PER EACH MODULE)
- WINDOW FALL PROTECTION: ALL OPERABLE PORTION OF WINDOWS ARE 24" OR GREATER ABOVE FINISHED FLOOR AND 6FT OR MORE ABOVE FINISHED GRADE OR WILL BE SUPPLIED WITH AN OPENING LIMITING DEVICE
- CAPE / UNFINISHED ATTIC AREAS: IT WILL BE THE RESPONSIBILITY OF THE BUILDER TO BE IN COMPLIANCE WITH LOCAL BUILDING CODE AND REQUIREMENTS FOR LIGHT AND VENT
- DRIP EDGE IS PARTIALY INSTALLED BY CARDINAL - BUILDER TO INSTALL REMAINDER AT SET-UP.
- THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION OR INSTALLATION ON A SITE BUILT PERMANENT FOUNDATION AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED.

STATE SPECIFIC NOTES / REQUIREMENTS

RESPONSIBILITY OF THE BUILDER TO SUPPLY A FIRE EXTINGUISHER HAVING A RATING OF 2-A: 10-B:C PER SECTION R331 PER THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE- LOCATE IN THE KITCHEN AREA

EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION PURPOSES TO BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE BY BUILDER IF REQUIRED

THIRD PARTY
RADCO
5801 BENJAMIN CENTER DRIVE
BUILDING 5206, SUITE 102
TAMPA, FL 33634-5206

WINDOW SCHEDULE

WDW	MANUF	DESCRIPTION	SIZE	R.O.	U-val	SHGC	MINIMUM DP,psf	LIGHT,SqFt	VENT, SqFt	EGRS,SqFt
A	West	3052 SH/DH	2'-11 ½" X 5'-1 ½"	3'-½" X 5'-2 ½"	0.33	0.3	15.6/-20.9	11.1	5.7	5.7
2A	West	3052-2 SH/DH	(2)2'-11 ½" X 5'-1 ½"	6'-½"x5'-2 ½"	0.33	0.3	15.6/-20.9	22.2	11.4	5.7

EXT. DOOR SCHEDULE

DOOR	MANUF	DESCRIPTION	SIZE	R.O.	U-val	SHGC	MINIMUM DP,psf	LIGHT,SqFt	VENT, SqFt
12	Jeld-Wen	Full Glass	3'-0" x 6'-8"	3'-2½"x6'-10½"	0.3	0.24	14.9/-19.5	16.5	19.6
3	Jeld-Wen	Solid 6-Panel	3'-0" x 6'-8"	3'-2½"x6'-10½"	0.16	0.01	14.9/-19.5	-	-

SEALS/STAMPS

EXPERIENCE WARRENTON VIRGINIA

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed
for Permits

PROJECT NUMBER
223217

PRINT NO.
223217
Printed
8/19/2024 15:45

SCALE:
NTS

CARDINAL HOMES®
525 BARNESVILLE HIGHWAY WYLLIESBURG VA, 23976
PH: 1-434-735-8111 FAX: 1-434-735-8824 Email: cardinal@cardinalhomes.com
© 2024 KITUWAH MANUFACTURING, LLC

ASK ABOUT ENERGY STAR

COVERPAGE B



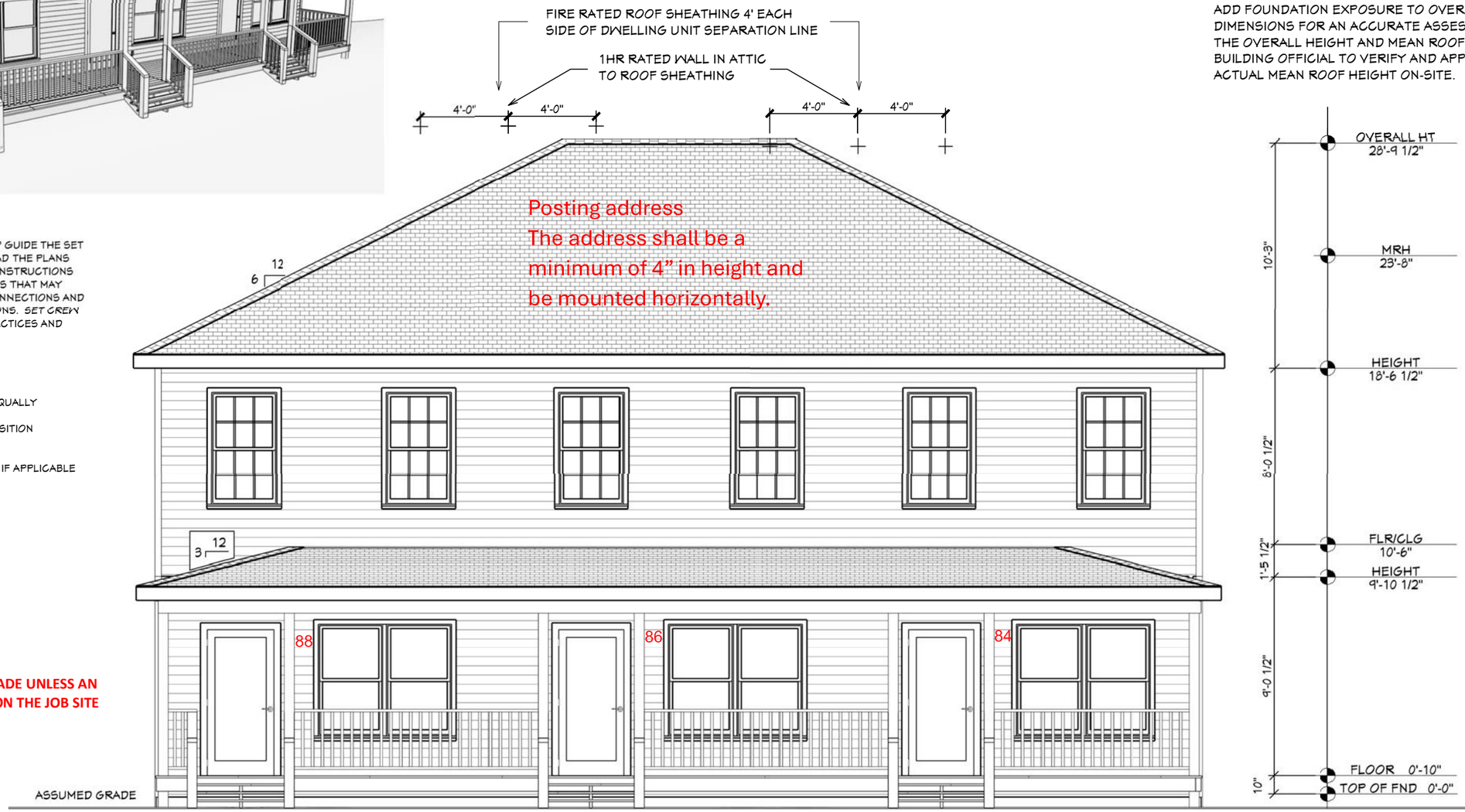
NOTE:
PORCHES, DECKS AND/OR GARAGE TO BE THE DECISION OF THE BUILDER OR OWNER PER LOCAL CODES & REQUIREMENTS.

ADD FOUNDATION EXPOSURE TO OVERALL DIMENSIONS FOR AN ACCURATE ASSESSME THE OVERALL HEIGHT AND MEAN ROOF HEI BUILDING OFFICIAL TO VERIFY AND APPROV ACTUAL MEAN ROOF HEIGHT ON-SITE.

BASIC MODULE SET INSTRUCTIONS

THIS IS A BASIC SET OF INSTRUCTIONS TO HELP GUIDE THE SET CREW ON DAY OF SET. SET CREW SHOULD READ THE PLANS THOROUGHLY PRIOR TO SET DAY. THESE SET INSTRUCTIONS COVER THE SET ORDER AND ANY MAJOR POINTS THAT MAY NEED TO BE ADDRESSED, PROPER MODULE CONNECTIONS AND FASTENING IS NOT PART OF THESE INSTRUCTIONS. SET CREW TO FOLLOW INDUSTRY STANDARD SAFETY PRACTICES AND OSHA REQUIREMENTS.

BASIC TWO-STORY/ FINISHED CAPE
SET FIRST FLOOR MODULES
INSTALL 2X ACROSS MARRIAGE LINE DIVIDED EQUALLY
SET 2ND FLOOR MODULES
RAISE ROOF AND PULL THE KNEEWALL INTO POSITION
SET GABLE WALLS
FLIP THE UPPER PANELS
INSTALL TURN GABLES/DORMERS AS PER PLAN IF APPLICABLE
FINISH DRYING IN



FRONT ELEVATION

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

NOTE:
THESE RENDERINGS ARE AN ARTIST'S DEPICTION ONLY, MAY NOT REFLECT THE ACTUAL FINAL PRODUCT. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
-

SCALE:
3/16" = 1'-0"

REVISIONS
10-10-23
-
-

PRINTED 8/19/2024 - 6:27:17 PM

ELEVATION

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
1.0 OF 6

NOTE:
PORCHES, DECKS AND/OR GARAGE TO BE THE DECISION OF THE BUILDER OR OWNER PER LOCAL CODES & REQUIREMENTS.



NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

Exterior Elevation-Front

NOTE:
THESE RENDERINGS ARE AN ARTIST'S DEPICTION ONLY, MAY NOT REFLECT THE ACTUAL FINAL PRODUCT. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
"

SCALE:
3/16" = 1'-0"

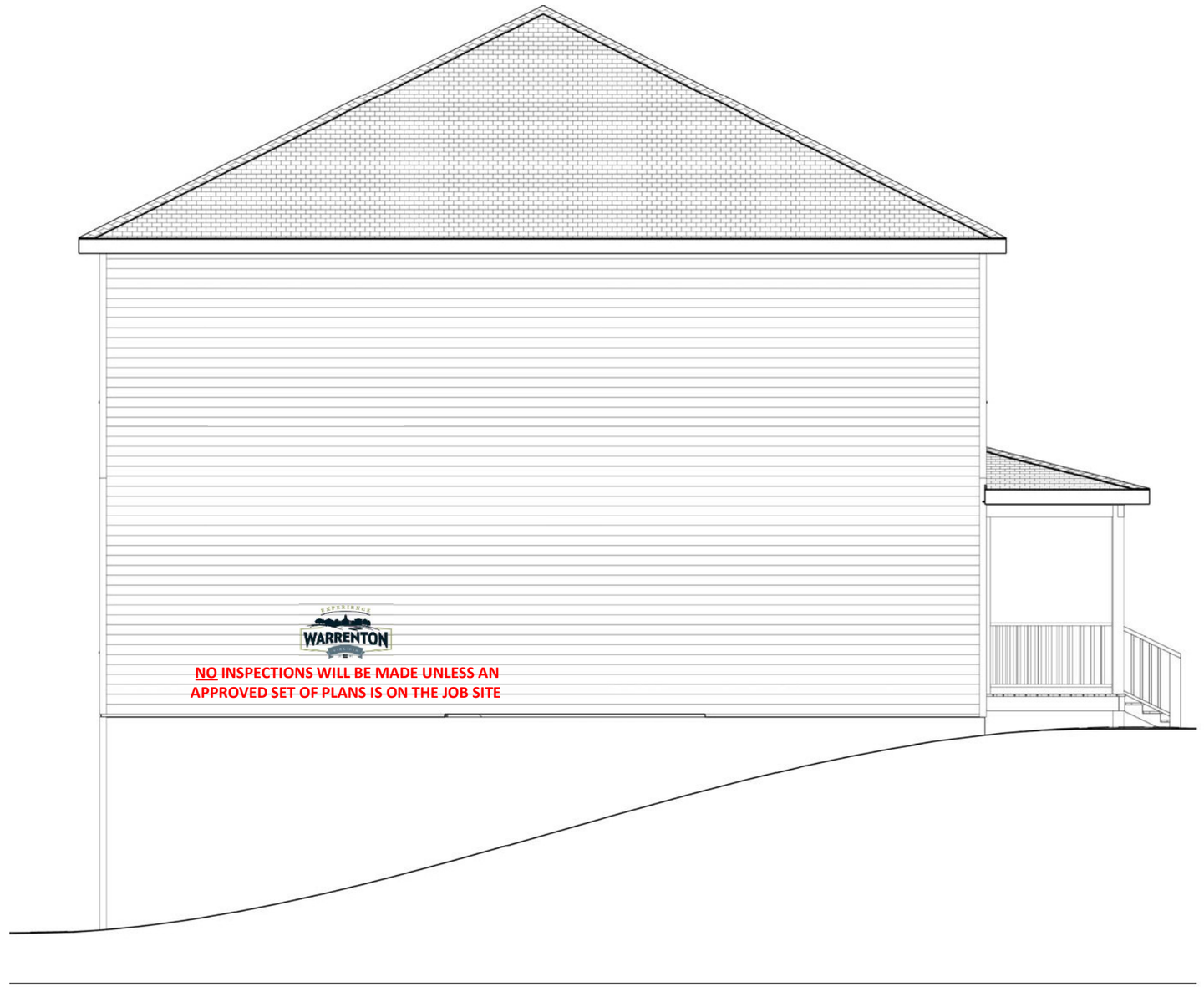
REVISIONS
-
-
-

ELEVATION

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
1.1 OF 6

NOTE:
PORCHES, DECKS AND/OR GARAGE TO BE THE DECISION OF THE BUILDER OR OWNER PER LOCAL CODES & REQUIREMENTS.



NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

Exterior Elevation-Rear

NOTE:
THESE RENDERINGS ARE AN ARTIST'S DEPICTION ONLY, MAY NOT REFLECT THE ACTUAL FINAL PRODUCT. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
"

SCALE:
3/16" = 1'-0"

REVISIONS
-
-
-

ELEVATION

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
1.2 OF 6

NOTE:
PORCHES, DECKS AND/OR GARAGE TO BE THE DECISION OF THE BUILDER OR OWNER PER LOCAL CODES & REQUIREMENTS.



REAR ELEVATION

NOTE:
THESE RENDERINGS ARE AN ARTIST'S DEPICTION ONLY, MAY NOT REFLECT THE ACTUAL FINAL PRODUCT. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed
for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
"

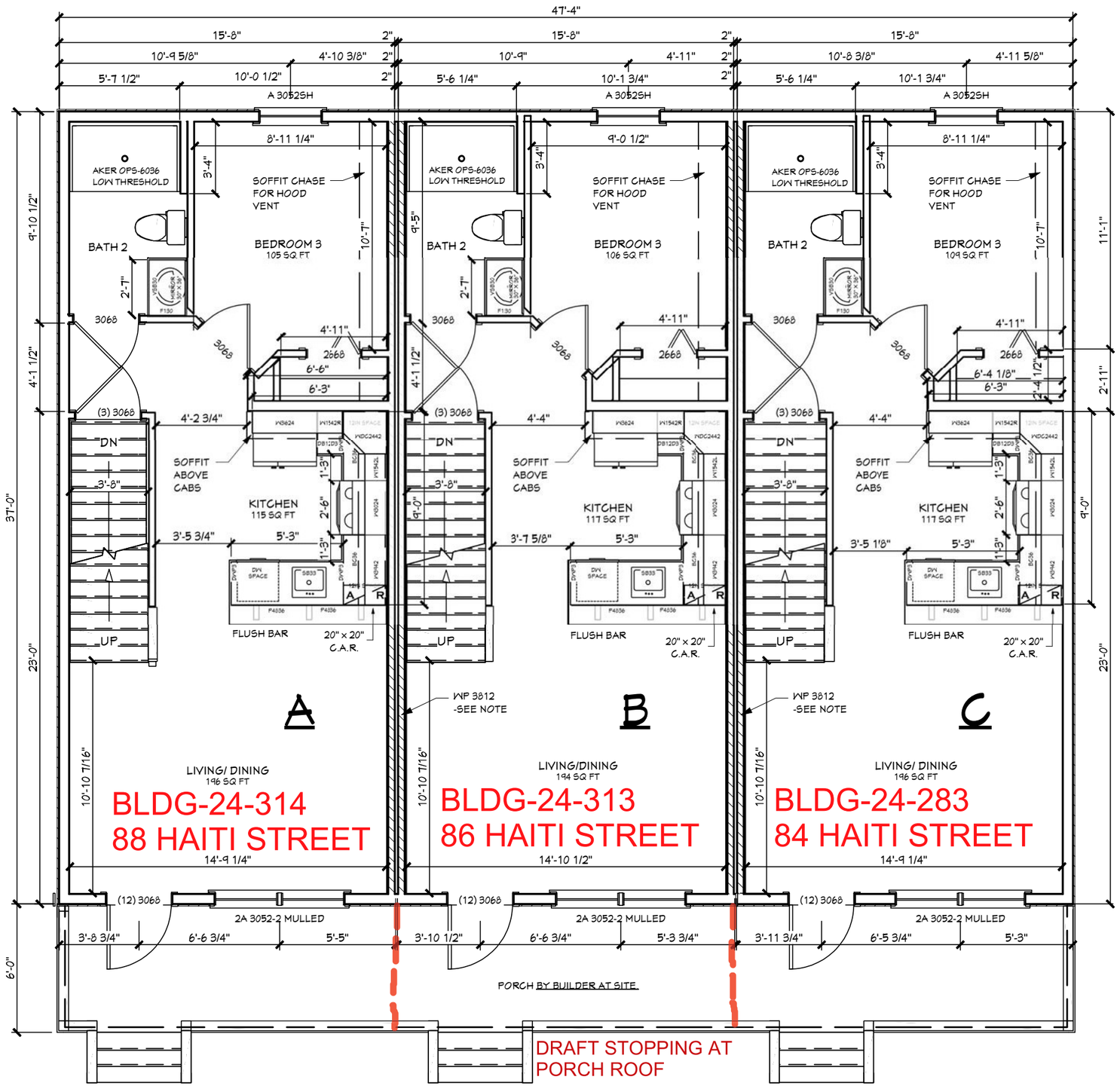
SCALE:
3/16" = 1'-0"

REVISIONS
-
-
-

ELEVATION

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
1.3 OF 6



WINDOW SCHEDULE 1ST FLOOR

LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION
2A 3052-2 MULLED	3	1	73"	61 1/2"	73"X62"	MULLED UNIT
A 3052SH	3	1	35 1/2"	61 1/2"	36 1/2"X62"	SINGLE HUNG

DOOR SCHEDULE 1ST FLOOR

LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
(12) 3068	3	1	3068 R EX	36"	80"	38"X82 1/2"	EXT. HINGED-GLASS PANEL
(3) 3068	3	1	3068 L IN	36"	80"	38"X82 1/2"	EXT. HINGED-PER ORDER
3068	6	1	3068 R IN	36"	80"	38"X82 1/2"	HINGED-PER ORDER
2668	3	1	2668 R	30"	80"	32"X82 1/2"	2 DR. BIFOLD-PER ORDER

WARRENTON

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED **RADCO** REVIEWED
AUG 21, 2024
Reviewed
for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
-

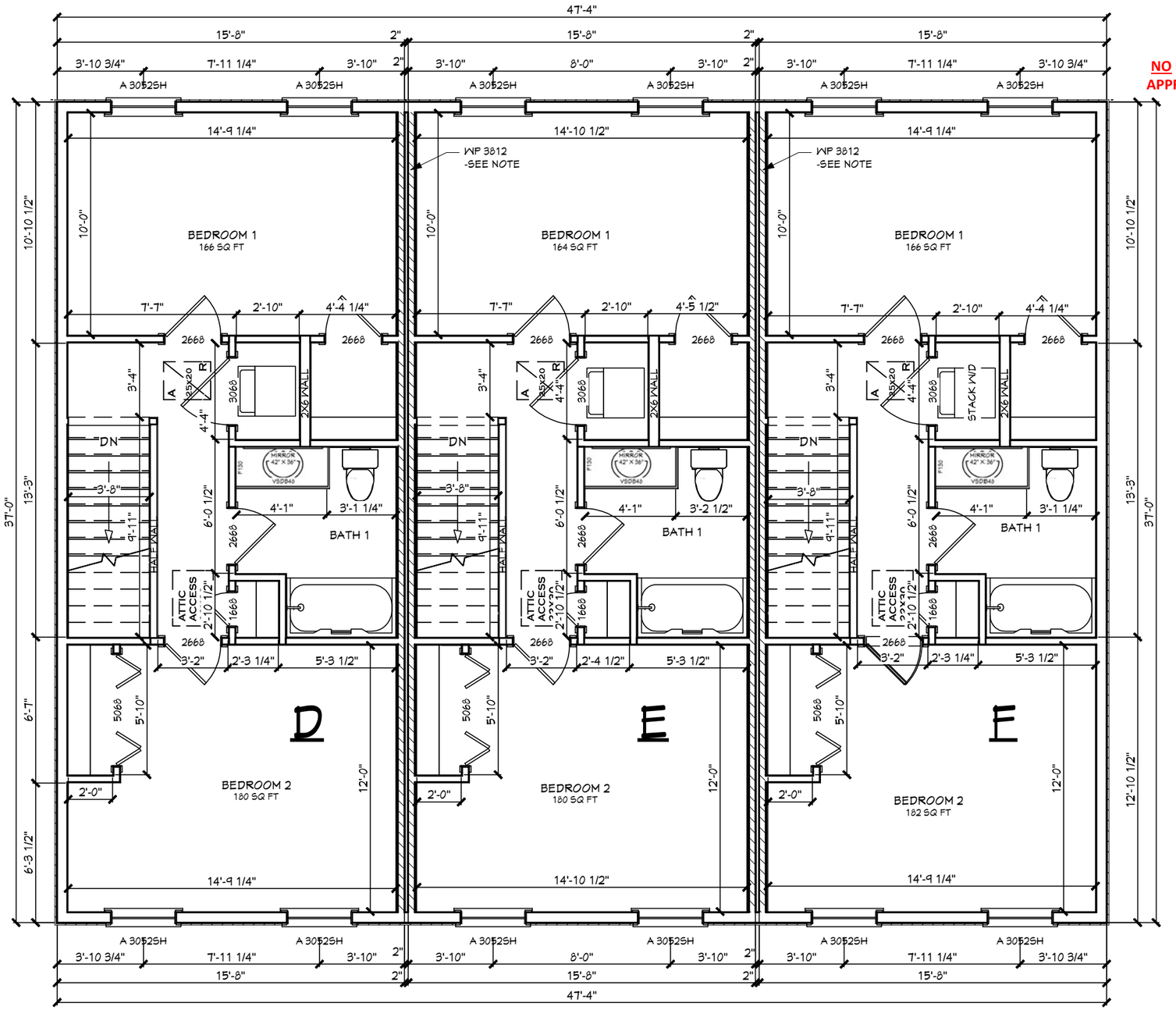
SCALE:
3/16" = 1'-0"

REVISIONS
10-10-23
08-19-24 JM
-

1ST FLOOR PLAN

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
2.0 OF 6



UNIT 1 UNIT 2 UNIT 3

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

WINDOW SCHEDULE 2ND FLOOR

LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION
A 30525H	12	2	35 1/2"	61 1/2"	36 1/2"X62"	SINGLE HUNG

DOOR SCHEDULE 2ND FLOOR

LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
5068	3	2	5068 L/R	60"	80"	62"X82 1/2"	4 DR. BIFOLD-PER ORDER
3068	3	2	3068 R IN	36"	80"	38"X82 1/2"	HINGED-PER ORDER
2668	3	2	2668 L IN	30"	80"	32"X82 1/2"	HINGED-PER ORDER
2668	10	2	2668 R IN	30"	80"	32"X82 1/2"	HINGED-PER ORDER
1668	3	2	1668 L IN	18"	80"	20"X82 1/2"	HINGED-PER ORDER

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
▪

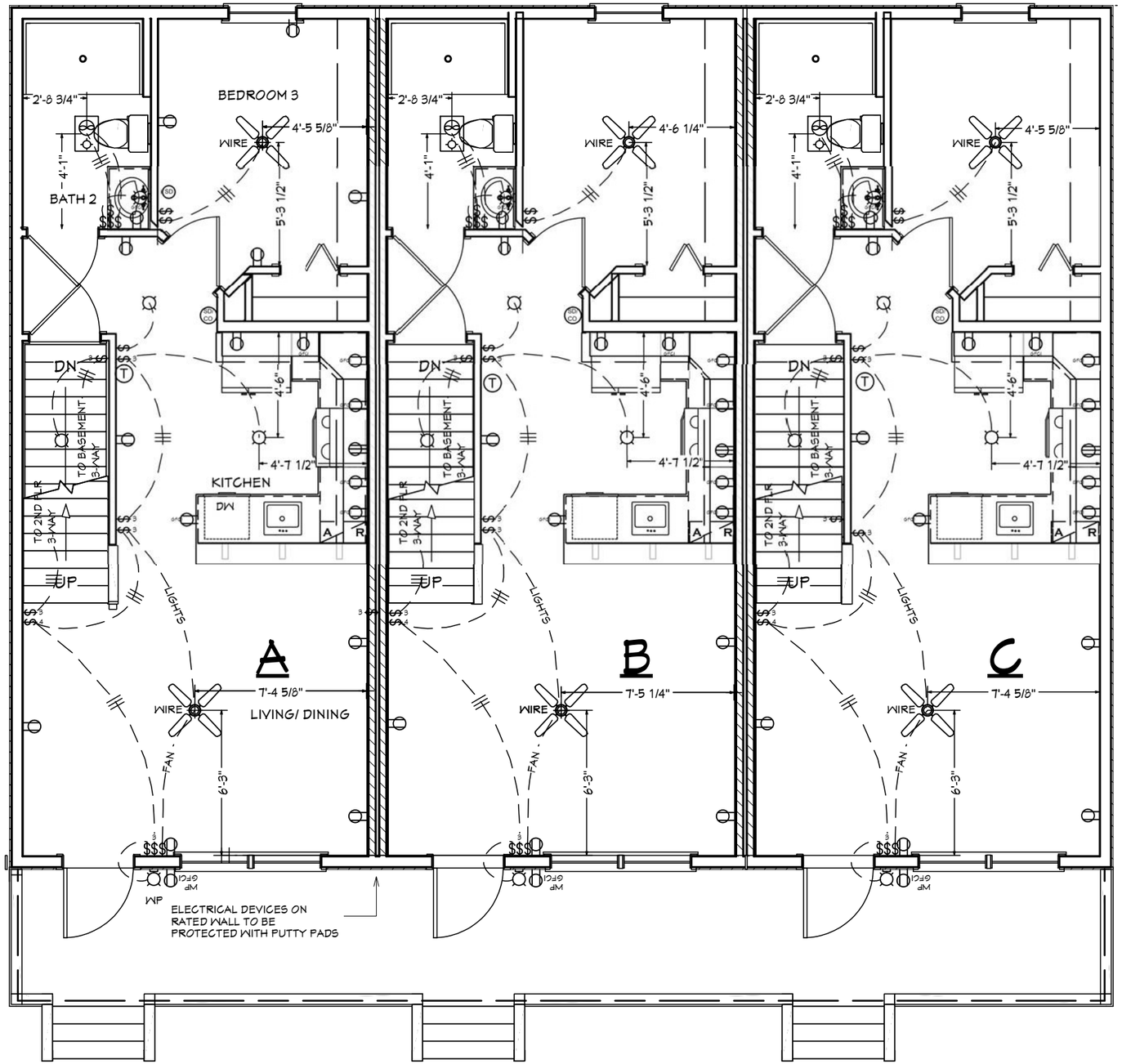
SCALE:
3/16" = 1'-0"

REVISIONS
10-10-23
08-19-24 JM
-

2ND FLOOR PLAN

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
2.1 OF 6



UNIT 1 UNIT 2 UNIT 3

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed
for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

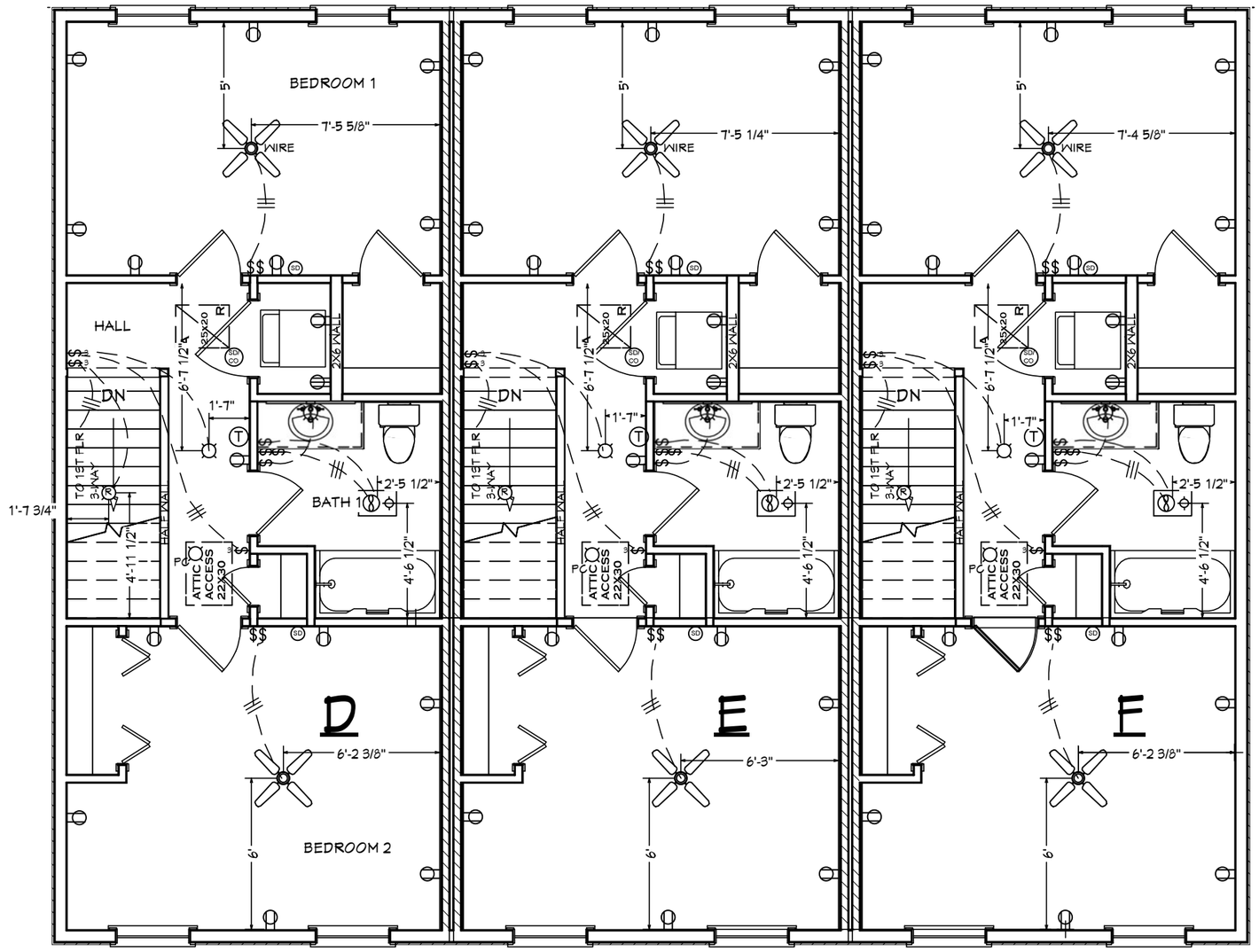
PROJECT NO.	-
FP. NUMBER	-
PRINT NO.	223217
DATE	9-28-23
DRAWN BY:	▪
SCALE:	3/16" = 1'-0"

REVISIONS
08-19-24 JM
-
-

ELECTRICAL

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
3.0 OF 6



UNIT 1 UNIT 2 UNIT 3

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed for Permits

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
▪

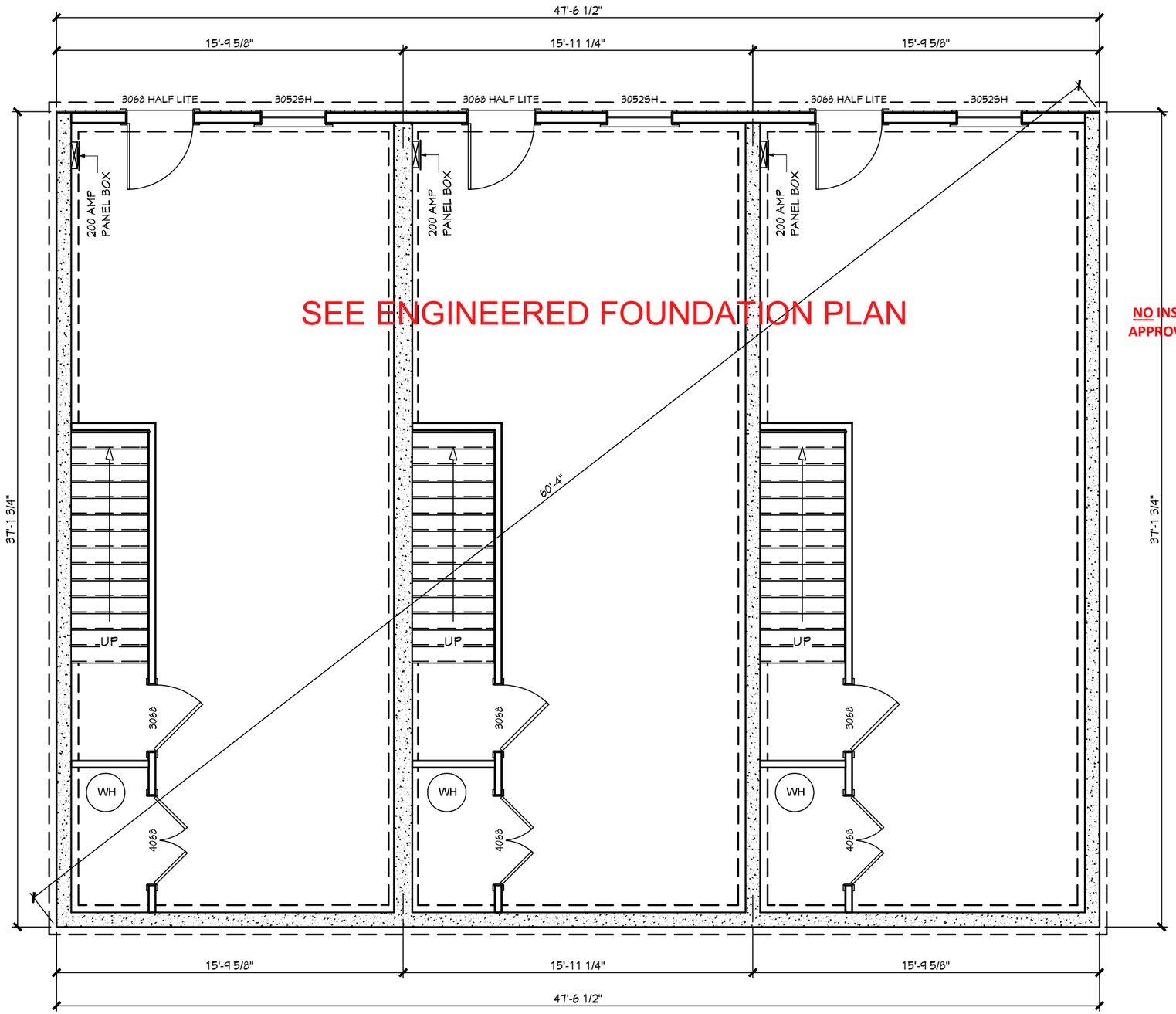
SCALE:
3/16" = 1'-0"

REVISIONS
08-19-24 JM
-
-

ELECTRICAL

© 2023 KITUWAH MANUFACTURING, LLC

SHEET:
3.0 OF 6



NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed
for Permits

FOUNDATION PLAN IS FOR PERIMETER DIMENSIONS AND PIER LOCATIONS ONLY AND IS DESIGNED ON INFORMATION SUBMITTED. ANY ALTERATIONS TO THE EXTERIOR DIMENSIONS OR CHANGES TO MATING WALL OPENINGS AFTER THE DESIGN SET OF PLANS MAY IMPACT THIS DESIGN AND WILL REQUIRE A NEW DRAWING. ACTUAL FOUNDATION DESIGN AND INSTALLATION TO BE BY BUILDER ON-SITE SUBJECT TO INSPECTION AND APPROVAL BY BUILDING OFFICIAL BASED ON LOCAL SOIL CONDITIONS.

IMPORTANT:
BUILDER SHALL THERMALLY ISOLATE THE CONDITIONED AND UNCONDITIONED SPACES- IT IS SUGGESTED AT A MINIMUM TO INSULATE THE BASEMENT STAIR WALLS, UNDER THE STAIR, AND UTILIZE AN INSULATED DOOR, WEATHER STRIPPED, WITH A SWEEP- BY BUILDER ON-SITE

NOTE:
C.M.U. & FTG. DEPENDS ON BACKFILL
REFER TO LOCAL CODES.

SIZE OF FDN. WALL AND FOOTING THICKNESS AS REQ'D BY LOCAL REQUIREMENTS/CONDITIONS-
FTG. SHALL BE BELOW FROST LINE-
ENTIRE FOUNDATION SUBJECT TO INSPECTION AND APPROVAL BY AUTHORITY HAVING JURISDICTION- BY BUILDER ON-SITE-

HABITAT FOR HUMANITY
1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO.
-

FP. NUMBER
-

PRINT NO.
223217

DATE
9-28-23

DRAWN BY:
▪

SCALE:
3/16" = 1'-0"

REVISIONS
10-10-23
-
-

FOUNDATION

SHEET:
4.0 OF 6

© 2023 KITUWAH MANUFACTURING, LLC

SEE ENGINEERED FOUNDATION PLAN

FOUNDATION NOTES:

1.) THIS FOUNDATION IS BASED UPON THE FOLLOWING LOADING CONDITIONS:

ROOF LIVE LOAD:	SEE COVERPAGE
FLOOR LIVE LOAD:	40 P.S.F.
WIND LOADING:	SEE COVERPAGE
MINIMUM ALLOWABLE SOIL BEARING:	2,000 P.S.F. (2,500 P.S.F GA) 1500 PSF

IF THESE CONDITIONS CANNOT BE VERIFIED (FIELD), THEN THE FOUNDATION MUST BE ADJUSTED BY A REGISTERED ENGINEER OR ARCHITECT IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE.

2.) BUILDER MUST CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.

3.) FOUNDATION PLAN IS FOR DIMENSIONS ONLY- FOUNDATION DESIGN AND COMPLETION TO BE BY BUILDER INCLUDING FOOTING DRAINS, VAPOR BARRIER, SILL PLATES, WATER-PROOFING, INSULATION, BACKFILL AND ALL FINISH WORK. ALL WORK MUST COMPLY WITH STATE AND LOCAL CODES AS WELL AS PROFESSIONAL STANDARDS.

4.) ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 2,500 P.S.I. ALL STEEL TO BE GRADE 40 OR BETTER. STEEL MUST COMPLY WITH ASTM A615.

5.) ALL MASONRY UNITS ARE TO BE LAID IN TYPE "M" OR "S" MORTAR. HOLLOW MASONRY PIERS TO BE CAPPED WITH 4" SOLID MASONRY FOR 1 STORY & 8" SOLID MASONRY FOR 2 & 2\ STORIES. SEE APPLICABLE CODES FOR ALTERNATE METHODS.

6.) THE CRAWLSPACE MUST BE PROVIDED WITH AN ACCESS PANEL MEASURING 18" X 24". IF MECHANICAL EQUIPMENT IS LOCATED IN CAWLSPACE AREA, THE ACCESS TO BE 22" WIDE X 30" HIGH MINIMUM.

7.) CRAWLSPACE AREA SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH THE FOUNDATION WALL. THE MINIMUM NET AREA OF VENTILATION SHALL BE 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR SPACE.
THIS NUMBER MAY BE REDUCED DEPENDING ON LOCAL CODE JURISDICTIONS. THE VENTILATION OPENINGS SHALL BE PLACED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING AND MAY BE CORROSION-RESISTANT WIRE MESH WITH THE LEAST DIMENSION BEING 1/8". EXCEPTIONS EXIST THAT MAY REDUCE THE NUMBER OF FOUNDATION VENTS, TYPE OF VENT OR REQUIRE AN APPROVED VAPOR BARRIER IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO COMPLY WITH LOCAL CODES & REQUIREMENTS.

8.) ALL FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED SOIL OR ENGINEERED FILL. EXTERIOR FOOTINGS SHALL EXTEND BELOW APPLICABLE FROST LINE AND AT LEAST 12" BELOW THE UNDISTURBED SOIL. SEE
APPLICABLE CODE FOR EXCEPTIONS. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS SHALL BE 2500 PSI AFTER 28 DAYS.

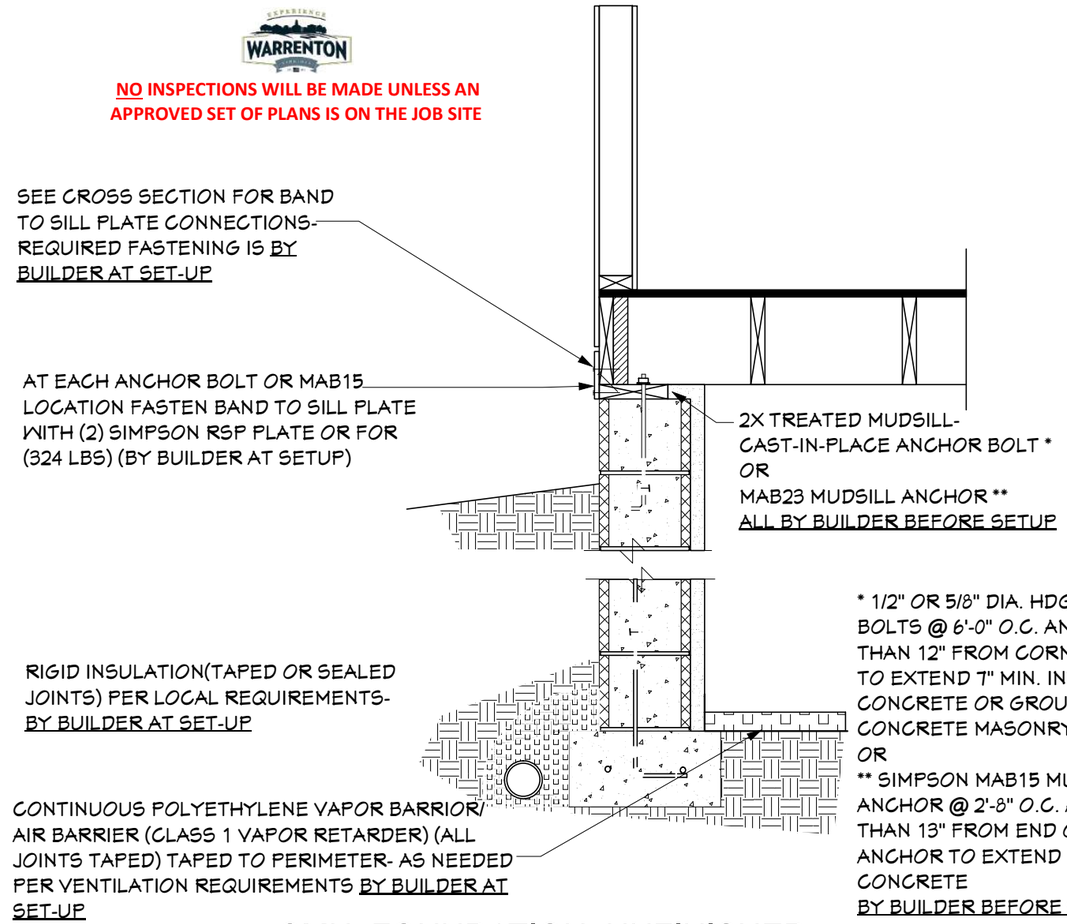
9.) FOUNDATION ANCHORAGE PER SECTION R403.1.6

10.)FINISH GRADE SHALL FALL AWAY A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

11.) PROVIDE TERMITE SHIELDS AS REQUIRED BY LOCAL CODE AND SUSCEPTIBLY.

12.) INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION.

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE



CMU FOUNDATION: UNFINISHED FLOOR TO FOUNDATION SITE CONNECTIONS USING 1/2 OR 5/8" ANCHOR BOLTS OR SIMPSON MAB15 MUDSILL ANCHORS- FOUNDATION DESIGN HAS BEEN EXTRAPOLATED FROM CHAPTER 4 OF THE IRC-**HABITAT FOR HUMANITY**

REVIEWED RADCO REVIEWED
AUG 21, 2024
Reviewed for Permits

1,752 SQ. FT. 1ST FLR
1,752 SQ. FT. 2ND FLR
HAITI ST. LOT #84, #86, #88
FAUQUIER CO., VA

CARDINAL HOMES ®

PROJECT NO. -

FP. NUMBER -

PRINT NO. 223217

DATE 9-28-23

DRAWN BY: ▪

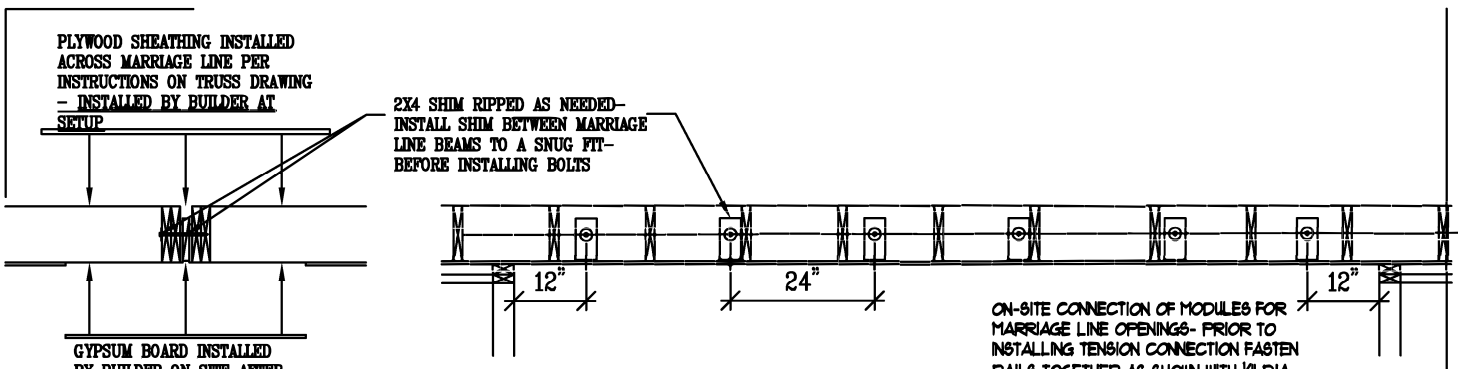
SCALE: 3/16" = 1'-0"

REVISIONS
-
-
-

FOUNDATION

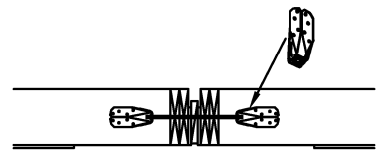
© 2023 KITUWAH MANUFACTURING, LLC

SHEET: 4.1 OF 6



MARRIAGE LINE OPENING DETAIL - ON SITE FASTENING

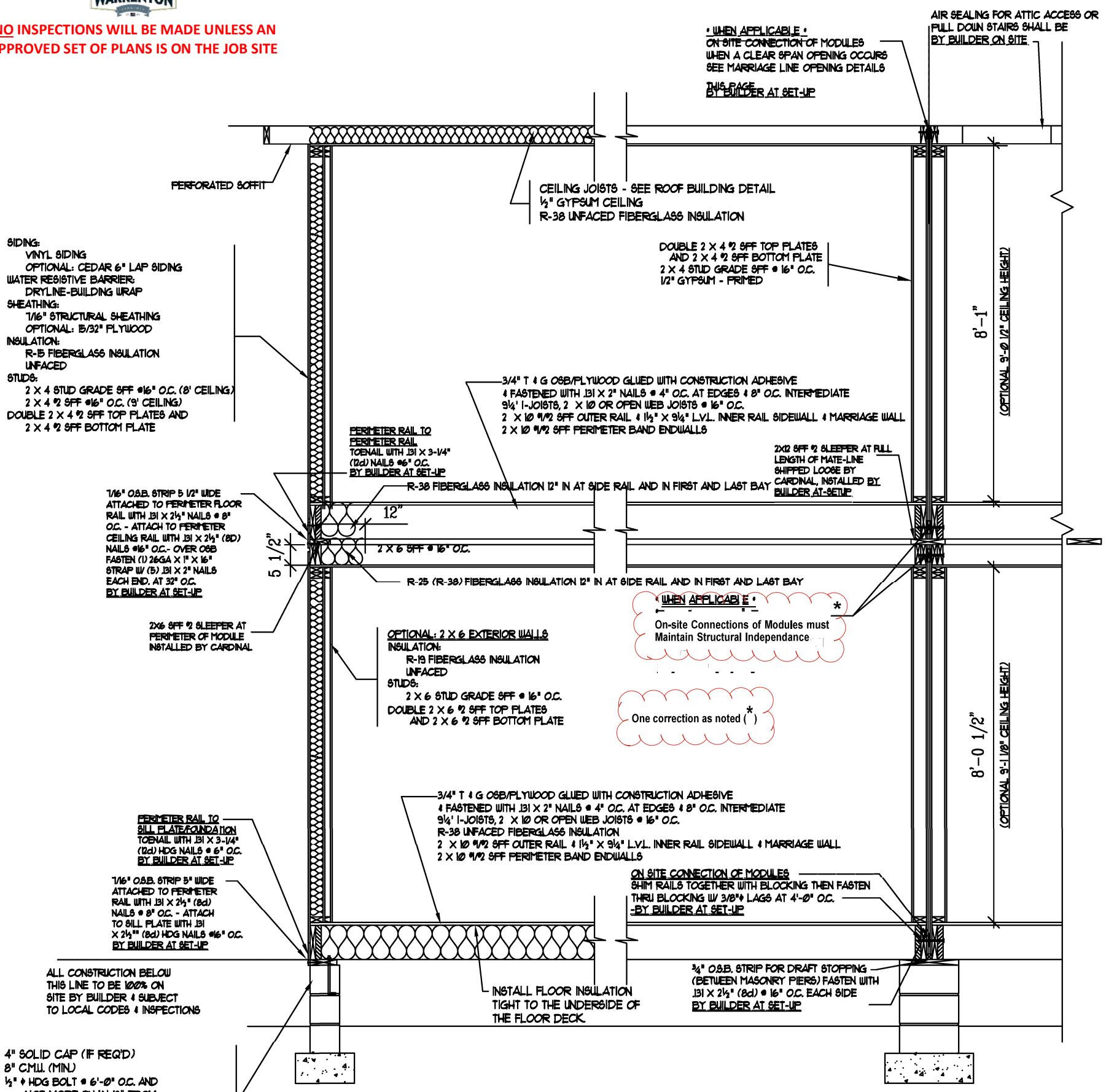
NOTE: MARRIAGE LINE OPENING DETAIL CONNECTIONS DO NOT APPLY TO METWOOD BEAMS DUE TO METWOOD'S BEAM CONSTRUCTION



FOR MARRIAGE LINE OPENINGS GREATER THAN 14'– INSTALL (3) DTT2Z SIMPSON HOLDOWNS, 1/2" DIA. THREADED ROD (16" LONG),AND TWO NUTS AND WASHERS. INSTALL DTT2Z TO JOIST USING 8–SDS 1/4" X 1 1/2" SCREWS – (SEE SIMPSON STRONG TIE INSTALLATION INSTRUCTIONS) INSTALL THIS ASSEMBLY WITHIN 30" FROM EACH END OF THE OPENING AND AT OR ABOUT THE CENTER. IN ADDITION INSTALL BOLTS AND SHIMS AT APPROXIMATELY 24" O/C AVOIDING FRAMING MEMBERS AS NECESSARY – INSTALLED BY BUILDER AT SETUP

MARRIAGE LINE OPENING DETAIL FOR SPANS GREATER THAT 14-FT

NO INSPECTIONS WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE



2-STORY SECTION

DESIGN LOADS:
ROOF LIVE LOAD: 23 P.S.F.
ATTIC STORAGE LOAD: 20 P.S.F.
GROUND SNOW LOAD: 30 P.S.F. MAX.
FIRST FLOOR LIVE LOAD : 40 P.S.F.
WIND LOAD: 100 B (3 SEC. GUST)

NOTE:
ALL STRUCTURAL CONNECTORS TO BE USP, MITEK OR SIMPSON STRONG-TIE CONNECTORS.

REVIEWED **RADCO** REVIEWED
AUG 21, 2024
Reviewed for Permits

NAIL SCHEDULE
.131 X 3¼" - 12d
.131 X 3" - 10d
.131 X 2½" - 8d
.113 X 2" - 6d
.113 X 1½" - 8d (SHORT)
.113 X 2⅜" - 8d (SHEATHING NAILS)

SHEET:	DETAILS	REVISIONS	DRAWN BY:	PRINT NO.	PROJECT NO.
5.0 OF 6.0		3-15-03 CA 11-27-18 JH; 5/1/05 GR; 8/18/05 ECT; 9/26/05 ECT; 1-24-08 ECT; 2-21-08 ECT; 2-10-09 JH; 9-4-09 JH; PRINTED Jul 23, 2024 - 2:49 PM	C. AMOS	-	-
			SCALE:	DATE	FP. NUMBER
	© 2020 KITUWAH MANUFACTURING, LLC		3/8"=1'-0"	08-22-2002	GC-122

CARDINAL HOMES®

PATTERN MOTION TO APPROVE VARIANCE

VARIANCE

BZA #2026-2 - FAUQUIER HABITAT FOR HUMANITY

BZA MEETING DATE: December 1, 2026

In Application BZA #2026-2, I move to grant the Variance, after due notice and hearing as required by Code of Virginia §15.2-2204 and Article 11-3.11 of the Town of Warrenton Zoning Ordinance, based on upon the following Board findings:

1. The strict application of the Ordinance would unreasonably restrict the utilization of the property, the need for the variance will not be shared generally by other properties, and the variance is not contrary to the purpose of the ordinance.

2. 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; and

3. 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; and

4. 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; and

5. 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; and

6. The relief or remedy sought by the variance application is not available through a Special Exception or Special Permit process that is authorized in the Ordinance or the process for a modification from a provision of the Zoning Ordinance at the time of the filing of the variance application.

The Variance is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1.) The site shall be in general conformance with the information and drawings submitted with the variance application except as specifically modified by the conditions below or as necessary to meet Zoning Ordinance requirements.

2.) Any future accessory structures must meet current Zoning Ordinance setback requirements.

3.) No further dwelling units or accessory dwelling units (ADU's) shall be permitted on either of the resulting lots, unless the lot sizes are increased in the future to meet current Zoning Ordinance lot size requirements.

PATTERN MOTION FOR DENIAL

VARIANCE

BZA #2026-2 - FAUQUIER HABITAT FOR HUMANITY

BZA MEETING DATE: December 1, 2026

In Application BZA #2026-2, I move to deny the Variance, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Article 11-3.11 of the Town of Warrenton Zoning Ordinance, based on upon the following Board findings:

1. The strict application of the Ordinance inconveniences the Applicant but does not unreasonably restrict the utilization of the property.
2. The strict application of the Ordinance does not 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.
3. The strict application of the Ordinance does not 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.
4. The variance would be contrary to the intent and purpose of the Zoning Ordinance.
5. The granting of the variance would not result in substantial justice being done.
6. The relief requested can be granted only through modification of the zoning ordinance.
7. _____
8. _____