To: Fauquier County Planning Commission

From: Tyler Ross on Behalf of Gracie Lou, LLC

RE: Request for Consideration to Waive Public Trail Requirement at 8060 Frytown Rd. Two Lot Subdivision (S.O. 8-1 C &D)

I request consideration by the Planning Commission to waive the public trail requirement for the two lot subdivision in Frytown. Please see the attached maps for reference.

Cross referencing the GIS and the "Figure 6-WA-2: Greenway Linear Park" maps, the nearest trail ends at the intersection of Duhollow and Frytown, more than 450 feet and two unrelated properties away from the prospective division. A trail system being installed would simply begin and end on the subject property, with no connectors and serving no value to pedestrians (and from my observations while being on site, I've not seen a single pedestrian). The "trail to nowhere" but also the "trail from nowhere".

Per the county's Variance and Exceptions paragraph in the S.O. I'd suggest the condition would be "unusual" to have such a trail and that waiving the trail requirements would in no way compromise the interest of the public.

Also, worth mentioning are the existing improvements (path and columns), shown on the attached photo of the existing home (undergoing revitalization) and how a trail may impact the living enjoyment of the future inhabitant/owner as well as the necessary destruction of those improvements.

I think it'd be difficult to suggest an "extraordinary" hardship to me as the developer, but to use a synonym, I believe it's certainly an "undue" hardship and one that would ultimately serve no value to the county and would likely negatively impact the value of the property.

Ross Real Estate
Residential and Commercial Brokerage Services
21 Culpeper Street Warrenton, VA 20186
(540) 270-4819
www.RossVA.com
tylerjamesross@gmail.com