

RESOLUTION

A RESOLUTION TO APPROVE WAIV-16-005690 – A WAIVER OF ZONING ORDINANCE SECTION 7-302.1.A.2 ALLOWING A PRIVATE STREET THAT DOES NOT CONNECT DIRECTLY TO A STATE MAINTAINED STREET (PIN 6022-96-1121-000, 6032-04-4173-000, 6032-06-3415-000, 6032-15-3237-000, 6032-16-8625-000, 6032-27-2904-000, 6032-18-1323-000, 6022-76-7256-000, MARSHALL DISTRICT)

WHEREAS, Zand 78, LLC and Demavand 9, LLC owners, and Partow Payandeh, applicant, are seeking a Waiver of Zoning Ordinance Section 7-302.1.A.2 to allow the dedication of two private streets that do not connect directly to a state maintained street; and

WHEREAS, the proposed ‘Waiver Segment A’ connects to the private street Audubon Trail rather than a public road; and

WHEREAS, the proposed ‘Waiver Segment B’ connects to the private streets Apple Manor Road and Audubon Trail rather than a public road; and

WHEREAS, the connection of these proposed private streets onto the existing private streets will not have significant impact to property owners who use these streets; and

WHEREAS, the Board of Supervisors has determined that granting the requested waiver constitutes good zoning practice; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 13th day of October 2016, That WAIV-16-005690 be, and is hereby, approved, subject to the following conditions:

1. The waiver is granted only for the purpose(s), structure(s) and/or uses indicated in the waiver application (WAIV-16-005690) submitted by Michael J. Coughlin, Esq., representing the applicant Partow Payandeh, and shall be in conformance with the application materials, except as modified by these conditions.
2. A road maintenance agreement shall be provided to the County for review and approval with the submission of the plat of dedication to create the private street easements.