

Fauquier County Board of Zoning Appeals

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, March 3, 2011, beginning at 2:00 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Harry Russell, Vice-Chairperson; Mr. Michael Brown; Mrs. Mary North Cooper; and Mr. Maximilian Tufts, Jr. Also present were Ms. Mary Catherine Sheridan, Assistant County Attorney; Mr. Andrew Hushour, Assistant Zoning Administrator/Secretary; Mr. Wally Horton, Senior Planner; and Mrs. Fran Williams, Administrative Specialist.

**SPECIAL PERMIT #SPPT11-CR-016, HISTORIC AUBURN, LLC
(OWNER/APPLICANT) – HISTORIC AUBURN, LLC**

Applicant is requesting special permit approval to operate a business or professional office with six (6) or less employees, PIN #7913-19-2730-000, located at 4493 Old Auburn Road, Cedar Run District, Catlett, Virginia. (Andrew Hushour, Staff)

The special permit 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 special permit application except as specifically modified by the conditions below or as necessary to meet Zoning Ordinance requirements.
2. Approval is granted for both existing structures on the subject property to be utilized for commercial purposes as professional offices, for a maximum of six (6) employees. This limitation on the number of employees shall govern on the subject property regardless of whether one or both of the existing structures are converted to such commercial use.
3. The proposed hours of operation for all commercial activity on-site are limited to Mondays through Saturdays, from 8:00 a.m. until 6:00 p.m.
4. The exterior façades of both structures on-site shall generally retain their existing residential character and architectural style regardless of their intended future use(s).
5. All signage on-site shall meet the requirements and standards set forth in Article 8 of the Zoning Ordinance, and such signage shall only be non-illuminated.
6. Prior to site plan approval, the ingress/egress easement shown on the approved special permit plat shall be dedicated and duly recorded as such.