



September 19, 2016

Adam Shellenberger  
Senior Planner/Urban Designer  
10 Hotel Street  
Suite 305  
Warrenton VA 20186

Reference: **STATEMENT OF JUSTIFICATION**  
VonCanon General Store  
7167 Lineweaver Rd  
Vint Hill, Virginia 20187

Dear Mr. Shellenberger,

Our store is a General Store selling basic groceries, dry goods, and Antiques. Our hours of operations are daily from 6Am to 10PM. We anticipate 25-40 patrons per day will enter our store. We will have an average of 2-3 employees to manage the store on a daily basis. As far as the qualifications that my Wife and I have to operate the business, we have a business background managing our other business and are very familiar with this particular business having been involved with it over the past year and having retail management experience.

The service area is Warrenton and the surrounding area. If approved this exception to allow commercial use in a property zoned PCID will conform to all applicable regulations, standards, and conditions.

Please let me know if there is any further information I can provide you to be of assistance.

Thank you

A handwritten signature in black ink, appearing to read "Matt Adams". The signature is stylized and cursive.

Matt Adams