

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

ADMINISTRATION
Third Floor – Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186

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ZONING & DEVELOPMENT SERVICES
Third Floor – Court and Office Building
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Zoning & Development Plans: (540) 422-8220
Permitting & Building (540) 422-8230
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PLANNING
10 Hotel Street, Suite 305
Warrenton, VA 20186

(540) 422-8210

January 19, 2023

Jim Ruffner
7409 Bear Wallow Drive
Warrenton, Virginia 20186

SUBJECT: Subdivision Research Request: Project ID: SUBP-22-018849 PIN: 6995-88-8395-000

Per your request, staff has analyzed the subdivision potential of the above referenced lot under the current zoning regulations, which are subject to change.

Current Lot Size:	7.7778 acres
Zoning	R-1 – Residential, 1 dwelling unit per acre
Maximum Number of Lots:	The property is subject to a maximum density of 0.9 dwelling units per acre. (Zoning Ordinance 3-401).*
Administrative Division:	An Administrative Division IS available to create one new lot.

*Density for the R-1 district is calculated using the gross area of the lot except the area subject to density allowances found in Z.O. 2-308.4.

*Note: The Commissioner of Revenue records indicate that there are two dwellings located on this parcel; this will affect the ability to subdivide.

Please note that this estimate represents the maximum potential number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed and on the current zoning and subdivision ordinance, which is subject to change. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could significantly reduce the number of lots that are actually achievable. Development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and presence of steep slopes and floodplain. The attached list describes in more detail the impact some of these other factors may have on subdivision. Before expending any funds or hiring an engineer, surveyor, etc., we highly recommend that you contact staff in the Development Services & Permitting Office to review the additional requirements which may affect your ability to divide your property.

If you have any questions about this analysis or wish to pursue a subdivision application, please contact Development Services at (540) 422-8220.

Sincerely,

A handwritten signature in dark ink, appearing to read "Amy", is written over a circular stamp.

Amy L.P. Rogers
Chief of Zoning and Development Services

cc: Page Silver
Theodore White
5601 Lee Highway
Warrenton, Virginia 20187