

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**



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

(540) 422-8200
Fax: (540) 422-8201

ZONING & DEVELOPMENT SERVICES
Third Floor – Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186

Zoning & Development Plans: (540) 422-8220
Permitting & Building: (540) 422-8230
Fax: (540) 422-8231

PLANNING
10 Hotel Street, Suite 305
Warrenton, VA 20186

(540) 422-8210
Fax: (540) 422-8211

May 22, 2017

Timothy C. Hinkel, Trustee
7704 Baederwood Terrace
Rockville, MD 20855

SUBJECT: Subdivision Research Request: Project ID 17-006986 PIN 6010-22-1390

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: | 170.0523 acres |
| Zoning | RC – Rural Conservation and RA – Rural Agriculture |
| Maximum Number of Lots: | 8 new lots plus the residue lot (total density = 9) |
| Non-Common Open Space Requirement: | 144.5445 acres are required to be maintained in a single lot. |
| Administrative Division: | An Administrative Division IS available to create one new lot. |
| Large Lot Division: | The property IS eligible for a Large Lot Division |

NOTE: The property does not appear to have frontage along a public road which may affect the ability to divide.

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, I can be reached at (540) 422-8220. If you wish to pursue a subdivision application, please contact Development Services at (540) 422-8220.

Sincerely,

Dean Dodson
Planning Associate

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**



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

(540) 422-8200
Fax: (540) 422-8201

ZONING & DEVELOPMENT SERVICES
Third Floor – Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186

Zoning & Development Plans: (540) 422-8220
Permitting & Building: (540) 422-8230
Fax: (540) 422-8231

PLANNING
10 Hotel Street, Suite 305
Warrenton, VA 20186

(540) 422-8210
Fax: (540) 422-8211

December 20, 2017

Timothy C. Hinkel
7704 Baederwood Terrace
Rockville, MD 20855

SUBJECT: Subdivision Research Request: Project ID 17-008316 PIN 6010-31-4318

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: | 20 acres |
| Zoning | RC – Rural Conservation |
| Maximum Number of Lots: | 2 new lots plus the residue lot (total density = 3) |
| Non-Common Open Space Requirement: | NA |
| Administrative Division: | An Administrative Division IS available to create one new lot. |

Note: The property does not appear to have access along a public road, which may impact the ability to divide.

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, I can be reached at (540) 422-8220. If you wish to pursue a subdivision application, please contact Development Services at (540) 422-8220.

Sincerely,

Dean Dodson
Planning Associate

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**



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

(540) 422-8200
Fax: (540) 422-8201

ZONING & DEVELOPMENT SERVICES
Third Floor – Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186

Zoning & Development Plans: (540) 422-8220
Permitting & Building: (540) 422-8230
Fax: (540) 422-8231

PLANNING
10 Hotel Street, Suite 305
Warrenton, VA 20186

(540) 422-8210
Fax: (540) 422-8211

December 20, 2017

Timothy C. Hinkel
7704 Baederwood Terrace
Rockville, MD 20855

SUBJECT: Subdivision Research Request: Project ID 17-008315 PIN 6010-53-4351

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: | 33.1259 acres |
| Zoning | RA – Rural Agriculture and RC – Rural Conservation |
| Maximum Number of Lots: | 2 new lots plus the residue lot (total density = 3) |
| Non-Common Open Space Requirement: | 28.157 acres must be maintained in a single lot if the property is subdivided |
| Administrative Division: | An Administrative Division IS available to create one new lot. |

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, I can be reached at (540) 422-8220. If you wish to pursue a subdivision application, please contact Development Services at (540) 422-8220.

Sincerely,

Dean Dodson
Planning Associate