

CONDITIONAL USE PERMIT #08-17
Paul C. and Mary A. Valentino - Special Event Facility
Staff Report for the Planning Commission
Prepared: November 3, 2017
Staff Contact: M. Tyler Klein, AICP, Planner

This report is prepared by the Frederick County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this request. It may also be useful to others interested in this zoning matter.

	<u>Reviewed</u>	<u>Action</u>
Planning Commission:	11/15/17	Pending
Board of Supervisors:	01/10/18	Pending

EXECUTIVE SUMMARY:

This is a request for a Conditional Use Permit (CUP) for a special event facility in the RA (Rural Areas) Zoning District. Should the Planning Commission find this application for a special event facility to be appropriate, Staff recommends that the following conditions be attached to the CUP:

1. All review agency comments shall be complied with at all times.
2. An illustrative sketch plan, in accordance with the requirements of Article VIII of the Fredrick County Zoning Ordinance, shall be submitted to and approved by Frederick County prior to the establishment of the use.
3. Events shall start no earlier than 10 a.m. and all events and related activities shall conclude by midnight.
4. All outside music shall conclude by 9 p.m. Music may continue indoors until the conclusion of the event.
5. All lighting shall be downcast to avoid glare onto adjacent properties and residences.
6. Events may accommodate up to and not to exceed 290 persons.
7. One (1) monument style sign with a maximum sign area not to exceed 50 square feet (SF) and not to exceed 10 feet (FT) in height is permitted.
8. Any expansion or modification of this use will require the approval of a new CUP.

Following this public hearing, it would be appropriate for the Planning Commission to offer a recommendation concerning this application to the Board of Supervisors.

LOCATION: This approximately 146.2-acre properties are located at 4212 Apple Pie Ridge Road, Winchester, Virginia, approximately a half-mile south of the Frederick County/West Virginia Line and approximately two (2) miles north of White Hall Road.

MAGISTERIAL DISTRICT: Stonewall

PROPERTY ID NUMBER: 22-A-89 and 22-A-94

PROPERTY ZONING & PRESENT USE: Zoned: RA (Rural Areas)
Land Use: Agricultural

ADJOINING PROPERTY ZONING & PRESENT USE:

North: RA (Rural Areas)	Use: Vacant/Open Space
South: RA (Rural Areas)	Use: Vacant/Open Space
East: RA (Rural Areas)	Use: Vacant/Open Space
West: RA (Rural Areas)	Use: Residential/Vacant/Open Space

PROPOSED USE:

This is a request for a Conditional Use Permit (CUP) to enable the establishment of a special event center for weddings and other similar type events in the RA (Rural Areas) Zoning District to accommodate up to 290 persons.

REVIEW EVALUATIONS:

Virginia Department of Transportation: The application for the Conditional Use Permit for this property appears to have a measurable impact on Route 739, the VDOT facility which would provide access to the property. Prior to operation of the business a Low Volume commercial entrance must be constructed to our standards to allow for the safe egress and ingress of the property. Based on the updated location of the proposed new entrance dated 7 August 2017, the required sight distance requirements appear to have been met. Any work performed on the State's right-of-way must be covered under a land use permit. The permit is issued by the office and required an inspection fee and surety coverage.

Frederick County Inspections: The existing buildings have been deemed exempt from the building code as they are for "farm use." *See attached determination made by the County Building Official on September 8, 2017.*

Winchester-Frederick County Health Department: This Health Department has reviewed the request for comments for the Conditional Use Permit for a farm barn to be used as an event venue (wedding, etc.); located at 4212 Apple Pie Ridge Rd., Winchester, VA; Tax Map# 22-A-

94. Based upon information provided by the Applicant, the sewage disposal needs of the guests at the venue will be accommodated by a restroom trailer. However, pursuant to 12VAC5-610-980 C.3. of the Sewage Disposal & Handling Regulations, C., which states. “Portable privies are normally used in association with mass gatherings, construction sites, etc. where temporary facilities are required.” As the use of the barn denotes a permanent, or non-temporary venue, the use of a portable privy (restroom trailer) cannot be permitted for the proposed venue. It is recommended that a permanent restroom facility be utilized that makes use of the existing permitted sewage disposal system serving the guest house and the main house; or, locate another sewage disposal system for the dedicate purpose of the barn venue. Applicant(s) can feel free to contact me at (540) 722-3480.

Frederick County Fire Marshall: Approved

Planning and Zoning: This application for a Conditional Use Permit (CUP) to permit the establishment of a special event facility for private events such as weddings. A special event facility is a permitted use in the RA (Rural Areas) Zoning District with an approved CUP. The Zoning Ordinance defines “special event facility” as *a facility or site utilized for events that are typically conducted on a single day but which may be conducted for up to three consecutive days, for which attendance is permitted only by invitation or reservation; special events include, but are not limited to, meetings, conferences, banquets, dinners, weddings and private parties.*

The proposed use will take place on a 146.2-acre property, which includes existing buildings and is currently being used for agricultural purposes (raising of cattle). The special event facility will be accessed via a new private event-only entrance from Apple Pie Ridge Road (State Route 739). The Applicant intends to use a portion of the site for the proposed special event facility, while maintaining the remainder of the site as productive agricultural land (6 Pastures Farm is a working cattle farm). The Applicant states they will utilize the existing two-story 3,784 square foot (SF) barn and the 1-bedroom guesthouse for weddings and other special events. The Applicant intends to host events for up to 290 persons, and will provide a gravel parking area to support up to 150 vehicles. Permanent restroom facilities will be installed, including a new septic system and drainfield. Any food preparation will be via catering companies, and no permanent cooking facilities will be provided indoors.

The properties are surrounded by RA (Rural Areas) zoned property, which includes open space, agricultural uses, and single-family detached residences. The 2035 Comprehensive Policy Plan of Frederick County (Comprehensive Plan) identifies this area of the County as “rural” and is to remain agricultural in nature and is not part of any land use study. The Board of Supervisors added “special event facilities” to the conditional use list for the County’s Rural Areas Zoning District in May 2017 to support additional opportunities for agribusiness and agritourism. The proposed use is consistent with the goals and strategies expressed in the 2035 Comprehensive Plan and the surrounding properties.

STAFF CONCLUSIONS FOR THE 11/15/17 PLANNING COMMISSION MEETING:

Should the Planning Commission find this use appropriate, Staff would suggest the following conditions be placed on the CUP:

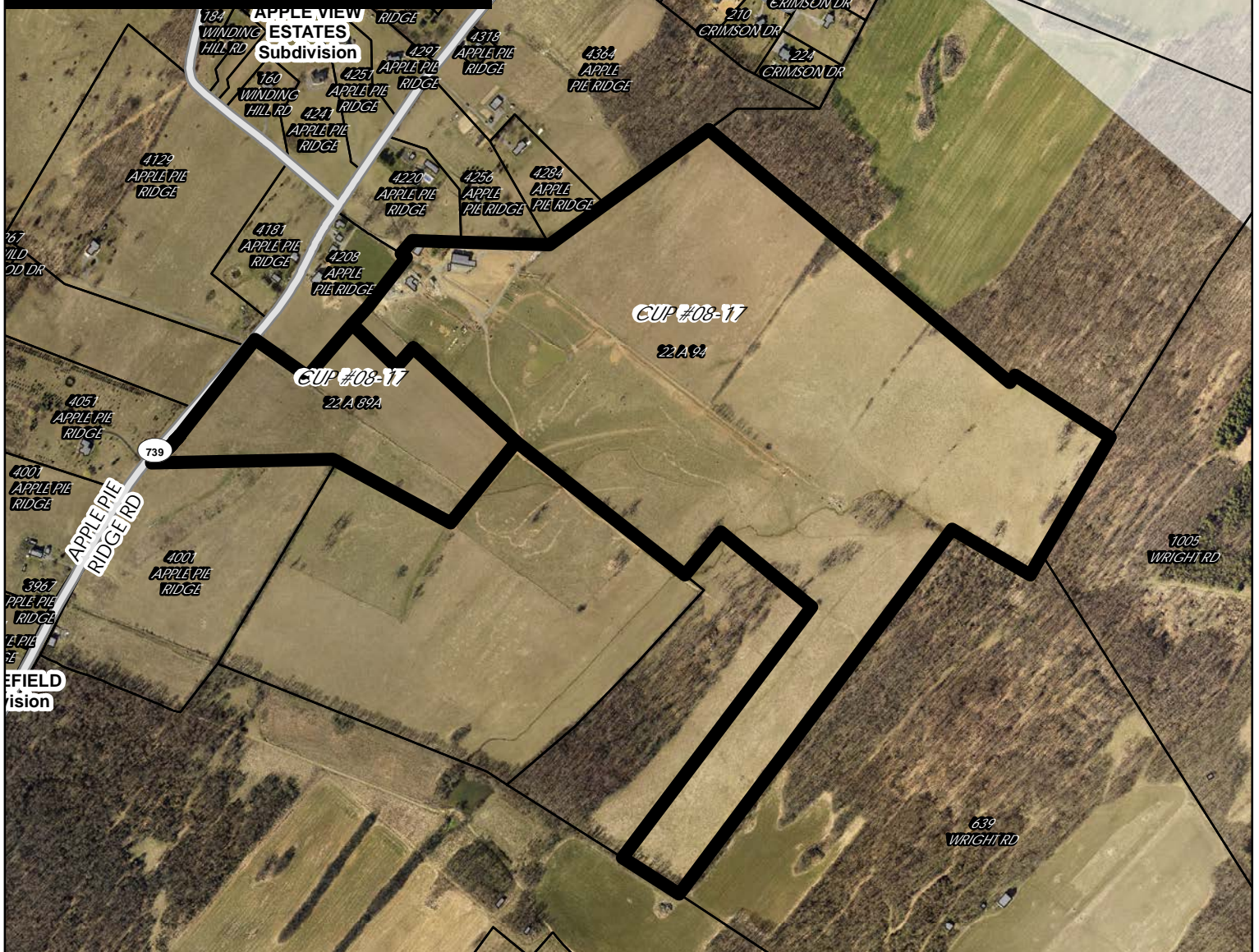
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CUP # 08 - 17

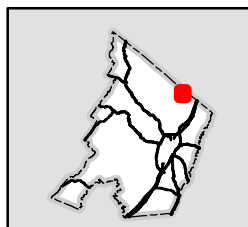
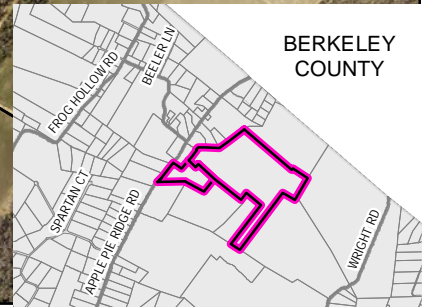
Paul and Mary Valentino

PINs:
 22 - A - 89A, 22 - A - 94
 Special Event Facility
 Zoning Map



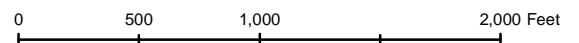
BERKELEY COUNTY
 WEST VIRGINIA

- Applications
- Parcels
- Building Footprints
- B1 (Neighborhood Business District)
- B2 (General Business District)
- B3 (Industrial Transition District)
- EM (Extractive Manufacturing District)
- HE (Higher Education District)
- M1 (Light Industrial District)
- M2 (Industrial General District)
- MH1 (Mobile Home Community District)
- MS (Medical Support District)
- OM (Office - Manufacturing Park)
- R4 (Residential Planned Community District)
- R5 (Residential Recreational Community District)
- RA (Rural Areas District)
- RP (Residential Performance District)



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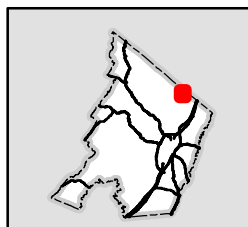
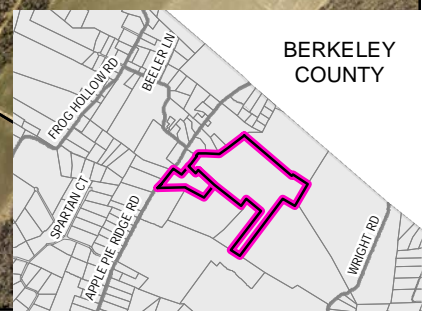
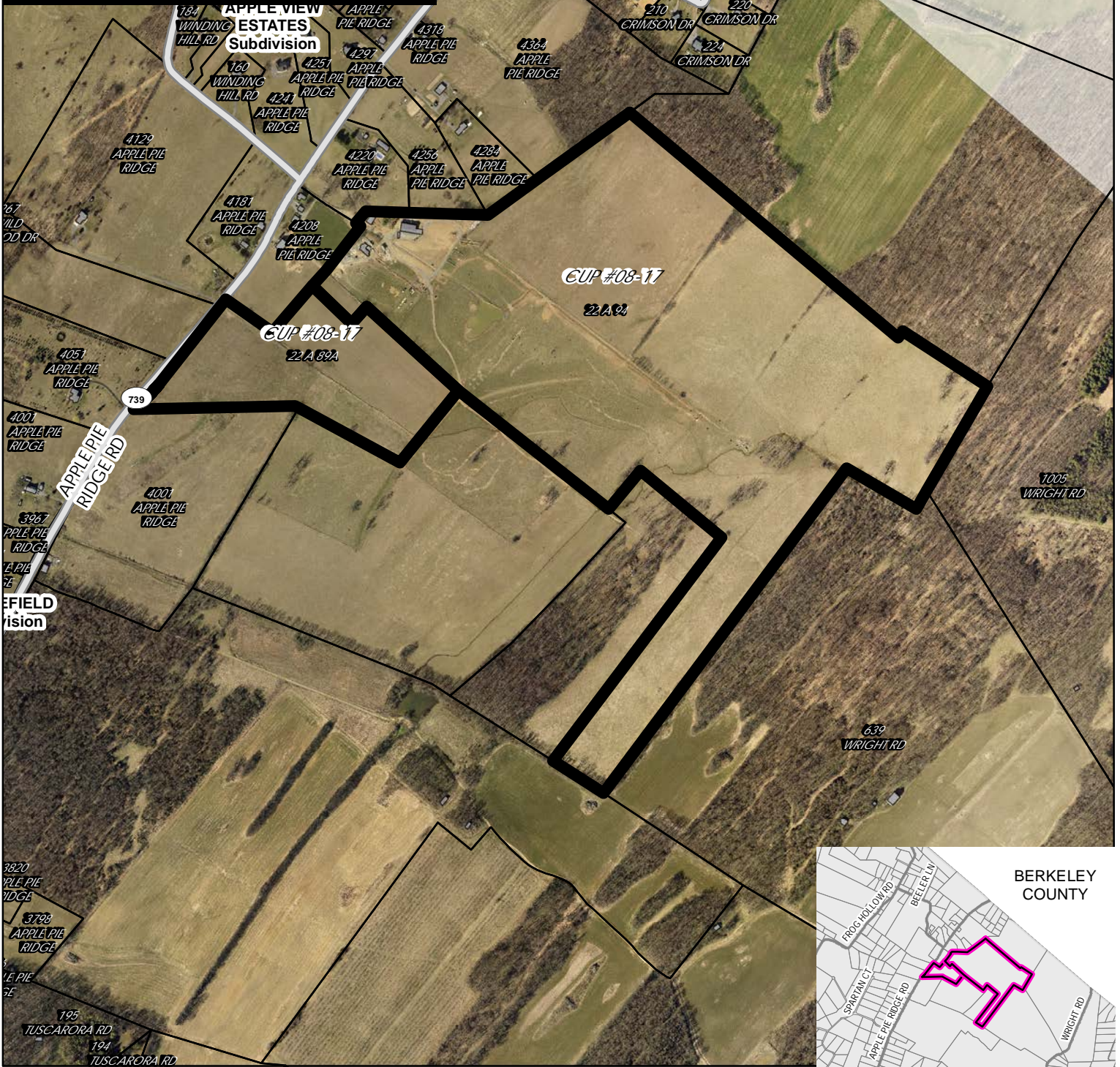
Note:
 Frederick County Dept of
 Planning & Development
 107 N Kent St
 Suite 202
 Winchester, VA 22601
 540 - 665 - 5651
 Map Created: September 28, 2017
 Staff: tklein



CUP # 08 - 17

Paul and Mary Valentino




PINs:
 22 - A - 89A, 22 - A - 94
 Special Event Facility
 Location Map

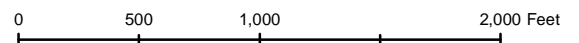


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-  Applications
-  Parcels
-  Building Footprints





Submittal Deadline	9/28/17
P/C Meeting	11/15/17
BOS Meeting	12/13/17

**APPLICATION FOR CONDITIONAL USE PERMIT
FREDERICK COUNTY, VIRGINIA**

1. Applicant (check one): Property Owner Other

NAME: PAUL C VALENTINO AND MARY A VALENTINO

ADDRESS: (HOME) 11411 PURPLE BEECH DRIVE RESTON, VA 20191

TELEPHONE: 703-868-1331

2. Please list all owners, occupants, or parties in interest of the property:

PAUL C VALENTINO REVOCABLE TRUST

MARY A VALENTINO REVOCABLE TRUST

V HOLDINGS, INC. dba 6 PASTURES FARM

3. The property is located at: (please give exact directions and include the route number of your road or street)

4212 APPLE PIE RIDGE ROAD (RTE. 739)

WINCHESTER, VA 22603

4. The property has a road frontage of ± 825 feet and a depth of ± 3531 feet and consists of ~~146.12~~ acres. (Please be exact)

5. The property is owned by MARY A VALENTINO REVOCABLE TRUST AND THE PAUL C VALENTINO REVOCABLE TRUST as evidenced by deed from BELEFORD ET AL (previous owner) recorded in deed book no. _____ on page _____, as recorded in the records of the Clerk of the Circuit Court, County of Frederick. COPY ATTACHED

6. Property Identification Number (P.I.N.) 22-A-~~89~~A ± 22-A-94
Magisterial District STONEWALL
Current Zoning RA (RURAL ACRES)

7. Adjoining Property:

	USE	ZONING
North	AGRICULTURAL/VACANT/RESIDENTIAL	RA
East	AGRICULTURAL/RESIDENTIAL	RA
South	AGRICULTURAL/VACANT	RA
West	AGRICULTURAL/VACANT	RA

8. The type of use proposed is (consult with the Planning Dept. before completing):
SPECIAL EVENT FACILITY

9. It is proposed that the following buildings will be constructed:
ALREADY BUILT/EXISTING

10. The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear and in front of (across street from) the property where the requested use will be conducted. (Continue on back if necessary.)
 These people will be notified by mail of this application:

Name and Property Identification Number	Address
Name YETI ROBERT & KAREN BELFORD Property # 8004655	4208 APPLE PIE RIDGE RD WINCHESTER, VA 22603
Name EDWARD T & JANET SHoup Property # 8039000	4218 APPLE PIE RIDGE RD 4220 WINCHESTER, VA 22603
Name ROBERT L & MARILYN V CUNNINGHAM, TRUSTEE Property # 8039190	3734 SARAH BROOKE CT. JACKSONVILLE, FL 32277
Name MICHELE M. HART Property # 8004656	4284 APPLE PIE RIDGE RD. WINCHESTER, VA 22603
Name JOHN PAUL NETHERS Property # 8004657	4364 APPLE PIE RIDGE RD. WINCHESTER, VA 22603
Name LILLIAN V BOWLES & BEVERLY CLOUSER Property # 8004650	396T APPLE PIE RIDGE RD WINCHESTER, VA 22603
Name PAUL C & MARY A VALENTINO Property # _____	

Name and Property Identification Number	Address
Name Edward Shoup	4218 Apple Pie Ridge Rd.
Property # 22-A-98A	Winchester, VA 22603
Name Robert Cunningham	3734 Sara Brooke Ct.
Property # 22-A-98B	Jacksonville, FL 32277
Name Michele Hart	4284 Apple Pie Ridge Rd.
Property # 22-A-97	Winchester, VA 22603
Name John Paul Nethers	4364 Apple Pie Ridge Rd.
Property # 22-A-98	Winchester, VA 22603
Name Runney Meade Farm	P.O. Box 1
Property # 23-A-1	Gerradstown, WV 25420
Name Robert Belford	4208 Apple Pie Ridge Rd.
Property # 22-A-96	Winchester, VA 22602
Name Lillian Boyles	3967 Apple Pie Ridge Rd.
Property # 22-A-91	Winchester, VA 22603
Name DTS Properties, LLC	P.O. 2368
Property # 22-A-6S	Winchester, VA 22604
Name DTS LC	P.O. Box 2368
Property # 23-A-3	Winchester, VA 22604
Name William Henkle	1005 Wright Rd.
Property # 23-A-6	Clearbrook, VA 22624
Name John Blair Pritchard	4181 Apple Pie Ridge Rd.
Property # 22-A-89	Winchester, VA 22603
Name Jerrod Hughes	4241 Apple Pie Ridge Rd.
Property # 22-A-88D	Winchester, VA 22603
Name Michael Nelson	4129 Apple Pie Ridge Rd.
Property # 22-A-89B	Winchester, VA 22603
Name Gaines McMartin	4051 Apple Pie Ridge Rd.
Property # 22-A-90A	Winchester, VA 22603

12. Additional comments, if any: _____

SEE OVERVIEW COMMENT SHEET ENCLOSED

I (we), the undersigned, do hereby respectfully make application and petition the governing body of Frederick County, Virginia to allow the use described in this application. I understand that the sign issued to me when this application is submitted must be placed at the front property line at least seven (7) days prior to the first public hearing and maintained so as to be visible until after the Board of Supervisors' public hearing. Your application for a Conditional Use Permit authorizes any member of the Frederick County Planning Commission, Board of Supervisors or Planning and Development Department to inspect your property where the proposed use will be conducted.

Signature of Applicant Paul Valentino

Signature of Owner Paul Valentino

Owners' Mailing Address 11411 PURPLE BEECH DR. RESTON, VA 20191

Owners' Telephone No. 703-868-1331

<p><u>TO BE COMPLETED BY THE ZONING ADMINISTRATOR:</u></p> <p>USE CODE: _____</p> <p>RENEWAL DATE: _____</p>

6 Pastures Farm Event Venue

Apple Pie Ridge Road Winchester, VA 22603

Conditional Use Permit General Overview

The proposed use of the barn and guest house (photos enclosed) is for use as an event venue to host weddings, etc. The barn has been rebuilt and is essentially a new structure.

The guest house is a new 1 bedroom building for which the building permit has been issued.

Completion date for both structures is projected to be the end of October, 2017.

Events will begin in the spring of 2018.

The barn is approximately 44' X 86' (3784 sq. ft.) on two floors – each with its own entrance and a connecting stair between.

There will be permanent bathroom facilities installed to meet Health Department requirements along with a new septic system and drain field per County specifications.

A new low volume commercial entrance will be built (shown on the plat of the property) according to VDOT specifications per email provided from Lloyd Ingram, VDOT transportation engineer. A new gravel farm road will connect the new entrance to the venue area.

290 attendees is the MAX number of people at any event.

Gravel parking areas are provided and will support parking for more than 150 vehicles.

There will be no permanent cooking facilities inside the barn. Any food preparation will be via catering trucks or cookout style and will be outside buildings. Food serving may take place inside.

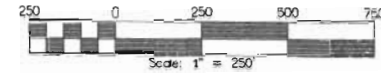
There will be no alcoholic beverage sales on site. Any alcoholic beverages will be provided (not sold to attendees).

There are no identified historic or archaeological resources on this or the adjacent sites.

6 Pastures Farm is a working cattle farm. It is hoped enough revenue will be generated through hosting events to help retain the farm's approximately 220 acres of land in agricultural use.

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
2. EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
3. ACCORDING TO COMMUNITY-PANEL NO. 150906 025 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FREDERICK COUNTY, VIRGINIA, DATED 30PT. 2, 2004, THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN ZONE "X".
4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY THE FREDERICK COUNTY DEPARTMENT OF GIS AND DOES NOT REFLECT A TOPOGRAPHIC SURVEY BY THIS FIRM.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY THIS FIRM.
6. RR = IRON ROD FOUND
ST = STONE FOUND
P = PENCE POST
RS = IRON ROD SET
7. TOTAL AREA = 222,8009 ACRES



RUNNYMEADE FARM
23-A-1
INST. NO. 02-18025

JOHN PAUL NETHERS
22-A-98
D.B. 877, PG. 309

JEFFREY S. &
SANDRA K. HYRE
22-A-97
INST. NO. 05-24218

ROBERT L. &
MARILYN V. CUNNINGHAM
22-A-983
D.B. 965, PG. 992

EDWARD T. &
JANET SHOUP
22-A-98A
INST. NO. 01-20991

ROBERT E. &
KAREN R. DELFORD
22-A-98
INST. NO. 11-5627

TAX MAP 22-A-94
(D.B. 832, PG. 815 ~ PARCEL ONE)
(123.4375 ACRES BY DEED)
122.0618 ACRES (ACTUAL)

TAX MAP 22-A-89A
(D.B. 832, PG. 815 ~ PARCEL THREE)
(24 ACRES BY DEED)
24.0628 ACRES (ACTUAL)

TAX MAP 22-A-93
(D.B. 832, PG. 815 ~ PART OF PARCEL TWO)
(84.125 ACRES BY DEED)
55.3913 ACRES (ACTUAL)

TAX MAP 22-A-92
(D.B. 832, PG. 815 ~ PART OF PARCEL TWO)
(20.85 ACRES BY DEED)
21.0859 ACRES (ACTUAL)

LILLIAN V. BOYLES
22-A-91
INST. NO. 04-0188

DTS PROPERTIES, LLC
22-A-65
INST. NO. 05-5141

**PROPOSED
LOW VOLUME COMMERCIAL
ENTRANCE**

**PROPOSED NEW
FARM ROAD**

NO.	DATE	REVISIONS DESCRIPTION	BY

BOUNDARY SURVEY
PROPERTIES TO BE CONNECTED TO
PAUL & MARY VALENTINO
STONEWALL MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: 1" = 250' DATE: JULY 24, 2015



WOLFORD LAND SURVEYING, LLC
P.O. BOX 1105 ~ PURCELLVILLE, VA 20134
PHONE (540) 534-8400 wolford@pobox.com
SCALE: 1" = 250' DATE: JULY 24, 2015
SHEET 1 OF 1

CURVE TABLE

NUMBER	RADIUS	ARC	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	1025.00	230.34	12°32'32"	115.66	229.86	N 34°34'44" E

Apple Pie Ridge Road

South Entrance
Private Drive

North Entrance
Event Entrance



Machine Shed
(Private)

Additional
Parking

Event Barn

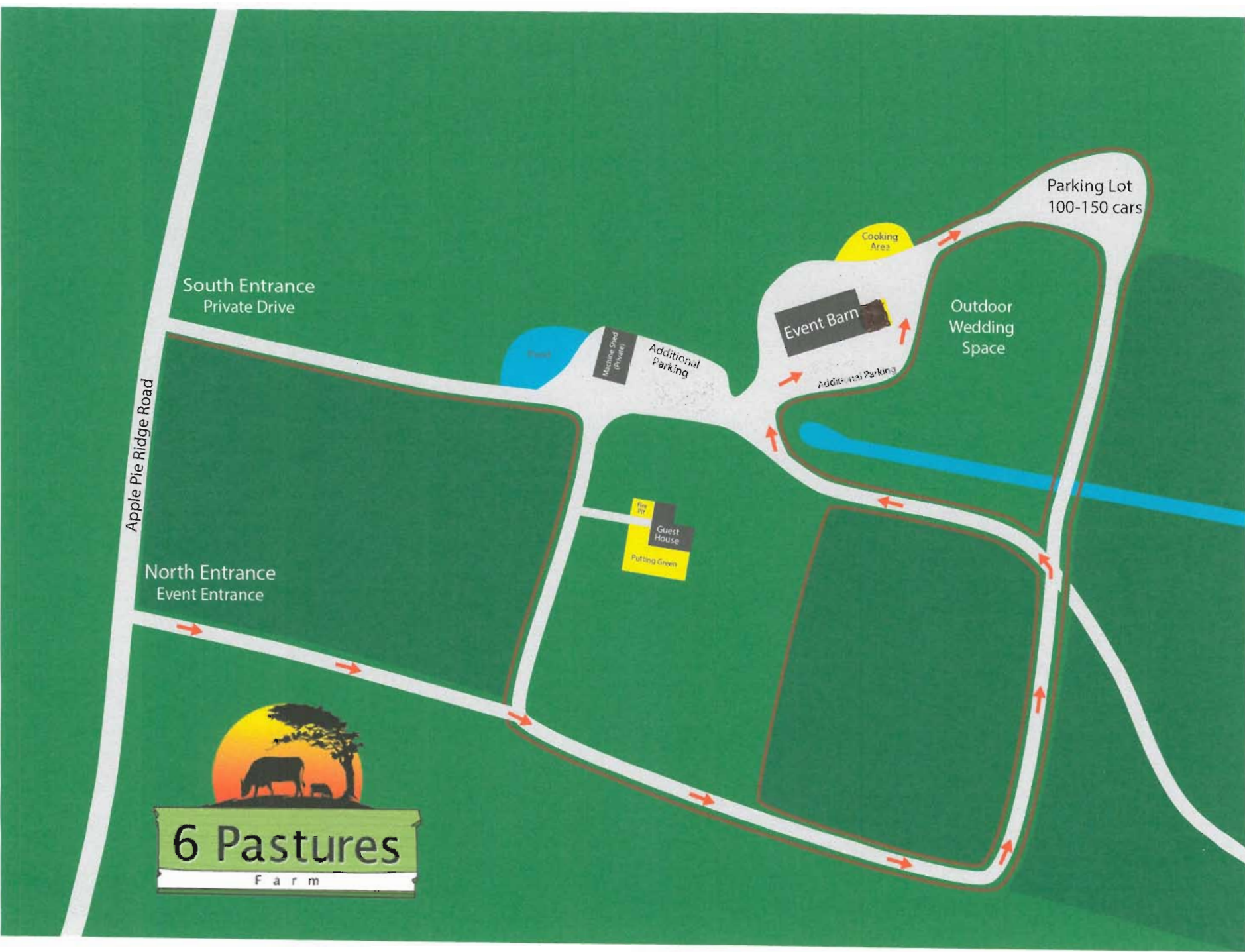
Cooking
Area

Outdoor
Wedding
Space

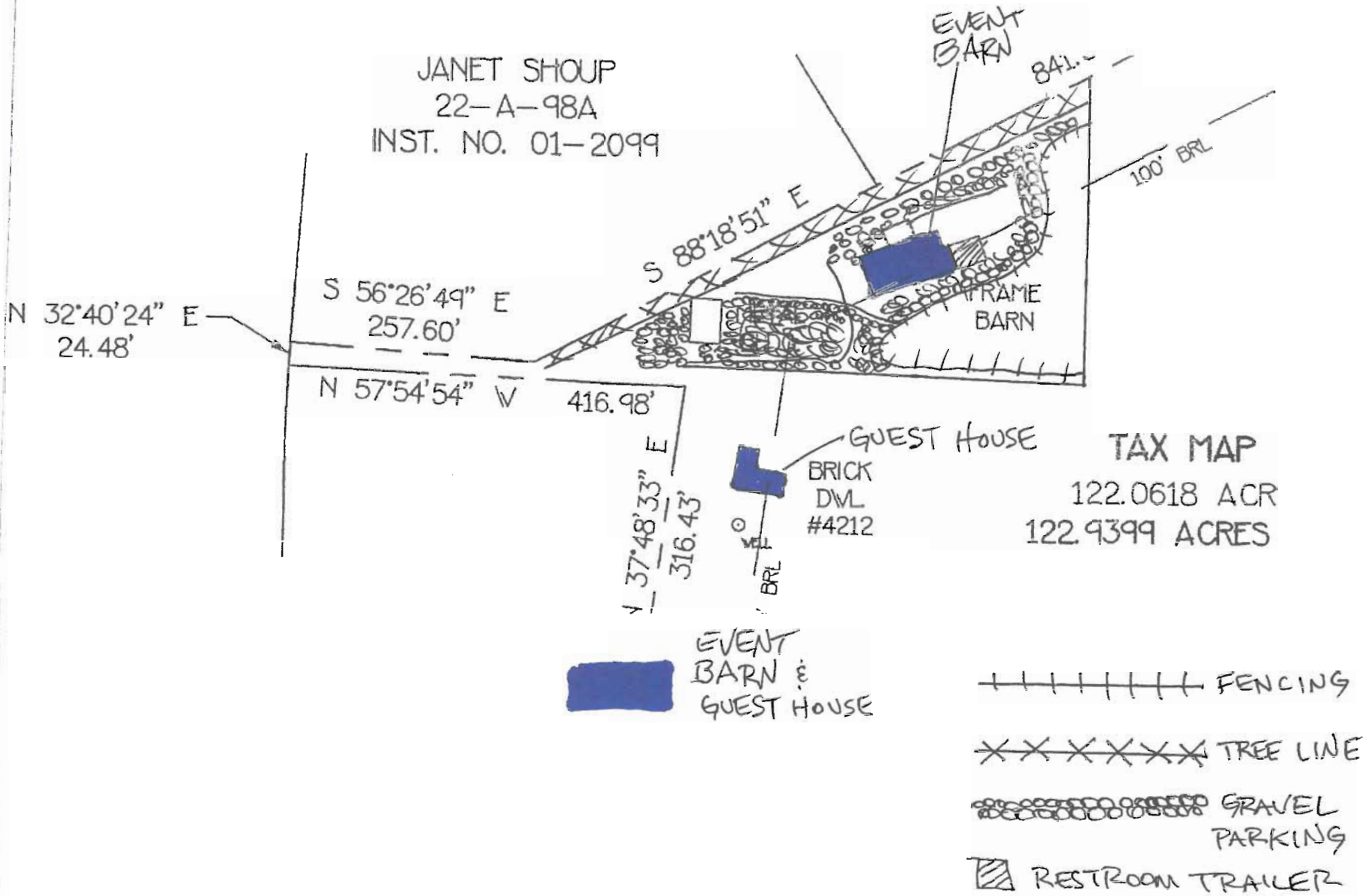
Additional
Parking

Parking Lot
100-150 cars

Fire Pit
Guest House
Putting Greens



11. Please use this page for your sketch of the property. Show proposed and/or existing structures on the property, including measurements to all property lines.







FARM USE EXEMPTIC
(Definitions on reverse side)

COPY

DATE OF REQUEST: 9/8/17

OWNER'S NAME: PAUL VALENTINO

DAYTIME PHONE NUMBER: 703-868-1331

LOCATION OF PROPERTY REQUESTING EXEMPTION: 4212 APPLE PIE
RIDGE ROAD

ZONING OF PROPERTY: RA NUMBER OF ACRES: 220

TYPE & NUMBER OF LIVESTOCK OR FARM USE REQUESTING POWER:
80

BUILDING SIZE & USE OF BUILDING (IF BUILDING IS BEING CONSTRUCTED):
5000 sq ft

POWER COMPANY WORK REQUEST NUMBER: _____

- Shenandoah Co-op
- Rappahannock Co-op

- I am aware of the minimum setbacks on my property per the Frederick County Code.
- I am NOT aware of the minimum setbacks on my property per the Frederick County Code, but I will verify minimum setbacks with the Frederick County Planning Department.

Paul Valentino
Owner's Signature

9/8/17
Date

PAUL VALENTINO
Please Print

<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
<u>Mark E. Faust</u> Building Code Official	Date: <u>9/8/17</u>

2009 Virginia Construction Code (Part I of the Virginia Uniform Statewide Building Code) – Effective March 1, 2011.

Section 102 Purpose and Scope

Section 102.3 Exemptions. The following are exempt from this code:

6. Farm buildings and structures, except for a building or portion of a building located on a farm that is operated as a restaurant as defined in Section 35.1-1 of the Code of Virginia and licensed as such by the Virginia Board of Health pursuant to Chapter 2 (Section 35.1-11 et. seq.) of Title 35.1 of the Code of Virginia. However, farm buildings and structures lying within a flood plain or in a mudslide-prone area shall be subject to flood-proofing regulations or mudslide regulations, as applicable.

Chapter 2 Definitions

FARM USE BUILDING OR STRUCTURE. A building or structure not used for residential purposes, located on property where farming operations take place, and used primarily for any of the following uses or combination thereof:

1. Storage, handling, production, display, sampling or sale of agricultural, horticultural, floricultural or silvicultural products produced in the farm.
2. Sheltering, raising, handling, processing or sale of agricultural animals or agricultural animal products.
3. Business or office uses relating to the farm operations.
4. Use of farm machinery or equipment or maintenance or storage of vehicles, machinery or equipment on the farm.
5. Storage or use of supplies and materials used on the farm.
6. Implementation of best management practices associated with farm operations.

Please circle the above numbers 1 thru 6 that pertains to your farm exemption.

MAILING ADDRESS:

11411 PURPLE BEECH DR
RESTON, VA 20191

The application for a conditional use permit for this property appears to have a measureable impact on Route 739, the VDOT facility which would provide access to the property. Prior to operation of the business a Low Volume commercial entrance must be constructed to our standards to allow for the safe egress and ingress of the property. Based on the updated location of the proposed new entrance dated 7 August 2017, the required sight distance requirements appear to have been met. Any work performed on the State's right-of-way must be covered under a land use permit. The permit is issued by this office and required an inspection fee and surety coverage.

If you require additional information, please contact me.

Regards

*Lloyd A. Ingram, Transportation Engineer
Virginia Department of Transportation
Edinburg Residency ~ Land Development
14031 Old Valley Pike
Edinburg, Virginia 22824
Phone #(540) 984-5611
Fax #(540) 984-5607*

REQUEST FOR CONDITIONAL USE PERMIT COMMENTS



Frederick County Fire Marshal

Mail to:

Frederick County Fire Marshal
1800 Coverstone Drive
Winchester, Virginia 22602
(540) 665-6350

Hand deliver to:

Frederick County Fire & Rescue Dept.
Attn: Fire Marshal
Public Safety Building
1800 Coverstone Drive
Winchester, Virginia

Applicant: It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Also, please attach two (2) copies of your application form, location map and all other pertinent information.

Applicant's Name: PAUL CAROL MARY A VALENTI Telephone: 703-828-1331

Mailing Address: 11411 PURPLE BEECH DRIVE
BOSTON VA 22019
jeff@nettime.org

Name of development and/or description of the request: 6 PASTURES FARM
CONDITIONAL USE PERMIT FOR FARM BARN
- TO BE USED AS EVENT VENUE (WEDDINGS, ETC.)

Location of Property:
4212 APPLE PIE LODGE ROAD
WINCHESTER, VA 22603

Fire Marshal's Comments:

See Attachment

RECEIVED JUN 27 2017

Fire Marshal's Signature & Date: _____

Notice to Fire Marshal - Please Return This Form to the Applicant



Frederick County
Department of Fire and Rescue
Office of the Fire Marshal
1080 Coverstone Drive Winchester, VA 22602

(540) 665-6350 Fax: (540) 678-4739 Email: fmo@fcva.us

Plan Review & Comments

Date Received
9/13/2017

Date Reviewed
9/19/2017

Plan/Permit Type CUP Rev. #1 09-13-17

Name Paul C. and Mary A. Valentino

Address 4212 Apple Pie Ridge RD Winchester VA 22603

Project Name Event Venue

Applicant Name & Number Paul C. and Mary A. Valentino

RE#

Permit Number

Emergency Vehicle Access: Adequate Inadequate ~~N/A~~

Hydrant Location: Adequate Inadequate ~~N/A~~

Siamese Location: Adequate Inadequate ~~N/A~~

Fire Lanes Required: Yes No ~~N/A~~

Plan Approval Status **Approve**

Comments

Signature: 

Reviewed By: Kenneth Scott, Jr.

Title: 



Lord Fairfax Health District

Frederick / Winchester Environmental Health

107 North Kent Street - Suite # 201

Winchester, Virginia 22601

Tel. (540) 722-3480 ~ Fax (540) 722-3479

www.vdh.virginia.gov



July 14, 2017

Agency Comments:

This Health Department has reviewed the request for comments for the Conditional Use Permit for a farm barn to be used as an event venue (weddings, etc.); located at 4212 Apple Pie Ridge Rd., Winchester, VA 20191; Tax Map #: 22-A-94. Based upon information provided by the applicant, the sewage disposal needs of the guests at the venue will be accommodated by a restroom trailer. However, pursuant to 12VAC5-610-980 C.3. of the Sewage Disposal & Handling Regulations, c., which states, "Portable privies are normally used in association with mass gatherings, construction sites, etc. where temporary facilities are required." As the use of the barn denotes a permanent, or non-temporary venue, the use of a portable privy (restroom trailer) cannot be permitted for the proposed venue.

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It is the recommendation that a permanent restroom facility be utilized that makes use of the existing permitted sewage disposal system serving the guest house and the main house; or, locate another sewage disposal system for the dedicated purpose of the barn venue. Applicant(s) can feel free to contact me at (540) 722-3480. I will be happy to answer any questions he/she may have.

Agency Signature: M. Robert Quinn Date: 7-14-17
Title: EH Supervisor

(NOTICE TO AGENCY—PLEASE RETURN THIS FORM TO THE APPLICANT)