



RECEIVED
8/1/2024

Application for Interpretation/ Determination

(Zoning Ordinance, Proffer Conditions, and
Special Use Permit Conditions)

ZNR <u>2025-00019</u>
Staff: <u>LFB</u>
Due Date: <u>9-5</u>

Fee*: \$ 551.25

Make checks payable to PWC
(*in accordance with current Fee Schedule)

Applicant Information	Name Prince William Veterans Farm Club, Inc.		Title Owner	
	Mailing Address 9705 Liberia Ave. Suite 299		City/State Manassas/Va	Zip Code 20110
	Email hometrends@yahoo.com		Phone (703) 655-6060	
	Check one: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent of Property Owner <input type="checkbox"/> Other: _____			
Property Information	Address 10535 and 10523 Godwin Drive		City/State Manassas/VA	Zip Code 20112
	GPIN (Grid Parcel Identification Number) 7794-57-3027 and 7794-67-1602			
Type of Inquiry	<input checked="" type="checkbox"/> Interpretation/Determination of Zoning Ordinance - Part of Section # <u>100</u> Definitions <input type="checkbox"/> Interpretation/Determination of proffers - Rezoning case # _____ <input type="checkbox"/> Interpretation/Determination of special use permit conditions - SUP case # _____			

Minimum Submission Checklist

- Completed standard application form
- Request letter signed by applicant
- Supporting Documents
- Processing fee in accordance with current fee schedule

Applicant Signature [Signature] Date 7-31-2024

CARLOS M. MONTENEGRO, Esq.

Attorney and Counselor at Law

2821 Center Ridge Road

Oakton, Virginia 22124

Phone: (703) 819-0707

Email: carlos@montenegrolawfirm.com

Member, Va. Bar

Member, District of Columbia Bar

Fax: (703) 620-3345

July 31, 2024

VIA EMAIL

lfinkbutler@pwcva.gov

Lisa Fink-Butler, CZA, CTM
Zoning Administrator
5 County Complex Court, Suite 180
Prince William, VA 22192

Re: Prince William County Fairgrounds,
GPINS: 7794-57-3027 and 7794-67-1602; Prince William Veterans Farm Club, Inc.

Dear Lisa:

Thank you for your email reply to our interpretation request, dated January 17, 2024, regarding the dog training facilities at the Prince William Veterans Farm Club. Please consider this letter, together with the Application for an Interpretation or Determination, a request that you provide us with your concurrence with the following view.

Specifically we point to the fact that the 1958 zoning ordinance (i) defined "Agriculture" as, inter alia, "the keeping of animals and fowl, including any agricultural industry or business,...", and (ii) permitted uses in the Agricultural Division included "Agriculture, including accessory buildings and uses incident thereto." As such, we request your agreement that the caring of animals, in this case, dogs, was a permitted use in 1958 as it qualifies as the keeping of animals and that the clause in section 3-1-8 allows uses incidental thereto.

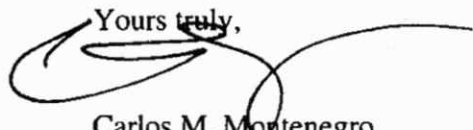
As previously offered in support of this proposal we previously provided evidence of these activities on these properties on Google Earth, going back to 1985 as well with correspondence from the current user (attached hereto).

You have indicated that you believe that we should further confirm the use of the properties for agricultural uses with evidence of the issuance of zoning permits for those uses. We believe that it is unreasonable to suggest that any kind of zoning permit would be required for a permitted use on agricultural property, especially without the provision of any appurtenant or accessory structures as is in the instant case. As such, our view is that we have provided more than adequate evidence that the use was established prior to 1985 and that it was a permitted use going back to the times of the 1958 ordinance.

Please consider this letter, and the materials appended, to be a resubmission of our request.

Thanks for your kind attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Carlos M. Montenegro', with a long horizontal flourish extending to the right.

Carlos M. Montenegro
Counsel to
the Prince William Veterans Farm Club, Inc.

Enclosures

cc: Ahmet Aksoylu, President (via email)
Rob Skoff, Esq. (via email)



February 5th 2024

On behalf of Mattaponi Kennel Club (MKC), please be advised that our association has been using the property at 10523 and 10535 Godwin Drive, Manassas, Virginia for purposes of holding dog training and competitions, on an uninterrupted basis since 1975.

Yours

A handwritten signature in cursive script, appearing to read 'Duane Mohr', written in black ink.

Duane Mohr MKC President




A handwritten signature in cursive script, appearing to read 'John D Grant', written in black ink.

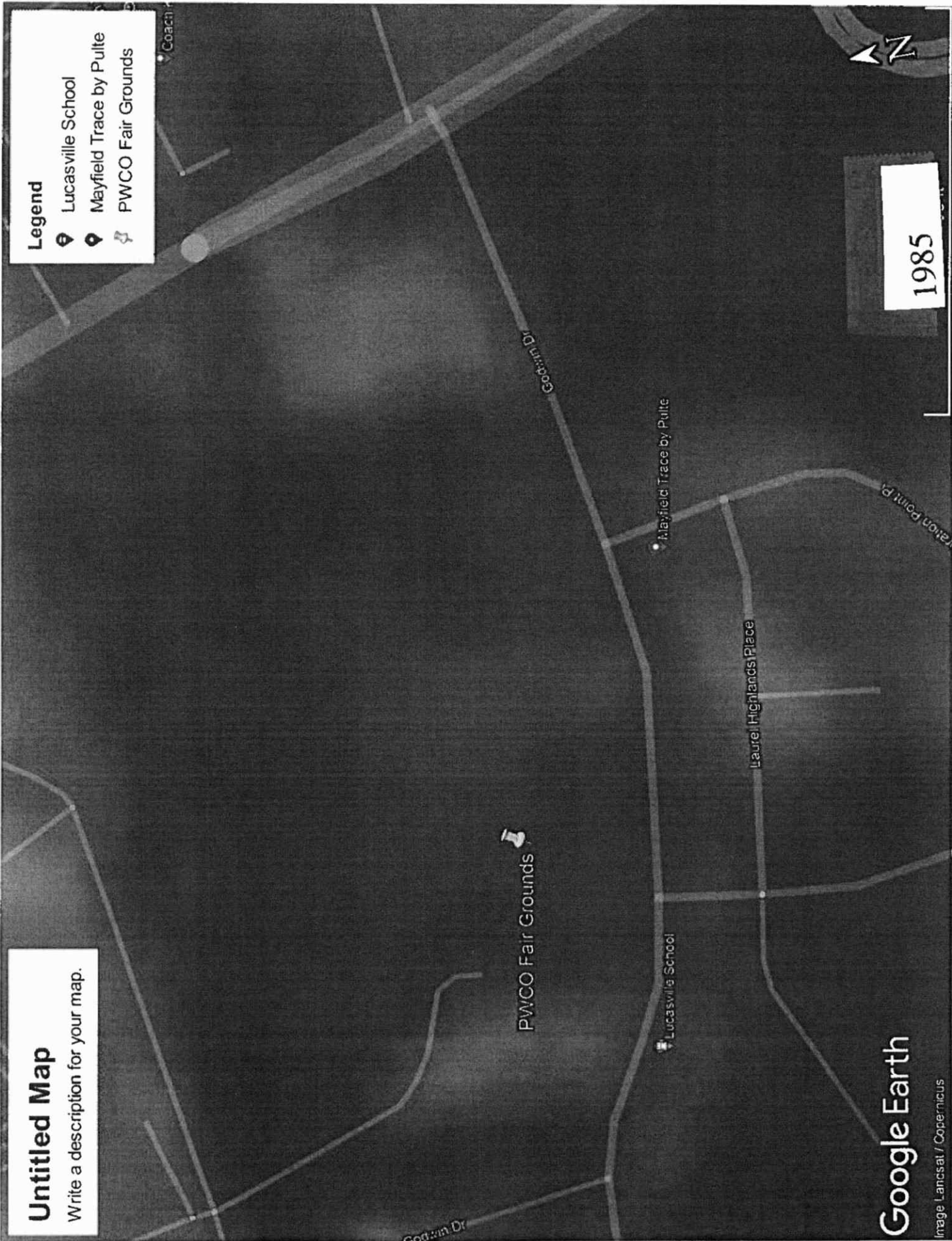
John D Grant MKC Secretary

Untitled Map

Write a description for your map.

Legend

-  Lucasville School
-  Mayfield Trace by Pulte
-  PWCO Fair Grounds



Google Earth

Image Landsat / Copernicus

1985

Untitled Map

Write a description for your map.

Legend

- 📍 Lucasville School
- 📍 Mayfield Trace by Pulte
- 📍 PWCO Fair Grounds

PWCO Fair Grounds

Lucasville School

Mayfield Trace by Pulte

Google Earth

Image U.S. Geological Survey

1994






Laurel Highlands Pl

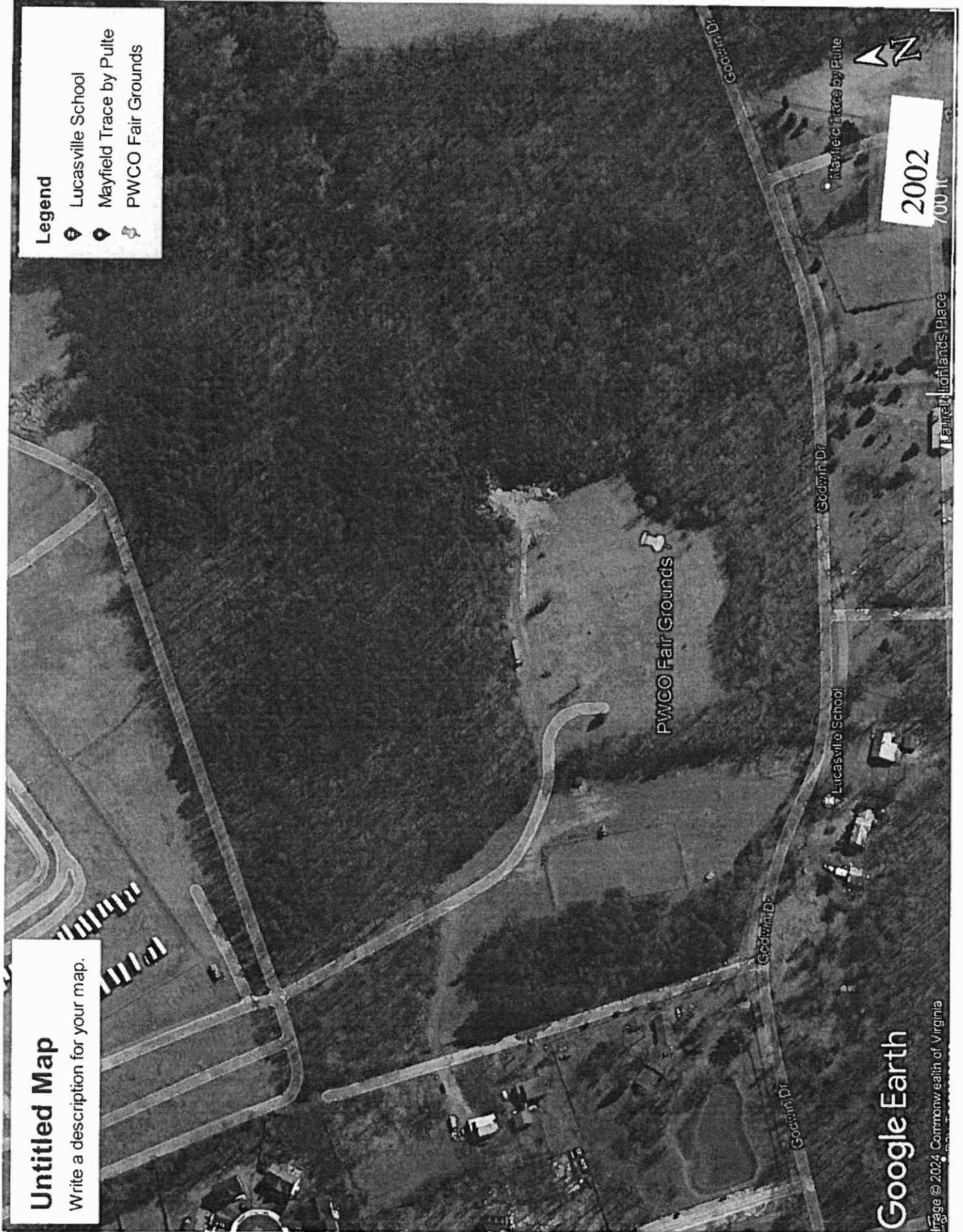
1994

Untitled Map

Write a description for your map.

Legend

-  Lucasville School
-  Mayfield Trace by Pulte
-  PWCO Fair Grounds






Google Earth

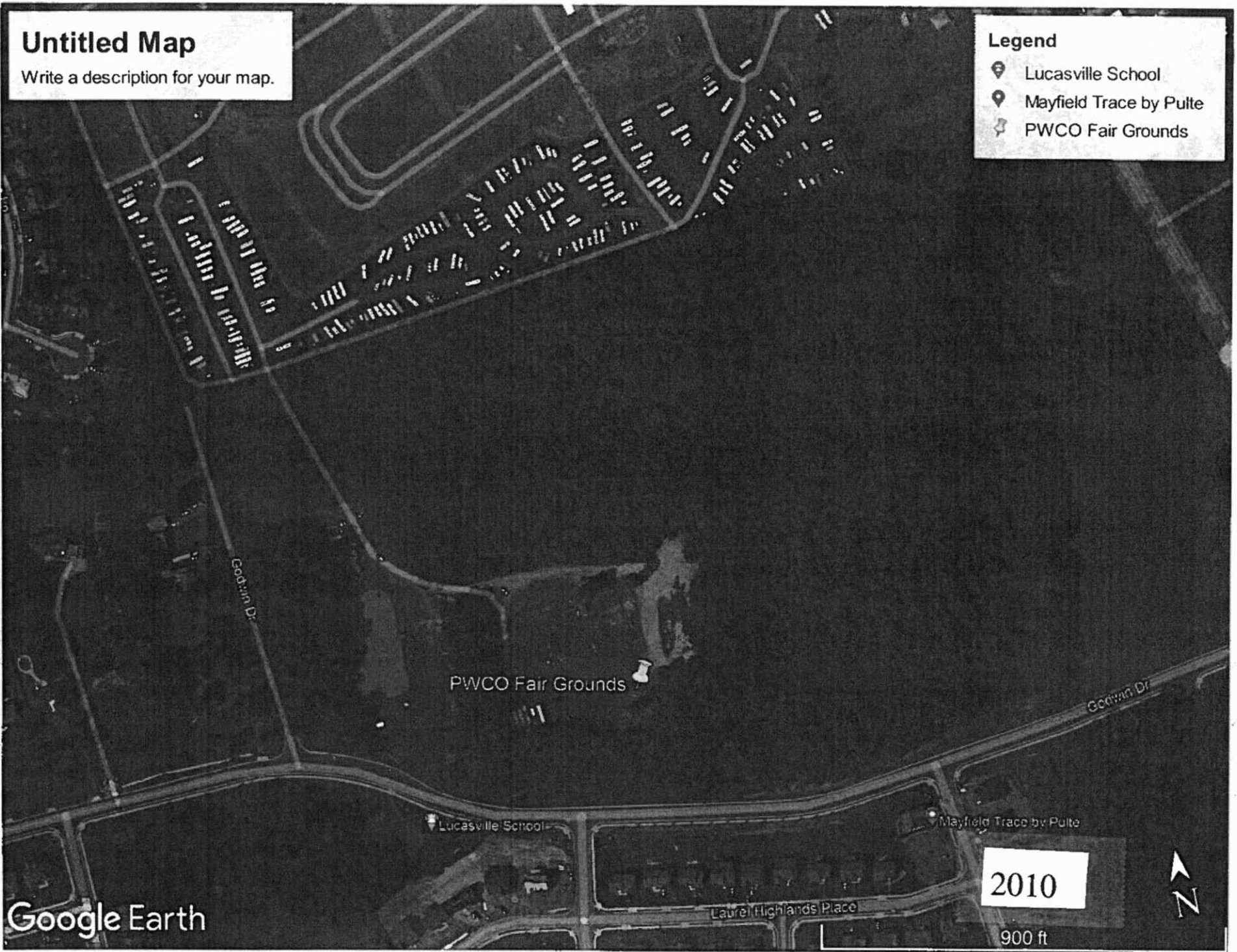
Image © 2024 Commonwealth of Virginia

Untitled Map

Write a description for your map.

Legend

-  Lucasville School
-  Mayfield Trace by Pulte
-  PWCO Fair Grounds



Google Earth



2010

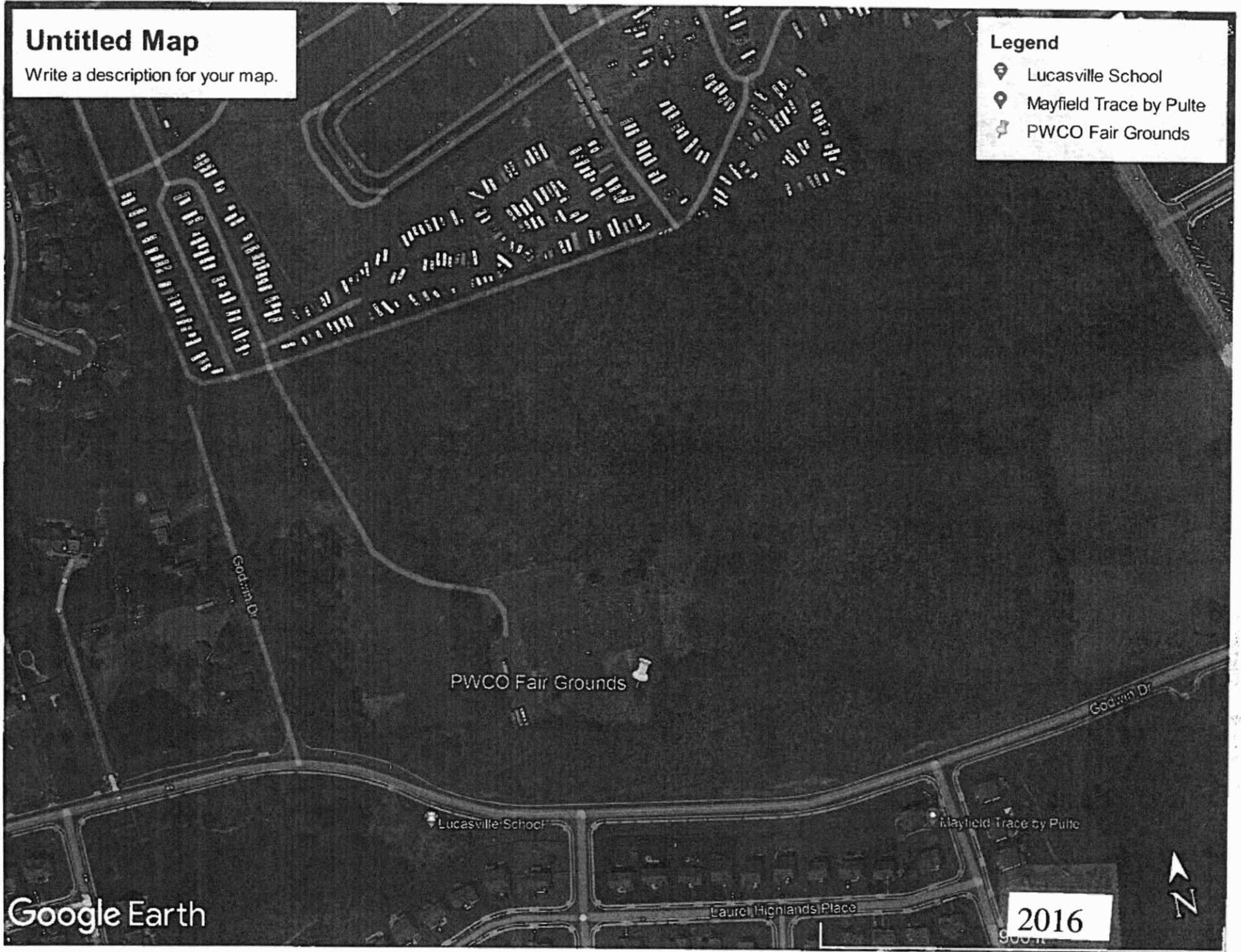
900 ft

Untitled Map

Write a description for your map.

Legend

-  Lucasville School
-  Mayfield Trace by Pulte
-  PWCO Fair Grounds



Google Earth

900 ft
2016






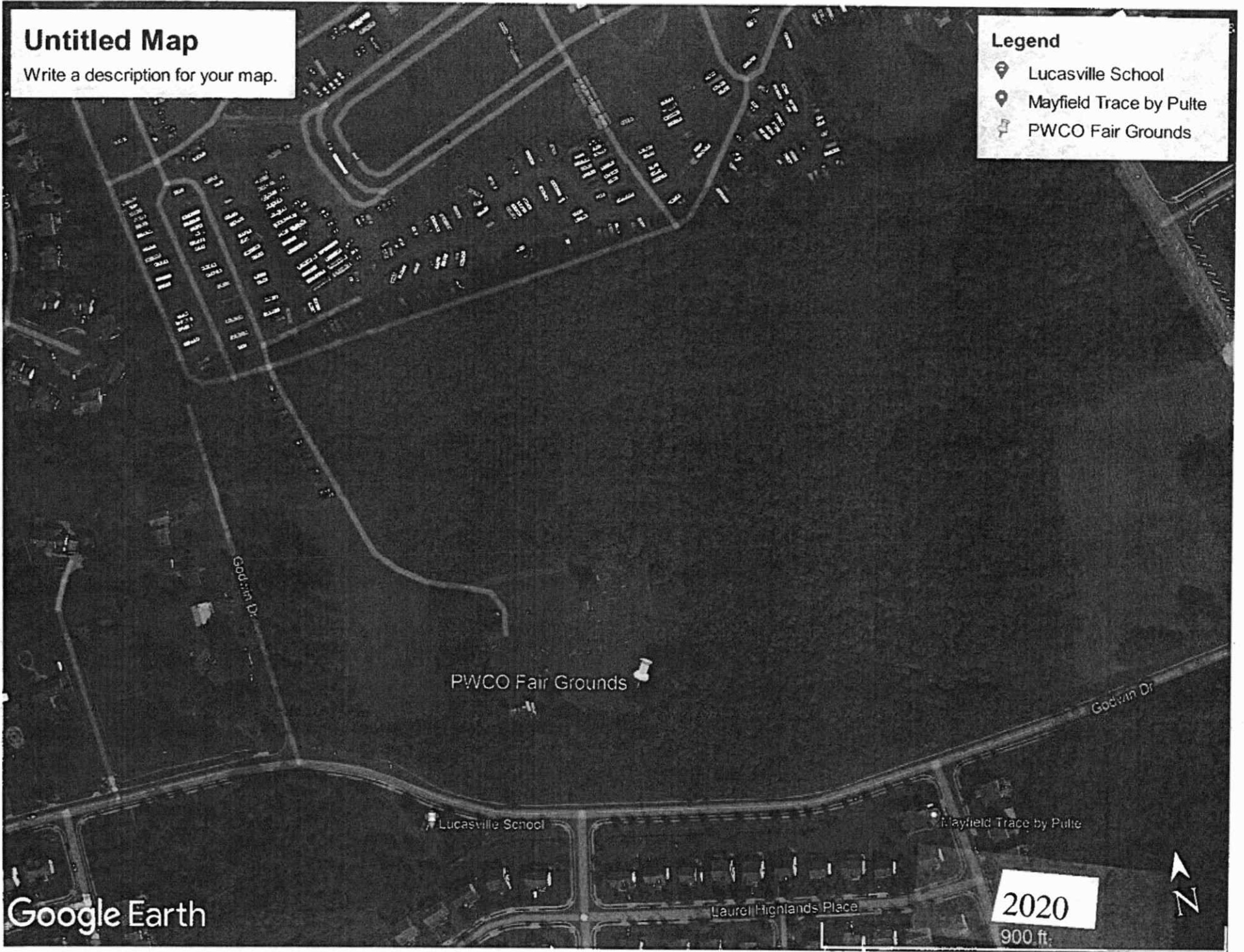


Untitled Map

Write a description for your map.

Legend

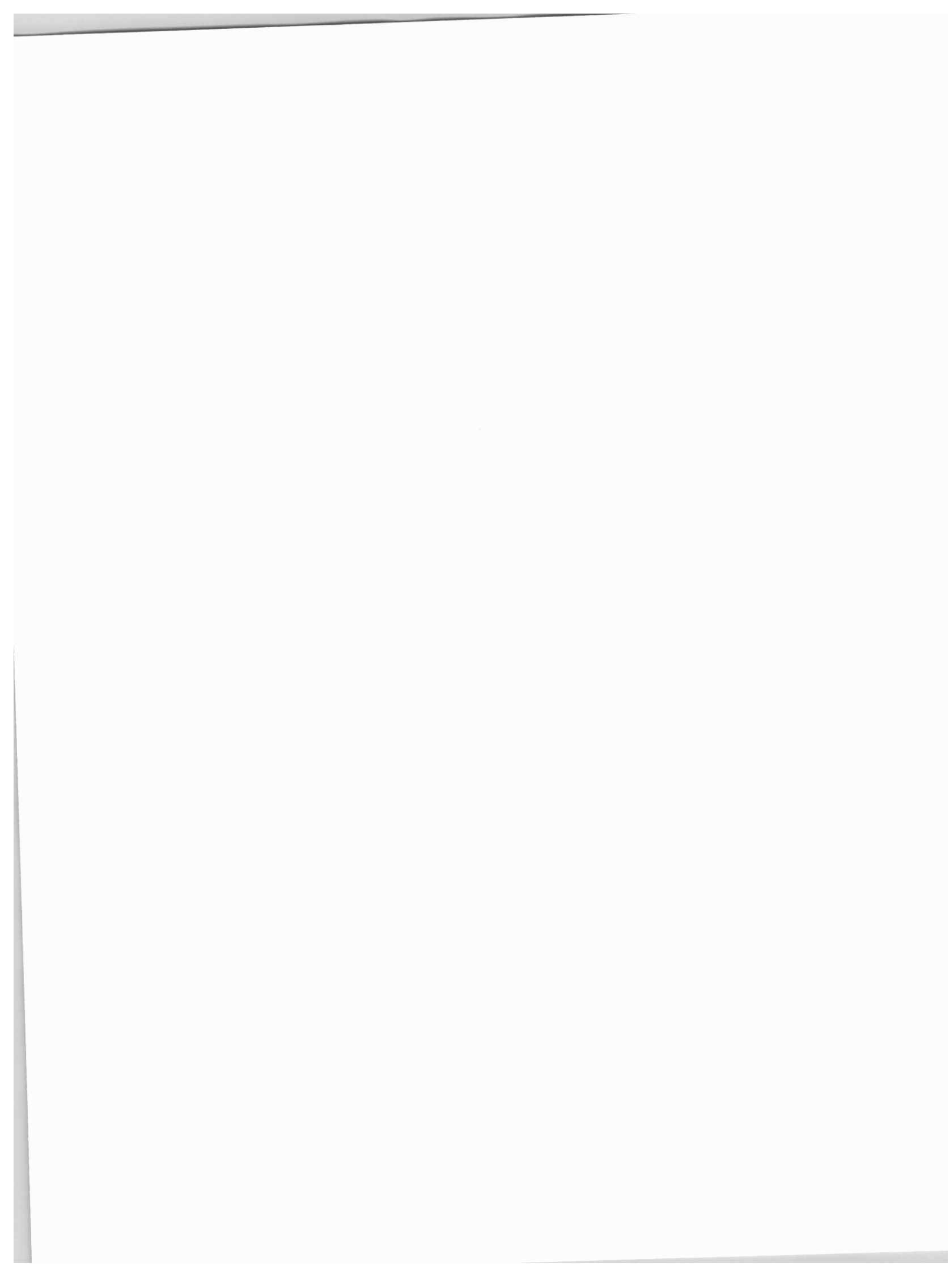
-  Lucasville School
-  Mayfield Trace by Pulte
-  PWCO Fair Grounds



Google Earth

2020
900 ft.








Untitled Map

Write a description for your map.

Legend

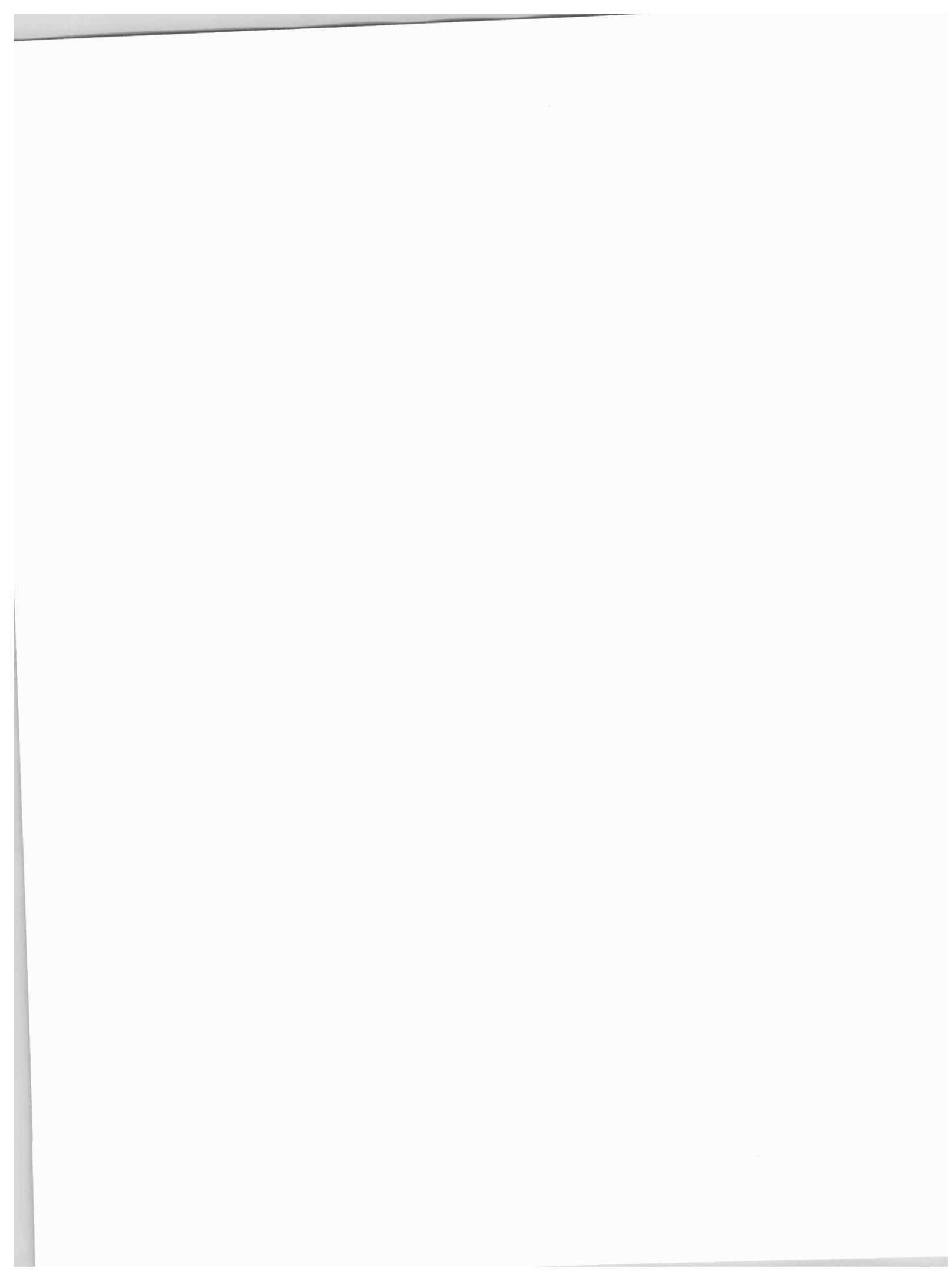
-  Lucasville School
-  Mayfield Trace by Pulte
-  PWCO Fair Grounds



Google Earth

2023

500 ft



Thornton, Randy A.

From: Thornton, Randy A.
Sent: Wednesday, August 7, 2024 1:37 PM
To: Carlos Montenegro
Subject: Determination Application
Attachments: SCAN0001.pdf

Application Received: August 1, 2024

Address: 10535 and 10523 Godwin Drive

Case Number: ZNR2025-00019

Reviewer: Lisa Fink-Butler

Phone Number: 703-792-3340

Processing Time Frame: 4 to 8 weeks

Ms. Randy A. Thornton

Senior Development Services Technician
Zoning Administration
703-792-6920
rthornton@pwcva.gov
Prince William County Government
Zoning Administration Division
5 County Complex Court, Suite 180
Prince William, VA 22192

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.



