



October 18, 2024

SENT BY FIRST CLASS & CERTIFIED MAIL

Prince William Veteran's Farm Club, Inc.
9705 Liberia Avenue, Suite 299
Manassas, VA 20110

Re: Zoning Determination Case #ZNR2025-00019

Determination of County Code Regulations Pertaining to a Specific Use

Property Address: 10535 Dumfries Road; GPIN: 7794-67-1602; Acreage: 17.6 acres; and

Property Address: 10523 Dumfries Road; GPIN: 7794-57-3027; Acreage: 7.85 acres

Zoning District: A-1, Agricultural

To Whom It May Concern:

This is in response to the letter and submission documents received on August 1, 2024, requesting a zoning determination. The letter states 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 building and uses incident thereto.'" You then asked for my agreement that the "caring of animals, in this case, dogs, was a permitted use in 1958." For the following reasons, I do not agree.

Analysis

The definition of "Kennel", dating back to the first adopted Zoning Ordinance in 1958, controls. County records reflect that between 1958 – 1980, forty (40) special use permits were processed by the Board of County Supervisors for a "kennel" use to allow the keeping/housing, boarding, breeding, and/or handling/training of dogs. As an example, Attachment A reflects a special use permit approval for a Kennel use from 1968.

Use Determination

Based on the above referenced information, the application submission information, and analysis of the relevant sections of the applicable Zoning Ordinance, the caring of dogs was not a by-right permitted use in 1958 in the Agricultural District, and instead, would be deemed a "kennel," and as such would have required Board of County Supervisor's approval of a Special Use Permit, a Site Plan and an Occupancy Permit prior to the commencement of such use on the Property.

This determination is based on the regulations as outlined, which are subject to change. Should you have any questions, please feel free to contact me at this office. The following paragraph is mandated to be in all determinations rendered by the Zoning Administrator, whether such determination includes the desired outcome.

The Zoning Ordinance allows that anyone aggrieved by a zoning determination of the Zoning Administrator may appeal the decision to the Board of Zoning Appeals. An appeal must be filed within thirty (30) days of receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 90 days of the filing. The determination contained within this letter shall be final if an appeal is not filed within 30 days of receipt of this letter. The application fee for the appeal will be in accordance with the fee schedule in effect at the time of filing the appeal application and the appeal application form is available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,



Lisa Fink-Butler, CZA, CTM
Zoning Administrator

Attachment A: Special Use Permit Approval dated August 1, 1968

BOARD OF SUPERVISORS
OF
PRINCE WILLIAM COUNTY

MANASSAS, VIRGINIA 22110

PHONE 368-9171

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C. S. WINFIELD

MOTION: MANDERFIELD

RES. NO. 13
Regular Meeting
August 1, 1968

SECOND: DONNELLY

RE: USE PERMIT - KENNEL - JOHN W. WOODARD, SR. - APPROVED

BE IT RESOLVED that the Board of Supervisors of Prince William County does hereby approve the application of John W. Woodard, Sr. for a Use Permit to build and operate a German Shepherd Breeding Kennel and eventual boarding of dogs and cats, and training and showing of dogs on property located one-half mile south of Intersections of Route 639 and Route 784, on Route 784 in Occoquan Magisterial District.

VOTE:

AYES: Fitzwater, Ferlazzo, Johnson, Winfield, Manderfield,
Alvey, Donnelly.

NAYS: None.