

Walter M. Gardner, Jr.  
Mayor

Robert F. Davie  
Town Administrator

**TOWN OF WARRENTON**  
*“Historically Great – Progressively Strong”*  
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**Zoning Board of Adjustments Called Meeting**  
**Variance Applications**  
**June 25, 2014**

**Attending:**

Bob Neal  
James Solomon  
Deborah Speer  
David Spence

Robert Alston  
Robert Davie (Town Administrator)  
Steven Mullenix (applicant)  
Stephen White (applicant)

**Call to Order/Opening Statements**

Chair David Spence called the meeting to order at 10:00 a.m. Mr. Spence requested that Robert Davie summarize the variance applications to those present. Mr. Davie advised that both properties are non-conforming.

**Discussion**

Stephen White described the properties affected as three houses on three lots, built in 1949 and sold in 1983 to Louis Rooker, then sold to family members in 1989, before Mr. White purchased one of the houses recently. When divided among family members the property lines were incorrectly identified, with two houses straddling property lines. Mr. White's proposal is to convey property to Tommy Rooker (126 Battle Ave. to 128 Battle Ave) and Tommy Rooker convey property to Ann Copley (128 Battle Ave. to 130 Battle Ave.) thereby correcting the property lines so that each house sits within its property boundaries. The properties will still be non-conforming after the changes are made. Mr. Davie received a letter from Ann Copley indicating her agreement with the changes. Both Mr. Rooker and Mr. White have indicated their support through their variance requests. Mr. Salmon motioned to approve the changes outlined in the application and Mr. Neal seconded the motion. The vote to approve the motion was unanimous.

Steve Mullenix described the deck that he wishes to add to his property located at 118 S. Bragg Street. He indicated the Historic District Commission had approved his plans and he further described the planned improvements to the property. He intends to restore the property and live in it long term. Debbie Speer motioned to approve the addition of the deck as outlined in the variance application. Robert Alston seconded and the following unanimous vote approved the motion. Mr. David Spence adjourned the meeting.