

AGENDA

STATE BUILDING CODE TECHNICAL REVIEW BOARD

Friday, May 17, 2024 - 10:30am

Virginia Housing Center
4224 Cox Road Glen Allen, Virginia 23260

- I. Roll Call **(TAB 1)**
- II. Approval of April 19, 2024 Minutes **(TAB 2)**
- III. Approval of Final Order **(TAB 3)**
 - In Re: Lisa and Robert Gearhart
Appeal No. 23-11
- IV. Approval of Interpretation 03/2024 **(TAB 4)**
 - In Re: Richard Gordon (Hanover County)
Interpretation Request No 02-24
- V. Public Comment
- VI. Appeal Hearing **(TAB 5)**
 - In Re: George and Carrie Schiano
Appeal No. 24-03
- VII. Secretary's Report
 - a. July 2024 meeting update
 - b. Legal updates from Board Counsel

(Page left blank intentionally)

STATE BUILDING CODE TECHNICAL REVIEW BOARD

James R. Dawson, Chair

(Virginia Fire Chiefs Association)

W. Shaun Pharr, Esq., Vice-Chair

(The Apartment and Office Building Association of Metropolitan Washington)

Vince Butler

(Virginia Home Builders Association)

J. Daniel Crigler

(Virginia Association of Plumbing-Heating-Cooling Contractors and the Virginia Chapters of the Air Conditioning Contractors of America)

Alan D. Givens

(Virginia Association of Plumbing-Heating-Cooling Contractors and the Virginia Chapters of the Air Conditioning Contractors of America)

David V. Hutchins

(Electrical Contractor)

Christina Jackson

(Commonwealth at large)

Joseph A. Kessler, III

(Associated General Contractors)

R. Jonah Margarella, AIA, NCARB, LEED AP

(American Institute of Architects Virginia)

Eric Mays

(Virginia Building and Code Officials Association)

Joanne D. Monday

(Virginia Building Owners and Managers Association)

James S. Moss

(Virginia Building and Code Officials Association)

Elizabeth C. White

(Commonwealth at large)

Aaron Zdinak, PE

(Virginia Society of Professional Engineers)

(Page left blank intentionally)

1 **STATE BUILDING CODE TECHNICAL REVIEW BOARD**
2 **MEETING MINUTES**
3 **April 19, 2024**
4 **Virginia Housing Center**
5 **4224 Cox Road Glen Allen, Virginia 23060**
6

Members Present

Mr. James R. Dawson, Chairman
Mr. Vince Butler
Mr. David V. Hutchins
Mr. Joseph Kessler
Ms. Christina Jackson
Mr. R. Jonah Margarella
Mr. Eric Mays, PE
Ms. Joanne Monday
Mr. James S. Moss
Mr. Aaron Zdinak, PE

Members Absent

Mr. Daniel Crigler
Mr. Alan D. Givens
Mr. W. Shaun Pharr, Esq., Vice-Chairman
Ms. Elizabeth White

7
8 Call to Order The meeting of the State Building Code Technical Review Board
9 (“Review Board”) was called to order at approximately 10:00 a.m. by
10 Chair Dawson.
11
12 Roll Call The roll was called by Mr. Luter and a quorum was present. Mr. Justin
13 I. Bell, legal counsel for the Review Board from the Attorney General’s
14 Office, was also present.
15
16 Approval of Minutes The draft minutes of the March 15, 2024 meeting in the Review Board
17 members’ agenda package were considered. Mr. Mays moved to
18 approve the minutes as presented. The motion was seconded by Ms.
19 Jackson and passed with Ms. Monday abstaining.
20
21 Final Order Craig Caron: Appeal No. 23-10:
22
23 After review and consideration of the final order presented in the
24 Review Board members’ agenda package, Mr. Mays moved to approve
25 the final order as presented. The motion was seconded by Mr. Hutchins
26 and passed with Ms. Monday abstaining.
27
28 Public Comment Chair Dawson opened the meeting for public comment. Mr. Luter
29 advised that no one had signed up to speak. With no one coming
30 forward, Chair Dawson closed the public comment period.
31
32
33
34
35

(Page left blank intentionally)

36 New Business

Lisa and Robert Gearhart: Appeal No. 23-11:

37
38 A preliminary hearing convened with Chair Dawson serving as the
39 presiding officer. The preliminary hearing was related to the property
40 located at 197 Compass Cove, in Franklin County.

41
42 The following persons were sworn in and given an opportunity to
43 present testimony:

44
45 John Broughton, Franklin County Building Official
46 Robert Gearhart, Property Owner
47 Lisa Gearhart, Property Owner
48

49 After testimony concluded, Chair Dawson closed the hearing and stated
50 a decision from the Review Board members would be forthcoming and
51 the deliberations would be conducted in open session. It was further
52 noted that a final order reflecting the decision would be considered at a
53 subsequent meeting and, when approved, would be distributed to the
54 parties, and would contain a statement of further right of appeal.

55
56 Decision: Lisa and Robert Gearhart: Appeal No. 23-11:

57
58 After deliberations, Mr. Butler moved that the Gearharts, under the
59 current regulations, were not made a party to the local appeals board
60 hearing; therefore, do not the right to appeal to the Review Board. Mr.
61 Butler further moved that the local appeals board erred in not making
62 the Gearharts a party to the local appeals hearing and further erred in
63 its assessment of a corrective action, which included a financial
64 obligation on the Gearharts. The motion was seconded by Ms. Jackson
65 and passed unanimously.
66

67 Request for Interpretation of Richard Gordon (Hanover County):
68 Interpretation Request No. 02-24:

69
70 An interpretation request from Richard Gordon of Hanover County was
71 considered concerning whether the building official is responsible for
72 enforcing §36-99(B)(1-3).
73

74 Mr. Butler moved that the answer is *“No, because the scope of the*
75 *VUSBC and the authority of the building official are limited to those*
76 *codes and regulations promulgated by the Board of Housing and*
77 *Community Development”*. The motion was seconded by Mr. Moss
78 and passed unanimously.
79

80 Secretary’s Report

81 Mr. Luter informed the Review Board of the current caseload for the
82 upcoming meeting scheduled for May 17, 2024.

(Page left blank intentionally)

83 Mr. Bell provided legal updates to the Review Board members.
84
85 Adjournment There being no further business, the meeting was adjourned by proper
86 motion at approximately 12:00 p.m.
87
88
89 Approved: May 17, 2024
90
91
92 _____
93 Chair, State Building Code Technical Review Board
94
95
96 _____
97 Secretary, State Building Code Technical Review Board

(Page left blank intentionally)

1 VIRGINIA:

2
3 BEFORE THE
4 STATE BUILDING CODE TECHNICAL REVIEW BOARD
5

6
7 IN RE: Appeal of Lisa and Robert Gearhart
8 Appeal No. 23-11
9

10 DECISION OF THE REVIEW BOARD
11

12 I. Procedural Background
13

14 The State Building Code Technical Review Board (Review Board) is a Governor-
15 appointed board established to rule on disputes arising from application of regulations of the
16 Department of Housing and Community Development. See §§ 36-108 and 36-114 of the Code of
17 Virginia. The Review Board's proceedings are governed by the Virginia Administrative Process
18 Act (§ 2.2-4000 et seq. of the Code of Virginia).

19 II. Case History

20 On September 5, 2023, the Franklin County Development Services Department of Building
21 Inspections (County), the agency responsible for the enforcement of Part 1 of the 2018 Virginia
22 Uniform Statewide Building Code (VUSBC), issued several Notices of Violation (NOV) to Craig
23 Caron dba/ Craig Caron Builders (Caron) for a residential structure located at 197 Compass Cove
24 in Franklin County, which is owned by Lisa and Robert Gearhart (Gearhart).

25 The certificate of occupancy (CO) was issued on November 10, 2022. One of the NOV's
26 issued on September 5, 2023 cited the following potential violation:

27 a. Violation: *Foundation leaking in two locations.*

28 i. Applicable Code Section: *2018 Virginia Residential Code Section*
29 *R406.1 Concrete and masonry foundation damp proofing and*
30 *Section R406.2 Concrete and masonry foundation waterproofing.*

31 1. Corrective Action: *The two locations shall be made*
32 *watertight. If the soil and/or water table are extreme,*
33 *foundation water proofing is required.*
34

(Page left blank intentionally)

35 Caron filed an appeal to the Franklin County Local Board of Building Code Appeals (local
36 appeals board). The local appeals board upheld the decision of the County that the cited violation
37 existed; however, added a Corrective Action section to its final decision which read as follows:

38 *“Corrective Action: Contractor to assess the cause of the water leakage and make*
39 *corrective repairs as deemed necessary to prevent this issue except as such not directly*
40 *correlated to the contractor’s work/responsibilities. If it is deemed that the cause of the*
41 *water leakage was caused by a separate party other than the contractor, the contractor*
42 *shall have the option of billing the homeowner for work completed to make this assessment.*
43 *The duty then falls on the property owners to remedy the leakage. If the soil and/or water*
44 *table are extreme, provide remediation as required.”*

45
46 Gearhart, who was neither noticed as a party to the local appeals board hearing nor provided
47 a copy of the decision of the local appeals board, in accordance with VUSBC Section 119.7, further
48 appealed to the Review Board on December 6, 2023, the corrective action of the local appeals
49 board that imposed a financial burden on Gearhart. Gearhart did not appeal the decision of the
50 County and local appeals board that violations of the 2018 Virginia Residential Code Section
51 *R406.1 Concrete and masonry foundation damp proofing* and Section *R406.2 Concrete and*
52 *masonry foundation waterproofing* existed.

53 Appearing at the Review Board meeting for the County was the Building Official, John
54 Broughton. Appearing for Gearhart were property owners Lisa and Robert Gearhart.

55 III. Findings of the Review Board

56 A. Whether Gearhart has a right to appeal.

57 Gearhart spoke to whether they had a right to file an appeal to the Review Board. Gearhart
58 also explained how the local appeals board hearing was noticed and conducted. Gearhart further
59 explained that while the local appeals board permitted Gearhart to speak, it was as a member of
60 the public as the local appeals board evidently allocates time for the public to comment as items
61 are addressed on the agenda. Furthermore, Gearhart explained that the hearing lasted nine hours.

(Page left blank intentionally)

62 The County offered that the appeal to the local appeals board was filed by Caron and why
63 Gearhart was not considered a party to the appeal. The County also spoke to how the local
64 appeals board hearing was noticed and conducted. the County concurred with Gearhart that the
65 hearing lasted nine hours. The County explained that the local appeals board did not have any
66 active members and an entirely new board had to be appointed before this appeal could be heard.

67 The Review Board found that because the local appeals board did not include Gearhart as
68 a party to the appeal at the local hearing, the Gearharts did not have a right to appeal to the Review
69 Board. Additionally, the Board found that the local appeals board erred in providing
70 amendments in the Corrective Action section of the final decision, which included a potential
71 financial obligation (the burden to pay for the work done to assess the cause of the water leak) on
72 the Gearharts without making them a party thus leaving them without a right to appeal the local
73 appeals board decision. The role of the local appeals board in building code appeals is to determine
74 whether a violation exists, not how to correct the violation or determine who is financially
75 responsible for the costs of repairs related to the code violations.

76 IV. Final Order

77 The appeal having been given due regard, and for the reasons set out herein, the Review
78 Board orders as follows:

79 A. Whether Gearhart has a right to appeal.

80 Gearhart does not have a right to appeal the local appeals board decision because the local
81 appeals board did not include Gearhart as a party to the appeal at the local hearing. While the
82 Review Board is not empowered to take further action to overturn the local action, the Review
83 Board does acknowledge that the local appeals board's action is not an appropriate resolution of a
84 building code appeal. Further, the Review Board notes that the local appeals board erred in
85 providing amendments in the Corrective Action section of the final decision, which appears to

(Page left blank intentionally)

86 include a financial obligation on the Gearharts without making them a party thus leaving them
87 without a right to appeal the local appeals board decision. A possible solution would have been to
88 permit the Gearharts to be a party to the case or to refrain from possibly imposing a financial
89 burden on a non-party.

90
91
92
93

Chair, State Building Code Technical Review Board

94 Date entered _____ May 17, 2024 _____
95

96
97
98

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days
99 from the date of service (the date you actually received this decision or the date it was mailed to
100 you, whichever occurred first) within which to appeal this decision by filing a Notice of Appeal
101 with W. Travis Luter, Sr., Secretary of the Review Board. In the event that this decision is served
102 on you by mail, three (3) days are added to that period.

(Page left blank intentionally)

VIRGINIA STATE BUILDING CODE TECHNICAL REVIEW BOARD

I N T E R P R E T A T I O N

Interpretation Number: 3/2024

Code: Code of Virginia §36-99

Section No: Section B (1-3)

Code of Virginia 36-99. Provisions of Code; modifications

B. In formulating the Code provisions, the Board shall have due regard for generally accepted standards as recommended by nationally recognized organizations, including, but not limited to, the standards of the International Code Council and the National Fire Protection Association. Notwithstanding the provisions of this section, farm buildings and structures shall be exempt from the provisions of the Building Code, except for a building or a portion of a building located on a farm that is operated as a restaurant as defined in § 35.1-1 and licensed as such by the Board of Health pursuant to Chapter 2 (§ 35.1-11 et seq.) of Title 35.1. However, farm buildings and structures lying within a flood plain or in a mudslide-prone area shall be subject to floodproofing regulations or mudslide regulations, as applicable. However, any farm building or structure (i) where the public is invited to enter for an agritourism activity, as that term is defined in § 3.2-6400, for recreational, entertainment, or educational purposes and (ii) that is used for display, sampling, or sale of agricultural, horticultural, floricultural, or silvicultural products produced on the farm or the sale of agricultural-related or silvicultural-related items incidental to the agricultural operation shall have:

1. Portable fire extinguishers for the purpose of fire suppression;
2. A simple written plan in case of an emergency, but such plan shall not be construed to be interpreted as a fire evacuation plan under the Uniform Statewide Building Code or any other local requirements; and
3. A sign posted in a conspicuous place upon entry to the farm building or structure that states that "This building is EXEMPT from the Uniform Statewide Building Code. Be alert to exits in the event of a fire or other emergencies." Such sign shall be placed in a clearly visible location near the entrance to such farm building or structure. The notice shall consist of a sign no

(Page left blank intentionally)

smaller than 24 inches by 36 inches with clearly legible black letters, with each letter to be a minimum of one inch in height.

QUESTION: Is the Building Official responsible for enforcing §36-99(B) (1-3)?

ANSWER: No, because the scope of the VUSBC and the authority of the building official are limited to those codes and regulations promulgated by the Board of Housing and Community Development.

This Official Interpretation was issued by the State Building Code Technical Review Board at its meeting of April 19, 2024.

Chair, State Building Code Technical Review Board

(Page left blank intentionally)

VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of George and Carrie Schiano
Appeal No. 24-03

CONTENTS

<u>Section</u>	<u>Page No.</u>
Review Board Staff Document	25
Basic Documents	31
Documents Submitted by George and Carrie Schiano	43
Documents Submitted by Prince William County	147
Prince William County Local Appeals Board March 6, 2024 Meeting Minutes Submitted by Prince William County	159
Prince William County Local Appeals Board March 6, 2024 Meeting Transcript Submitted by Prince William County	163

(Page left blank intentionally)

VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of George and Carrie Schiano
Appeal No. 24-03

REVIEW BOARD STAFF DOCUMENT

Suggested Statement of Case History and Pertinent Facts

1. On January 16, 2024, the Prince William County Department of Development Services, Building Development Division (County), the agency responsible for the enforcement of Part 1 of the 2018 Virginia Uniform Statewide Building Code (VUSBC), issued a Notice of Violation (NOV) to George and Carrie Schiano (Schiano), for a detached accessory structure on the property located at 7480 Falkland Drive, in Prince William County, for construction without the required inspections citing VUSBC Section 113.3 *Minimum inspections* and providing the following description:

“Required Inspection Not Obtained - Failure to obtain required Inspections ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).”

2. Schiano filed an appeal to the Prince William County Building Code Board of Appeals (local appeals board). The local appeals board found that:

“The Appellant failed to provide documentation with support information requested by the Building Official upon review of the Appellant’s submission of the Farm Exemption Worksheet that was found to be deficient and incomplete. The information requested by the Building Official included a new Zoning approval consistent with the use of the building/property, evidence that the property is used as a farm, and evidence that the building is supporting the farm. Therefor, the Board found the Notice of Violation BCE2024-00423 to be properly issued and enforceable, and the Board upholds the Building Officials Notice of Violation.”

(Page left blank intentionally)

Note: The local appeals board finding is provided exactly as presented in the local appeals board decision.

3. On March 22, 2024, via email, the County issued a final determination stating in part:

“Based on the testimony provided by Mr. Schiano (See Attached Transcript) during the Building Code Appeal Hearing APL2024-00007, I have determined that you are operating a farm at 7480 Falkland Drive. Furthermore, I have determined that the two-story detached accessory structure is a Farm Building.”

The County further stated that the violations related to the building and electrical permits had been abated but the plumbing violation for the sewer connection inside the residential house has not been abated.

4. On March 26, 2024, Schiano further appealed to the Review Board.

5. This staff document, along with a copy of all documents submitted, will be sent to the parties and opportunity given for the submittal of additions, corrections, or objections to the staff document, and the submittal of additional documents or written arguments to be included in the information distributed to the Review Board members for the hearing before the Review Board.

Suggested Issues for Resolution by the Review Board

1. Whether to uphold the decision of the County and the local appeals board that the sewer connection inside the residential structure required inspections in accordance with VUSBC Section 113.3 *Minimum inspections*.

2. Whether to uphold the decision of the County and local appeals board that the building official is authorized to require the specific facts and/or evidence, listed on the Prince William County Farm Building and Structure Building Exemption Worksheet, to determine whether the detached accessory structure is exempt from the VUSBC pursuant to VUSBC Section 102.3 *Exemptions Item #9* and definition of a farm building or structure as defined in VUSBC Section 202.

(Page left blank intentionally)

3. Whether to uphold the decision of the County and the local appeals board that the issuance of the NOV for the detached accessory structure was in compliance with VUSBC Section 115 *Violations*.

4. Whether to uphold the decision of the County and the local appeals board not to provide a refund for the abandonment of the building project in accordance with VUSBC Section 107.1.2 *Refunds*.

(Page left blank intentionally)

Basic Documents

(Page left blank intentionally)

VIOLATION NOTICE

PREMISE IN VIOLATION: 7480 FALKLAND DR
OWNER: CARRIE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155

CASE # : BCE2024-00423
VIOLATION DATE: January 16, 2024
NOTICE DATE: January 16, 2024

INSPECTOR: Kristin Alexander

CONTACT # / EMAIL: 703-792-5702 /
kalexander@pwcgov.org

An investigation of the premises above has revealed violation(s) of the Virginia Uniform Statewide Building Code (VUSBC). You are directed to bring the violation(s) described below into compliance within the specified compliance deadline on this notice. Failure to comply with the requirement of the VUSBC may result in criminal prosecution. Under the Code of Virginia Title 36-106 any such violation shall be deemed a misdemeanor and any owner or any other person, firm or corporation convicted of such a violation shall be punished by a fine of not more than \$2,500, per offense.

VUSBC Code Year	VUSBC Code Section	VIOLATION	CORRECTIVE ACTION NECESSARY	Compliance Date
2018	113.3 Req Insp Not Obtained	Required Inspection Not Obtained - Failure to obtain required Inspections ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	Reinstate and Obtain All Required Approved Inspections including but not limited to ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	2/15/24

You have the right of appeal in accordance with Chapter 1 section 119.5 of the VUSBC. A written request for appeal shall be submitted to the Local Board of Building Code Appeals within 30 calendar days of receipt of this notice. Contact the inspector if you have any questions or require assistance in bringing this project into compliance with the VUSBC. Helpful information and guidance on how to correct violations may be found at <https://www.pwcva.gov/department/building-development-division/unpermitted-work>.

/S/Kristin Alexander

BUILDING CODE ENFORCEMENT MANAGER

VIOLATION NOTICE

PREMISE IN VIOLATION: 7480 FALKLAND DR
OWNER: GEORGE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155

CASE # : BCE2024-00423
VIOLATION DATE: January 16, 2024
NOTICE DATE: January 16, 2024

INSPECTOR: Kristin Alexander

CONTACT # / EMAIL: 703-792-5702 /
kalexander@pwcgov.org

An investigation of the premises above has revealed violation(s) of the Virginia Uniform Statewide Building Code (VUSBC). You are directed to bring the violation(s) described below into compliance within the specified compliance deadline on this notice. Failure to comply with the requirement of the VUSBC may result in criminal prosecution. Under the Code of Virginia Title 36-106 any such violation shall be deemed a misdemeanor and any owner or any other person, firm or corporation convicted of such a violation shall be punished by a fine of not more than \$2,500, per offense.

VUSBC Code Year	VUSBC Code Section	VIOLATION	CORRECTIVE ACTION NECESSARY	Compliance Date
2018	113.3 Req Insp Not Obtained	Required Inspection Not Obtained - Failure to obtain required Inspections ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	Reinstate and Obtain All Required Approved Inspections including but not limited to ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	2/15/24

You have the right of appeal in accordance with Chapter 1 section 119.5 of the VUSBC. A written request for appeal shall be submitted to the Local Board of Building Code Appeals within 30 calendar days of receipt of this notice. Contact the inspector if you have any questions or require assistance in bringing this project into compliance with the VUSBC. Helpful information and guidance on how to correct violations may be found at <https://www.pwcva.gov/department/building-development-division/unpermitted-work>.

/S/Kristin Alexander

BUILDING CODE ENFORCEMENT MANAGER



PRINCE WILLIAM BUILDING CODE APPEALS BOARD

County Staff Use Only Appeal Number #20 -

Application for Appeal

I (we) George Schiano, Carrie Schiano of 7480 Falkland Dr. Gainesville VA 20155 (Name) (Mailing address)

respectfully request that the Prince William Building Code Appeals Board review the decision made on January 16, 2024 by the Code Official, as well as the following related decisions:

Description of Decision Being Appealed:

- 1. The shed is subject to a final inspection under 113.3.
2. The Notice of Violation did not require county attorney approval or was otherwise authorized under 115.2.1 and 19.2-8.
3. The signed affidavit and Building and Structure Building Code Exemption Worksheet dated January 30 2024 was "deficient and incomplete" and the building official was authorized to require additional "facts" or "evidence" from us.
4. The shed is "unsafe" for its current accessory use.

Address of Property Involved: Same as above.

What is the applicant's interest in the property?

- X Owner
Contractor
Owner's agent
Other (explain)

Relief Sought: 1. Require building official to rescind Notice of Violation. 2. Require building official to deem shed exempt from the building code under the terms of the signed affidavit/Works

Attach the Decision of the Code Official and Any Other Pertinent Documents.

Signature of Applicant (I appoint George Schiano as my agent)

By checking this box, I agree to electronically signing this form

Date: 02-16-24

Documents forthcoming.

PRINCE WILLIAM COUNTY
BUILDING CODE BOARD OF APPEALS
Resolution

WHEREAS, the Prince William County Building Code Board of Appeals is duly appointed to resolve disputes arising out of enforcement of the Virginia Uniform Statewide Building Code; and

WHEREAS, an appeal has been filed and brought to the attention of the Board of Appeals; and

WHEREAS, a hearing was held on March 6, 2024, to consider the aforementioned appeal; and

WHEREAS, the Notice of Violation was issued on January 16, 2024, and the Appeal was submitted to the Board on February 16, 2024.

WHEREAS, the testimony and evidence substantiated that the abandoned permit (BLD2022-03634) must be reinstated and inspected, or the appropriate steps must be followed to withdraw the permit.

WHEREAS, the board has fully deliberated this matter;

NOW THEREFORE BE IT RESOLVED, That in the matter of

Appeal No. APL2024-00007

IN RE: George Schiano and Carrie Schiano v. Prince William County Building Official

The decision of the Building Official is hereby *upheld*, for the reason set out below:

1. The Appellant failed to provide documentation with support information requested by the Building Official upon review of the Appellant's submission of the Farm Exemption Worksheet that was found to be deficient and incomplete. The information requested by the Building Official included a new Zoning approval consistent with the use of the building/property, evidence that the property is used as a farm, and evidence that the building is supporting the farm. Therefor, the Board found the Notice of Violation BCE2024-00423 to be properly issued and enforceable, and the Board upholds the Building Officials Notice of Violation.

Date:

Signature:

John Heltzel AIA Digitally signed by John Heltzel AIA
Date: 2024.03.18 20:56:10 -04'00'
Chairman of Local Board of Appeals

Note: Any person who was a party to the appeal my appeal to the State Building Code Technical Review Board by submitting an application to such board within 21 calendar days upon receipt by certified mail of this resolution. Application forms are available from the Office of the State Review Board, 600 East Main Street, Richmond, VA 23219, (804) 371-7150.

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: sbco@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

- Uniform Statewide Building Code
 Virginia Construction Code
 Virginia Existing Building Code
 Virginia Maintenance Code
- Statewide Fire Prevention Code
- Industrialized Building Safety Regulations
- Amusement Device Regulations



Appealing Party Information (name, address, telephone number and email address):

George Schiano, Carrie Schiano 703-462-4886
7480 Falkland Dr. georgeschiano@gmail.com
Gainesville VA 20155

Opposing Party Information (name, address, telephone number and email address of all other parties):

Eric Mays
Building Official for Prince William County EMays@pwc.gov.org
5 County Complex Ct. Suite 120
Prince William VA 703-792-7054

Additional Information (to be submitted with this application)

- Copy of enforcement decision being appealed
- Copy of the decision of local government appeals board (if applicable)
- Statement of specific relief sought

CERTIFICATE OF SERVICE

I hereby certify that on the 26 day of March, 2024, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant: [Signature] Carrie Schiano I appoint George Schiano as my agent.

Name of Applicant: George Schiano Carrie Schiano
(please print or type)

STATEMENT OF SPECIFIC RELIEF SOUGHT

Regarding the following adverse decisions of the building official that we had appealed to the local board (amplified for clarity):

1. **The subject shed is required to have inspections under VUSBC Section 113.3, even if the shed is an exempt farm building under Va. Code Section 36-99.**
2. **The Notice Of Violation did not require county attorney approval or was otherwise authorized under VUSBC Section 115.2.1 and Va. Code Section 19.2-8.**
3. **The signed affidavit “Building and Structure Building Code Exemption Worksheet” that was provided to the building official was “deficient and incomplete” and the building official was authorized to require additional “facts” or “evidence” as a condition for deeming the shed exempt and rescinding the Notice Of Violation.**
4. **The shed is “unsafe” for its current accessory use.**
5. **The electrical and plumbing connecting the shed to the residence is subject to the requirement of permits, even if the subject building is exempt.**
6. **The building official was authorized to not provide a refund of the unused portion of the abandoned permits under VUSBC Section 107.1.2;**

and the local board’s resolution on the matter, which stated:

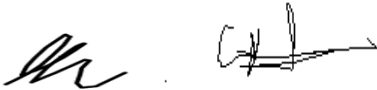
The abandoned permit(s) on the shed must be reinstated and “inspected” or the “appropriate steps” must be followed to “withdraw” the permit(s); the building official was correct that we needed to get new “zoning approval” for the shed’s current accessory use as a farm building; the Notice Of Violation was “properly issued” and enforceable.

WE REQUEST THE FOLLOWING RELIEF OF THIS BOARD:

Overturn the local board’s above findings of fact and legal rulings;

Require the building official to rescind the Notice Of Violation for failure to prove that a violation of VUSBC Section 113.3 existed or still exists;

Require the building official to deem the subject shed and the electrical and plumbing that is necessary to support its current farm use exempt from the building code under the terms of the signed affidavit/Worksheet, Va. Code Section 36-99, and the uncontroverted facts of the case.



George Schiano, Carrie Schiano
7480 Falkland Drive
Gainesville VA 20155
703-462-4886

Attachments (we ask that these documents be reviewed by this board prior to any decision and entered into evidence prior to any evidentiary hearing):

1. **Notice Of Violation** (local board Appeal Package APL2024-00007, Page 23)
2. **Application to local board containing requested relief and attached supporting documents** (local board Appeal Package APL2024-00007, Pages 28-88)
3. **Supplemental requested relief** (email to local board secretary dated March 6, 2024)
4. **Final resolution of the local board** (dated March 18, 2024)
5. **Transcript of hearing of the local board** (forthcoming, email from local board secretary dated March 21, 2024)
6. **The local board Appeal Package APL2024-00007** (in its entirety)



G S <georgeschiano@gmail.com>

Re: Application for Appeal - 7480 Falkland Dr

1 message

George Schiano <georgeschiano@gmail.com>

Wed, Mar 6, 2024 at 10:40 PM

To: BDD Appeals <bddappeals@pwcgov.org>

Ms. Secretary,

I request that in its final written order for this appeal, the board provide a ruling on the four (4) decisions of the building official that are expressly stated in my application and the two (2) that I appended to the application in my opening statement at the hearing, which are as follows:

5. The building official's decision that the electric and plumbing connecting the subject building to my residence is subject to the requirement of permits, even if the subject building is exempt under Section 36-99 of the Virginia Code.
6. The building official's decision to not address my requests for a refund of the unused portion of the abandoned permits under VUSBC Section 107.1.2.

I also request that the order include the legal basis and supporting facts for each of the six rulings.

Please reply to this email.

Thank you,
George Schiano
Appellant

On Mon, Mar 4, 2024 at 8:03 AM BDD Appeals <bddappeals@pwcgov.org> wrote:

Good morning,

The appeal is scheduled for March 6, 2024 @ 2:00 P.M.

You were also sent a calendar invite.

Thank you,

Kris Jessie

Administrative Coordinator/Secretary to the Board of Appeals

Prince William Department of Development Services

5 County Complex Court Suite 120

Prince William Va. 22192

kjessie@pwcva.gov

703-792-5533 (Direct)

(Page left blank intentionally)

Documents Submitted
by
George Schiano

(Page left blank intentionally)

Please submit any FOIA requests for documents to DDSFOIA@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>
Sent: Friday, March 1, 2024 5:02 PM
To: BDD Appeals <bddappeals@pwcgov.org>
Subject: Re: Application for Appeal - 7480 Falkland Dr

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Please confirm the time that the appeal will be heard.

Thank you.

On Wed, Feb 28, 2024 at 9:19 AM BDD Appeals <bddappeals@pwcgov.org> wrote:

Good morning,

On behalf of the Secretary to the Board of Appeals, please see the attached Board Package for APL2024-00007 and the agenda.

Thank you,

Kyle Croushorn

Administrative Specialist

P: 703-792-7403 (direct)

kcroushorn@pwcva.gov

Prince William County Government

Department of Development Services

[5 County Complex Court, Suite 120](#)

Prince William, VA 22192

From: George Schiano <georgeschiano@gmail.com>
Sent: Wednesday, February 28, 2024 7:59 AM
To: BDD Appeals <bddappeals@pwcgov.org>
Subject: Re: Application for Appeal - 7480 Falkland Dr

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Good morning.

Please acknowledge my prior request and whether it will be granted:

I request that you "...furnish the information [that I had previously provided you] to the board members [a minimum five days] prior to the meeting" and that "copies...be made and be available for the board members at the hearing."

Thank you.

On Sat, Feb 24, 2024 at 12:21 PM George Schiano <georgeschiano@gmail.com> wrote:

Good morning, Ms. Secretary:

"The parties should be asked by the secretary to furnish any information they wish the board members to consider in advance of the hearing so that copies can be made and be available for the board members at the hearing. While there is no requirement to do so, if the parties can provide the information in a timely fashion, the secretary may furnish the information to the board members prior to the meeting, however, caution should be taken to treat all parties equally, so in cases where the parties cannot agree to provide the appeal information prior to the hearing, all documents, pictures or exhibits should just be held to be distributed at the hearing"
Prince William County Board Of Appeals Manual, Chapter 3, Role Of Secretary (see <https://www.dhcd.virginia.gov/sites/default/files/Docx/sbctrb/trb-board-of-appeals-manual.pdf>).

I request that you "...furnish the information [that I had previously provided you] to the board members [a minimum five days] prior to the meeting" and that "copies...be made and be available for the board members at the hearing."

Thank you,

George Schiano

On Tue, Feb 20, 2024 at 9:19 AM BDD Appeals <bddappeals@pwcgov.org> wrote:

Good morning,

Received.

Thank you,

Kris Jessie

Administrative Coordinator/Secretary to the Board of Appeals

Prince William Department of Development Services

5 County Complex Court Suite 120

Prince William Va. 22192

kjessie@pwcva.gov

703-792-5533 (Direct)

Please submit any FOIA requests for documents to DDSFOIA@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>

Sent: Tuesday, February 20, 2024 8:19 AM

To: BDD Appeals <bddappeals@pwcgov.org>

Subject: Application for Appeal - 7480 Falkland Dr (12)

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Please confirm receipt of the attachment below to be entered into the record for this case. Thank you.

1 of 1

Clear Form

Zoning Administrator

Date Stamp

Application for Zoning Approval

Fee*: \$

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

Case #

Owner / Applicant / Business Information	Business Type		
	Trade Name (DBA)		Business Legal Name
	Contact/Owner Name		Title
	Contact/Owner Email		Contact/Owner Phone
	Contact/Owner Mailing Address		City/State Zip Code
	Applicant: <input type="checkbox"/> Business Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Owner		
Applicant or Authorized Agent		Email Phone	

Site Information	Parcel or Site Address Assigned by Mapping Office	City	Zip Code
-------------------------	---	------	----------

Purpose of Application	<input type="checkbox"/> Accessory Buildings/Structures (Residential) Specify type of structure: _____	<input type="checkbox"/> Parking Tabulation - prepared by (select one): <input type="checkbox"/> Applicant <input type="checkbox"/> County <input type="checkbox"/> Self-Certification
	<input type="checkbox"/> Bed & Breakfast Inn	<input type="checkbox"/> Perc Test
	<input type="checkbox"/> Home Business	<input type="checkbox"/> Rural Home Business
	<input type="checkbox"/> Meeting Hall/Event Center/Restaurant/Hotel/other uses with Live Entertainment	<input type="checkbox"/> Temporary Use of Manufactured, Modular or Mobile Home or Office
	<input type="checkbox"/> Mobile Home Replacement (Nonconforming)	<input type="checkbox"/> Timbering
	<input type="checkbox"/> Noncommercial Kennel	<input type="checkbox"/> Other (specify): Choose One
	<input type="checkbox"/> Occupancy Permit	

Information to be completed by staff			
GPIN (Grid Parcel Identification Number)	Zoning District	Magisterial District	Acreage

Use Allowed Pursuant to: Condition # _____ Rezoning Case # _____
 Proffer # _____ Special Use Permit Case _____
 Zoning Ordinance Section _____

Signature of Applicant/Authorized Agent _____ Date _____

THIS IS NOT AN OCCUPANCY PERMIT OR ANY OTHER TYPE OF LICENSE





G S <georgeschiano@gmail.com>

Re: APL2024-00007

1 message

George Schiano <georgeschiano@gmail.com>

Thu, Mar 21, 2024 at 8:55 PM

To: "Jessie, Kristin" <kjessie@pwcgov.org>

Thank you. I await a copy of the transcript from the county.

On Thu, Mar 21, 2024 at 7:35 AM Jessie, Kristin <kjessie@pwcgov.org> wrote:

Good morning,

Once we receive the transcript Mr Mays told you he would provide you a copy.

You will present that to the TRB in the packet you send to them.

We are not involved in your appeal to the TRB.

Thank you,

Kris Jessie

Administrative Coordinator/Secretary to the Board of Appeals

Prince William Department of Development Services

5 County Complex Court Suite 120

Prince William Va. 22192

kjessie@pwcva.gov

703-792-5533 (Direct)

Please submit any FOIA requests for documents to DDSFOIA@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>
Sent: Wednesday, March 20, 2024 4:25 PM
To: Jessie, Kristin <kjessie@pwcgov.org>
Subject: Re: APL2024-00007

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Thank you.

On appeal to the Virginia Technical Review Board is the county required to provide a copy of the transcript if available?

On Wed, Mar 20, 2024 at 3:56 PM Jessie, Kristin <kjessie@pwcgov.org> wrote:

Good afternoon,

We have not received a copy of the transcripts yet.

Thank you,

Kris Jessie

Administrative Coordinator/Secretary to the Board of Appeals

Prince William Department of Development Services

5 County Complex Court Suite 120

Prince William Va. 22192

kjessie@pwcva.gov

703-792-5533 (Direct)

Please submit any FOIA requests for documents to DDSFOIA@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>
Sent: Wednesday, March 20, 2024 3:55 PM
To: Jessie, Kristin <kjessie@pwcgov.org>
Subject: Re: APL2024-00007

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Thank you. Please confirm that the board received a copy of the transcript of the hearing.

On Wed, Mar 20, 2024 at 3:38 PM Jessie, Kristin <kjessie@pwcgov.org> wrote:

Good afternoon,

Please see the attached.

A copy will also be sent via certified mail.

Thank you,

Kris Jessie

Administrative Coordinator/Secretary to the Board of Appeals

Prince William Department of Development Services

5 County Complex Court Suite 120

Prince William Va. 22192

kjessie@pwcva.gov

703-792-5533 (Direct)

Please submit any FOIA requests for documents to DDSFOIA@pwcgov.org

From: [George Schiano](#)
To: [Luter, Travis \(DHCD\)](#); [Mays, Eric M.](#)
Subject: Appeal to the Review Board for George and Carrie Schiano (Appeal No. 24-03)
Date: Tuesday, April 2, 2024 12:29:37 PM

Mr. Luter,

Please add the email communication below to the evidentiary record.

Thank you.

----- Forwarded message -----

From: **George Schiano** <georgeschiano@gmail.com>
Date: Mon, Mar 25, 2024 at 1:23 PM
Subject: Re: Permit Issued - PLB2022-02019; 7480 FALKLAND DR Suite/Unit: [none]
To: Mays, Eric M. <emays@pwcgov.org>
CC: <DDS@pwcgov.org>

If there are steps that we must take to "withdraw" this permit in addition to the steps that we have already chosen not to take to maintain it (i.e., not expressly requesting that the permit be re-instated/re-issued in response to your office in the system-generated email correctly deeming that the permit was abandoned by us), please let us know what they are so that we can comply.

Thank you,
George and Carrie Schiano

On Fri, Mar 22, 2024 at 3:59 PM George Schiano <georgeschiano@gmail.com> wrote:

Hello Mr. Mays,

I received this email notification.

However, I nor co-owner Mrs. Schiano authorized the permit.

Please confirm that this is an error.

Thank you,
George Schiano

On Fri, Mar 22, 2024 at 2:56 PM <no-reply-EnerGov@pwcgov.org> wrote:

A permit has been issued (or in the case of a revision approval, re-issued) on a case you are associated with.

Please log in to your ePortal account at <https://www.pwcgov.org/ePortal> to view your permits.

If you are a **homeowner** please upload trade permit applications if you require a trade permit for your project.

If you are a **contractor** please apply online for any required trade permits by opening the Building permit and clicking sub-records to create your linked trade permit.

If you have any questions, please contact the Building Development Permits Team at 703-792-6924.

Thank You,
Department of Development Services
DDS@pwcgov.org
703-792-6930

Please let us know how we are doing by completing the Development Services Customer Satisfaction Survey at <https://www.pwcgov.org/DDSSurvey>

Please do not reply to this auto-generated email.

From: [George Schiano](#)
To: [Luter, Travis \(DHCD\)](#); [Mays, Eric M.](#)
Subject: Appeal to the Review Board for George and Carrie Schiano (Appeal No. 24-03)
Date: Tuesday, April 2, 2024 12:30:41 PM

and this one, please.

----- Forwarded message -----

From: **George Schiano** <georgeschiano@gmail.com>
Date: Mon, Mar 25, 2024 at 1:23 PM
Subject: Re: Permit Issued - ELE2022-04191; 7480 FALKLAND DR Suite/Unit: [none]
To: Mays, Eric M. <emays@pwcgov.org>
CC: <DDS@pwcgov.org>

If there are steps that we must take to "withdraw" this permit in addition to the steps that we have already chosen not to take to maintain it (i.e., not expressly requesting that the permit be re-instated/re-issued in response to your office in the system-generated email correctly deeming that the permit was abandoned by us), please let us know what they are so that we can comply.

Thank you,
George and Carrie Schiano

On Fri, Mar 22, 2024 at 3:58 PM George Schiano <georgeschiano@gmail.com> wrote:

Hello Mr. Mays,

I received this email notification.

However, I nor co-owner Mrs. Schiano authorized the permit.

Please confirm that this is an error.

Thank you,
George Schiano

----- Forwarded message -----

From: <no-reply-EnerGov@pwcgov.org>
Date: Fri, Mar 22, 2024 at 2:48 PM
Subject: Permit Issued - ELE2022-04191; 7480 FALKLAND DR Suite/Unit: [none]
To: <GEORGESCHIANO@gmail.com>

A permit has been issued (or in the case of a revision approval, re-issued) on a case you are associated with.

Please log in to your ePortal account at <https://www.pwcgov.org/ePortal> to view your permits.

If you are a **homeowner** please upload trade permit applications if you require a trade permit for your project.

If you are a **contractor** please apply online for any required trade permits by opening the Building permit and clicking sub-records to create your linked trade permit.

If you have any questions, please contact the Building Development Permits Team at 703-792-6924.

Thank You,
Department of Development Services
DDS@pwcgov.org
703-792-6930

Please let us know how we are doing by completing the Development Services Customer Satisfaction Survey at <https://www.pwcgov.org/DDSSurvey>

Please do not reply to this auto-generated email.

Prince William County
LBBCA Packet
submitted by Schiano

(Page left blank intentionally)

Prince William County, Virginia

BEFORE THE
PRINCE WILLIAM COUNTY BUILDING CODE APPEALS BOARD

IN RE: Appeal No. APL2024-00007 7480 Falkland Drive
Appeal of Carrie and George Schiano

CONTENTS

<u>Section</u>	<u>Page No.</u>
Summary of Case History and Pertinent Facts	2
Attachment #1 Zoning Approval ZNA2017-03461	5
Attachment #2 Zoning Approval ZNA2021-08485	11
Attachment #3 Plan Correction Letter BPR2022-01326	13
Attachment #4 County Approved Plans BPR2022-01326	15
Attachment #5 Inspection Report IBU2023-047513, 198R	22
Attachment #6 Notice of Violation BCE2024-00423	23
Attachment #7 Schiano Farm Exemption Worksheet	25
Attachment #8 Building Official email to Schiano, February 1, 2024	26
Attachment #9 Schiano Appeal and Documents	28

BEFORE THE

PRINCE WILLIAM COUNTY BUILDING CODE APPEALS BOARD

IN RE: Appeal No. APL2024-00007 7480 Falkland Drive
Appeal of Carrie and George Schiano

BUILDING OFFICIAL'S DOCUMENT

Summary Of Case History And Pertinent Facts

1. On January 11, 2017, a Zoning Approval was issued for a detached accessory structure (agricultural storage) at 7480 Falkland Drive. The Zoning Approval ZNA2017-03461 (Attachment #1) states in part:

“24.6’ X 24.6’ TWO STORY DETACHED ACCESSORY STRUCTURE (TOP LEVEL LOFT\BOTTOM LEVEL-STABLE) 7’ X 14’ UNROOFED LANDING AND STAIRS FROM LOFT,…”

2. On October 1, 2021, a new Zoning Approval was issued for the same detached accessory structure at 7480 Falkland Drive. The Zoning Approval ZNA2021-08485 (Attachment #2) states in part:

“BPA-24.1’ x 28.1’ EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE (HEIGHT NOT TO EXCEED THE HEIGHT OF THE PRINCIPAL STRUCTURE) TO INCLUDE A HALF-BATH (TOILET AND SINK) AND A NEW ATTACHED 32’ X 7’ COVERED OPEN PORCH AND TO INCLUDE A 39.6’ X 9.3’ OPEN BREEZEWAY OVER WALKWAY FROM THE ACCESSORY STRUCTURE TO THE PRINCIPAL RESIDENTIAL STRUCTURE - A NEW 4” SLAB WILL BE INSTALLED AS THE FOUNDATION FOR THE ACCESSORY STRUCTURE - SUBJECT TO THE ISSUANCE OF A BUILDING PERMIT BY THE BUILDING OFFICIAL - NO RPA - SEE ATTACHED HOUSE LOCATION SURVEY PLAT - APPLICANT PROCEEDS AT OWN RISK WITHOUT HEALTH DEPARTMENT REVIEW-NO RESIDENTIAL OR COMMERCIAL USE OF THE DETACHED ACCESSORY STRUCTURE IS PERMITTED.”

3. On January 5, 2022, the Plan Correction Letter BPR2022-01326 (Attachment #3) for pending the Permit Application was issued and identified multiple structural deficiencies. Subsequently, the plans were revised and on February 22, 2022, Building Permit BLD2022-03634 was issued for the relocated detached accessory structure. The County Approved Plans (Attachment #4) identified three structural deficiencies on the proposed plan. The first deficiency is the LVL Beam supporting the loft was undersized. The second deficiency is the inadequate wind bracing, which required the removal of one of the garage doors and the installation of a framed wall.
4. On March 3, 2022, Electrical Permit ELE2022-04191 and Plumbing Permit PLB2022-02019 were issued.

5. Following is the summary of inspections:

Inspection*	Inspection Type	Status	Date
IBU2022-056419	103R Building Footing	Approved	3/11/2022
IBU2023-039269	198R Residential Combo Cncl	Canceled	11/21/2022
IBU2023-039272	199R Residential Combo Final	Canceled	11/21/2022
IBU2023-047513	198R Residential Combo Cncl	Rejected	12/27/2022

6. During inspection IBU2023-047513, 198R Residential Combo Concealment (Attachment #5), a complete inspection could not be performed. The construction work was incomplete and not approved for occupancy.
7. On October 1, 2023, based on the lack of activity, Building Permit BLD2022-03634 was abandoned.
8. On January 16, 2024, the Notice of Violation BCE2024-00423 (Attachment #6) was issued for Required Inspection Not Obtained - Failure to obtain required Inspections.
9. On January 30, 2024, Mr. and Mrs. Schiano submitted a Farm Exemption Worksheet (Attachment #7) via email to the Building Official.
10. On February 1, 2023, the Building Official responded (Attachment #8) to Mr. and Mrs. Schiano's email stating:

Dear Mr. Schiano,

I have received your email. The submission (attached) is deficient and incomplete. Please provide the following information:

1. Zoning Approval – Rescind or withdraw the current Zoning Approval ZNA2021-08485 (attached) and obtain a new Zoning Approval consistent with your use of the building/property.
2. Operating Farm – Provide evidence that the property is an operating farm.
3. Farm Building – Provide evidence that the building is supporting the operating farm.

Please submit the additional information as soon as possible. If I approve your submission, the electrical and plumbing work connecting the building to your home must still be addressed because the Virginia Construction Code regulates it.

11. On February 16, 2024, Mr. and Mrs. Schiano filed a timely appeal (Attachment #9).

12. The following are the 2018 Virginia Construction Code pertinent sections:

Section 102.3 Exemptions, Item #9:

“Farm *buildings* and *structures*, except for a building or a portion of a building located on a farm that is operated as a restaurant as defined in § 35.1-1 of the Code of Virginia and licensed as such by the Virginia Board of Health pursuant to Chapter 2 (§ 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.
Section 102.3 Exemptions”

Section 202 Definitions:

FARM 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.

Section 113.3 Minimum Inspections:

The following minimum inspections shall be conducted by the *building official* when applicable to the *construction* or permit:

1. Inspection of footing excavations and reinforcement material for concrete footings prior to the placement of concrete.
2. Inspection of foundation systems during phases of *construction* necessary to assure compliance with this code.
3. Inspection of preparatory work prior to the placement of concrete.
4. Inspection of structural members and fasteners prior to concealment.
5. Inspection of electrical, mechanical and plumbing materials, *equipment* and systems prior to concealment.
6. Inspection of energy conservation material prior to concealment.
7. Final inspection.

13. The following are the pertinent definitions from www.dictionary.com:

Farm

1. a tract of land, usually with a house, barn, silo, etc., on which crops and often livestock are raised for livelihood.
2. land or water devoted to the raising of animals, fish, plants, etc.: *a pig farm; an oyster farm; a tree farm.*

Farming

1. the business of operating a farm.

Livelihood

1. a means of supporting one's existence, especially financially or vocationally; living: *to earn a livelihood as a tenant farmer.*



COUNTY OF PRINCE WILLIAM, VA ZONING APPROVAL FOR BUILDING PERMIT

APPROVED

PERMIT NO: ZNA2017-03461

ISSUE DATE: January 11, 2017

APPLICANT INFORMATION

OWNER INFORMATION

NAME: GEORGE & CARRIE SCHIANO
ADDRESS: 7480 FALKLAND DR
GAINESVILLE, VA 20155

NAME: GEORGE & CARRIE SCHIANO
ADDRESS: 7480 FALKLAND DR
GAINESVILLE, VA 20155

PHONE:

BUSINESS NAME:

SITE INFORMATION

SITE ADDRESS: 7480 FALKLAND DR
GAINESVILLE, VA 20155

GPIN: 7197-74-4575
MAGISTERIAL DISTRICT: 05 - Brentsville

DEVELOPMENT: 7197-84-3275

ZONING: A-1

USE/COND: 24.6' X 24.6' TWO STORY DETACHED ACCESSORY STRUCTURE(TOP LEVEL LOFT\BOTTOM LEVEL-STABLE) 7' X 14' UNROOFED LANDING AND STAIRS FROM LOFT, STAIRS MUST MEET SETBACK 10' FROM PROPERTY LINE, APPLICANT INCREASING HEIGHT OF STRUCTURE TO 20'.5" -MAX 35'-WILL NOT HAVE ELECTRICAL AND PLUMBING ALLOWED- SUBJECT TO ISSUANCE OF BUILDING PERMIT (IF REQUIRED) BY BUILDING OFFICAL- NO RPA - SEE ATTACHED HOUSE LOCATION SURVEY

Note to Property Owner: Prior to beginning construction, please determine the existence of any applicable restrictive covenants and/or deed restrictions governing property improvements. In some cases, such covenants may be more restrictive than the Prince William County Code, and the issuance of this permit will not relieve you of complying with any applicable private restrictions that affect you. We recommend that you contact your Homeowner's or Property Owner's Association to determine the existence and applicability of any such covenants.

I CERTIFY THAT ALL INFORMATION PROVIDED FOR THIS SITE IS TRUE & ACCURATE (I.E. PROPOSED/EXISTING USES & STRUCTURES; SETBACKS; EASEMENTS). IF INFORMATION PROVIDED IS INACCURATE OR INCOMPLETE, THIS APPROVAL WILL BECOME NULL & VOID. APPL. INITIAL: gs

Applicant/Owner is responsible for any off-site impacts related to this approval. Appl Initials: gs

IT IS MY RESPONSIBILITY TO OBTAIN PERMISSION FROM ALL EASEMENT HOLDERS BEFORE PLACING ANY STRUCTURE WITHIN AN ESTABLISHED EASEMENT. APPL. INITIAL: gs
DETACHED ACCESSORY STRUCTURES NOT FOR RESIDENTIAL/HOUSEKEEPING PURPOSES

ACCESSORY BUILDING/STRUCTURE MAXIMUM HEIGHT NOT TO EXCEED 35 FEET.

NOT IN RESOURCE PROTECTION AREA

APPLICANT SIGNATURE

George Schiano

APPLICANT PRINT NAME

Hahn Kwon

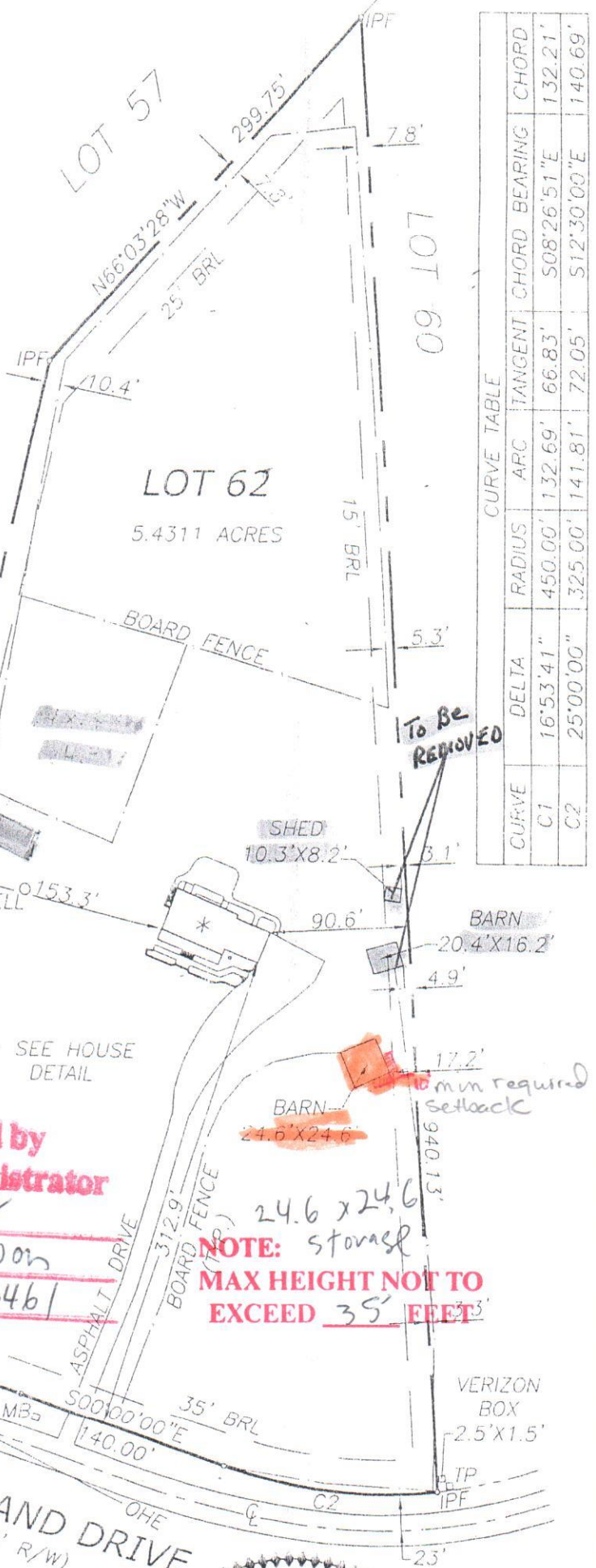
ISSUING AGENT

Lisa Fink-Butler

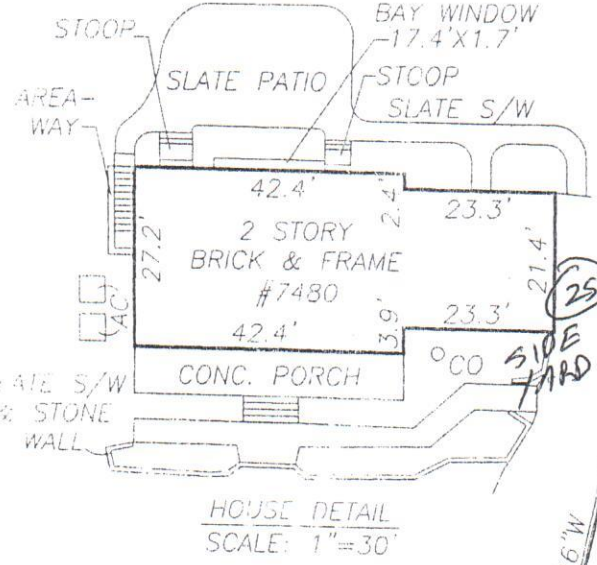
LISA FINK-BUTLER, CZA, CTM
ZONING ADMINISTRATOR

RECEIPT NO: RCPT20170111021354

THE PRINCE WILLIAM COUNTY GRID PARCEL IDENTIFICATION NUMBER (GPIN) FOR THE PROPERTY SHOWN HEREON IS GPIN 7197-74-4575.
 NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST THAT HAVE NOT BEEN SHOWN.
 THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED IN FLOOD ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY REFERENCE TO FIRM COMMUNITY PANEL NO. 51153C0066D, EFFECTIVE JANUARY 2, 1995 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 SUBSURFACE UTILITIES HAVE NOT BEEN DELINEATED HEREON.
 LOT 62 CREATED IN DEED BOOK 1134 AT PAGE 836 AND SUBJECT TO COVENANTS RECORDED IN DEED BOOK 1135 AT PAGE 776.
 BOUNDARY INFORMATION IS BASED ON EXISTING LAND RECORDS.
 NO CORNER MONUMENTATION SET PER THE OWNER REFERENCED HEREON.
 CURRENT OWNER: GEORGE SCHIANO
 INSTR. NO. 201402050008541



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	16°53'41"	450.00'	132.69'	66.83'	132.21'
C2	25°00'00"	325.00'	141.81'	72.05'	140.69'



Approved by
Zoning Administrator

Date 1.11.17
 By Hahn Kwon
 ZPA# 2017.03461

NOTE: storage
MAX HEIGHT NOT TO EXCEED 35' FEET

RECORD NORTH
(D.B. 1134 PG. 836)

Approved by
 Zoning Administrator
 Date 6/2/16
 By [Signature]
 ZPA# 2016-06750

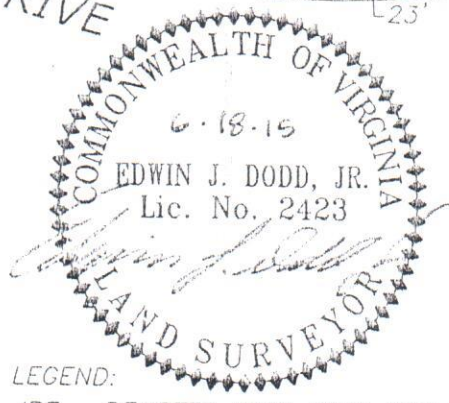
HOUSE LOCATION SURVEY
 ON
 LOT 62, SECTION II
 FALKLAND FARM ESTATES

BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 DATE: JUNE 15, 2015 SCALE: 1" = 100'

DODD & ASSOCIATES, PLLC

28 ASHBY STREET, SUITE C
 WARRENTON, VIRGINIA 20186
 (540) 428-2900 OFFICE (540) 428-2929 FAX
 WWW.DODDSURVEY.COM

SHEET 1 OF 1 PROJECT NO. 02964-01



- LEGEND:
- IPF - DENOTES IRON PIPE FOUND
 - BRL - DENOTES BUILDING RESTRICTION LINE
 - OHE - DENOTES OVERHEAD ELECTRIC LINE
 - GW - DENOTES GUY WIRE
 - AC - DENOTES AIR CONDITIONER UNIT
 - MB - DENOTES MAIL BOX
 - ⊗ - DENOTES POWER POLE

Purpose - Agricultural Storage

1. Replace current ^{barn} roof, which is at 15 FT with new roof which is at 20.5 FT. 24'6" x 24'6" footprint of structure not to change.
2. Add exterior staircase and landing (unroofed) that will lay a minimum of 10 FT from boundary line (side).



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
 (703) 792-7615 Metro 631-1703 FAX: (703) 792-4758
 www.pwcgov.org/planning

Planning
Office

Christopher M. Price, AICP
Director of Planning

July 25, 2016

George Schiano
7480 Falkland Drive
Gainesville, VA 20155

Re: Nonconforming Lot Verification Case #NCU2016-00197
Property Address: 7480 Falkland Drive, Gainesville, VA 20155
GPIN: 7197-74-4575; **Zoning:** A-1, **Acreage:** 5.4311 acres

Dear Mr. Schiano,

I am writing in response to your application requesting verification of the lawful status of the 5.43-acre lot located at 7480 Falkland Drive. The lot is currently zoned A-1, Agricultural.

The A-1, Agricultural, zoning district currently requires a minimum lot size of 10 acres. Prior to 1982, the minimum lot size in the A-1 zoning district ranged from 20,000 square feet to one acre. The subject lot is 5.4311 acres. To be considered a nonconforming lot, the lot must have been created prior to 1982. According to the Deed recorded in Deed Book 1135 Page 776, the current lot containing 5.4311 acres was recorded on December 15, 1980, as Lot 62, of Section II within the Falkland Farms Estates subdivision which predates the 1982 Zoning Ordinance requirement of 10 acres or more per lot; therefore, **the lot is deemed lawfully nonconforming,** provided the two accessory structures located along the side property line are removed as per discussion with zoning staff and in accordance with your submitted letter.

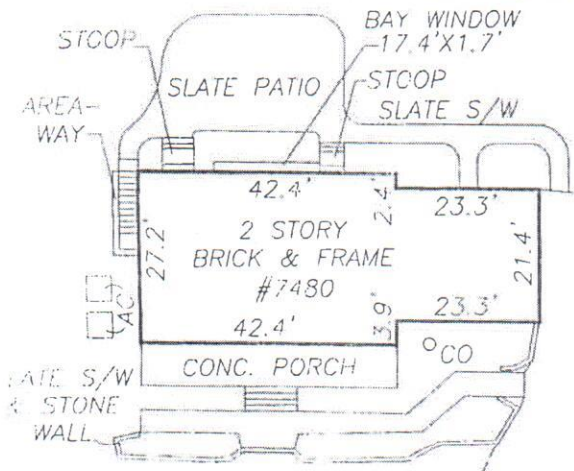
This determination is based on information contained in NCU File #NCU2016-00197 including your application with enclosed documentation. **This verification does not include verification for any structures or uses on the property.** Please be advised that it is further understood that the two accessory structures located along the northern property line will be removed, as was discussed with zoning staff based on current Zoning Ordinance regulations. Neighborhood Services staff will be making an inspection to ensure compliance. Therefore, should you need additional time to remove the structures, please contact their office directly at 703-792-7018.

The Zoning Ordinance provides that determinations made by the Zoning Administrator may be appealed to the Board of Zoning Appeals. Appeals must be filed within thirty (30) days of the receipt of this letter by a certified mail. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within ninety (90) days of the filing. Appeal application forms are available in the Planning Office and on the County website. The filing fee

NOTES:

- 1. THE PRINCE WILLIAM COUNTY GRID PARCEL IDENTIFICATION NUMBER (GPIN) FOR THE PROPERTY SHOWN HEREON IS GPIN 7197-74-4575.
- 2. NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST THAT HAVE NOT BEEN SHOWN.
- 3. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED IN FLOOD ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY REFERENCE TO FIRM COMMUNITY - PANEL NO. 51153C0066D, EFFECTIVE JANUARY 9, 1995 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SUBSURFACE UTILITIES HAVE NOT BEEN DELINEATED HEREON.
- 4. LOT 62 CREATED IN DEED BOOK 1134 AT PAGE 836 AND SUBJECT TO COVENANTS RECORDED IN DEED BOOK 1135 AT PAGE 776.
- 5. BOUNDARY INFORMATION IS BASED ON EXISTING LAND RECORDS.
- 6. NO CORNER MONUMENTATION SET PER THE OWNER REFERENCED HEREON.
- 7. CURRENT OWNER: GEORGE SCHIANO

INSTR. NO. 201402050008541



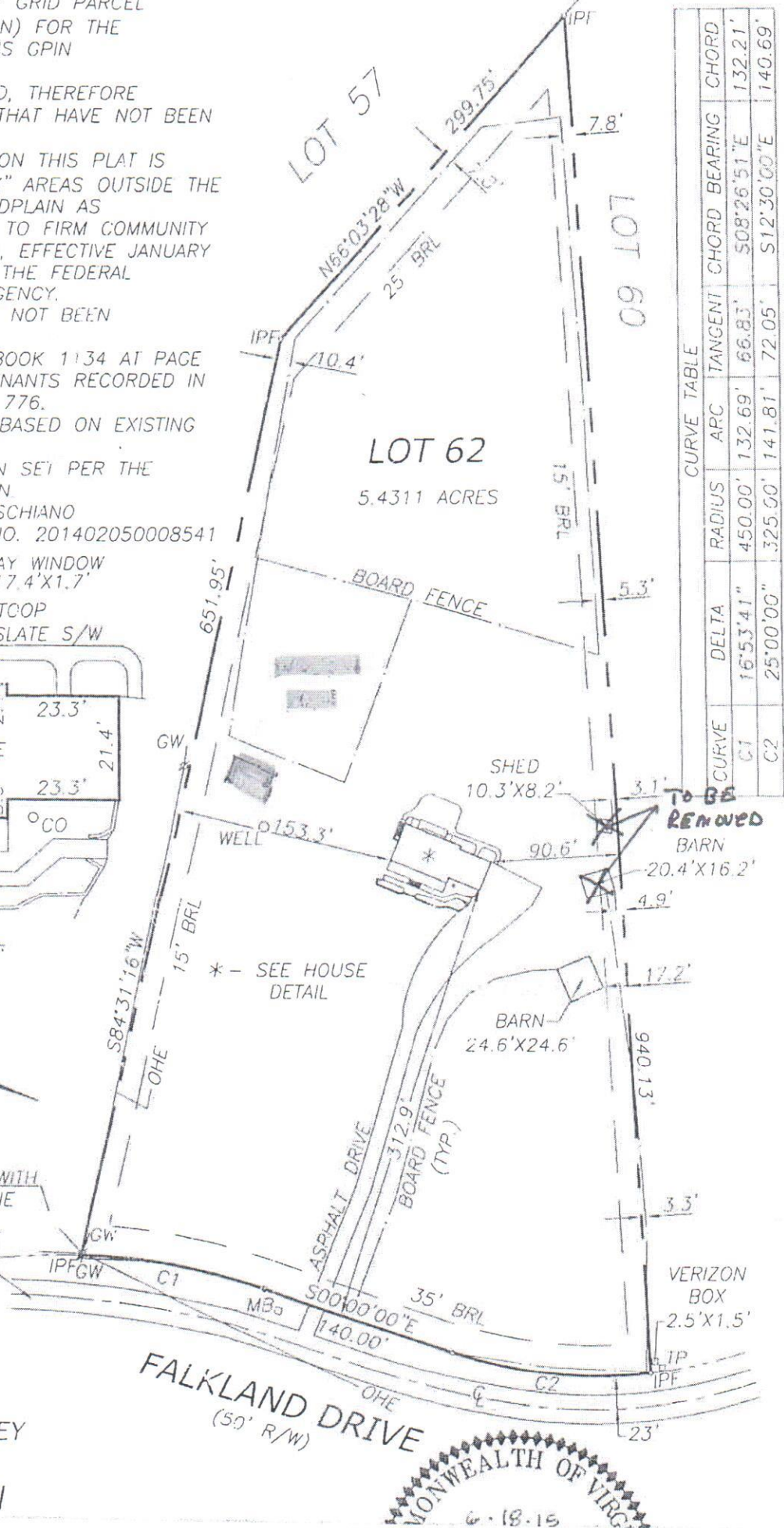
HOUSE DETAIL
SCALE: 1"=30'

RECORD NORTH
(D.B. 1134 PG. 836)

945' TO INTX. WITH
NICARTER LANE

20' PAVEMENT
WIDTH

HOUSE LOCATION SURVEY
ON
LOT 62, SECTION II



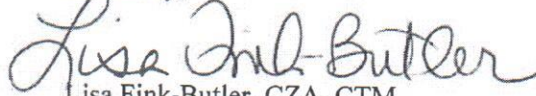
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	16°53'41"	450.00'	132.69'	66.83'	S08°26'51"E	132.21'
C2	25°00'00"	325.00'	141.81'	72.05'	S12°30'00"E	140.69'

Page Two
RE: NCU2016-00197
July 25, 2016

is \$618.50. The determination contained within this letter shall be final if an appeal is not filed within thirty (30) days. Should you have any questions, please feel free to contact me at this office.

Sincerely,



Lisa Fink-Butler, CZA, CTM
Zoning Administrator

cc: Neighborhood Services

LFB:NCU2016-00197NCUlot7480Falkland.doc



COUNTY OF PRINCE WILLIAM, VA ZONING APPROVAL FOR BUILDING PERMIT

APPROVED

PERMIT NO: ZNA2021-08485

ISSUE DATE: October 1, 2021

APPLICANT INFORMATION

NAME: GEORGE & CARRIE SCHIANO
ATTN: GEORGE SCHIANO
ADDRESS: 7480 FALKLAND DR
GAINESVILLE VA 20155
PHONE: (703) 462-4886
BUSINESS NAME:

OWNER INFORMATION

NAME: GEORGE & CARRIE SCHIANO
ATTN: GEORGE SCHIANO
ADDRESS: 7480 FALKLAND DR
GAINESVILLE VA 20155

SITE INFORMATION

SITE ADDRESS: 7480 FALKLAND DR
GAINESVILLE VA 20155

GPIN: 7197-74-4575
MAGISTERIAL DISTRICT: 05 - Brentsville

DEVELOPMENT: 7197-84-3275

ZONING: A-1

USE/COND: BPA - 24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE (HEIGHT NOT TO EXCEED THE HEIGHT OF THE PRINCIPAL STRUCTURE) TO INCLUDE A HALF-BATH (TOILET AND SINK) AND A NEW ATTACHED 32' X 7' COVERED OPEN PORCH AND TO INCLUDE A 39.6' X 9.3' OPEN BREEZEWAY OVER WALKWAY FROM THE ACCESSORY STRUCTURE TO THE PRINCIPAL RESIDENTIAL STRUCTURE - A NEW 4" SLAB WILL BE INSTALLED AS THE FOUNDATION FOR THE ACCESSORY STRUCTURE - SUBJECT TO THE ISSUANCE OF A BUILDING PERMIT BY THE BUILDING OFFICIAL - NO RPA - SEE ATTACHED HOUSE LOCATION SURVEY PLAT - APPLICANT PROCEEDS AT OWN RISK WITHOUT HEALTH DEPARTMENT REVIEW - NO RESIDENTIAL OR COMMERCIAL USE OF THE DETACHED ACCESSORY STRUCTURE IS PERMITTED.

Note to Property Owner: Prior to beginning construction, please determine the existence of any applicable restrictive covenants and/or deed restrictions governing property improvements. In some cases, such covenants may be more restrictive than the Prince William County Code, and the issuance of this permit will not relieve you of complying with any applicable private restrictions that affect you. We recommend that you contact your Homeowner's or Property Owner's Association to determine the existence and applicability of any such covenants.

I CERTIFY THAT ALL INFORMATION PROVIDED FOR THIS SITE IS TRUE & ACCURATE (I.E. PROPOSED/EXISTING USES & STRUCTURES; SETBACKS; EASEMENTS). IF INFORMATION PROVIDED IS INACCURATE OR INCOMPLETE, THIS APPROVAL WILL BECOME NULL & VOID. APPL. INITIAL: C.S. *I only proposed primary/residential use and accept this permit while re-serving this objection.*
Applicant/Owner is responsible for any off-site impacts related to this approval. Appl Initials: C.S.

IT IS MY RESPONSIBILITY TO OBTAIN PERMISSION FROM ALL EASEMENT HOLDERS BEFORE PLACING ANY STRUCTURE WITHIN AN ESTABLISHED EASEMENT. APPL. INITIAL: C.S.
DETACHED ACCESSORY STRUCTURES NOT FOR RESIDENTIAL/HOUSEKEEPING PURPOSES *I never proposed any accessory use and accept this permit while reserving this objection.*
ACCESSORY BUILDING/STRUCTURE MAXIMUM HEIGHT NOT TO EXCEED 35.0 FEET.
NOT IN RESOURCE PROTECTION AREA

Carrie Schiano
APPLICANT SIGNATURE

Carrie Schiano
APPLICANT PRINT NAME

*THIS PERMIT WAS APPROVED ON 6-15-21 BY WADE HUGH.

*I OBJECT TO ZA NOT APPROVING PRIMARY/RESIDENTIAL USE AS PROPOSED AND REQUESTED, ON 6-11-21.

*I WAIVE NO RIGHTS TO ANY APPEAL BY SIGNING THIS PERMIT.

Katelyn Himer

ISSUING AGENT

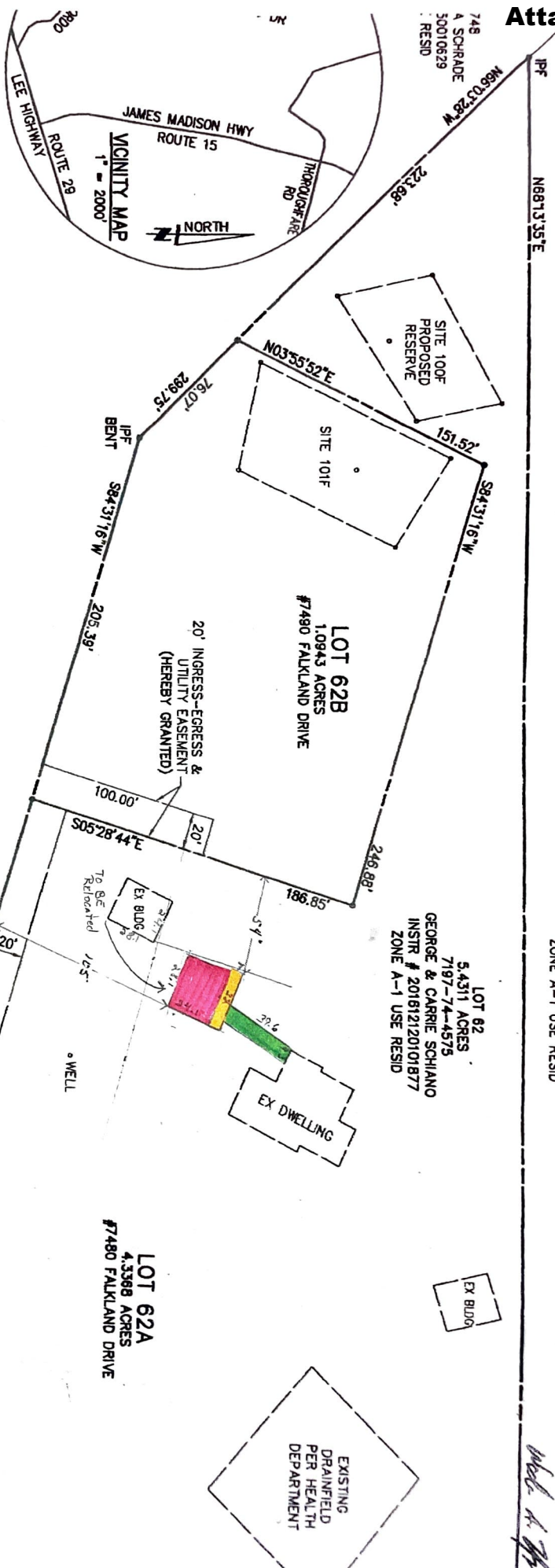
Lisa Fink-Butler
LISA FINK-BUTLER, CZA, CTM
ZONING ADMINISTRATOR

RECEIPT NO: RCPT20211001184228

CL	450.00	16'53.39"	132.69'	66.83'	132.21'	N08°28'50"W
C2	325.05'	24'59.47"	141.81'	72.05'	140.69'	N12°29'57"W

7197-74-3092
 EVERETT B & SANDRA A WILLIS
 DEED BOOK 1390 PAGE 1899
 ZONE A-1 USE RESID

Wade H. [Signature]



UNRISHED PLAT SUBJECT TO EASEMENTS AND
 ORD. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.
 HEREON IS IDENTIFIED BY THE FOLLOWING GPN
 PROPERTY IS ZONED A-1. THE PROPERTY ADDRESS IS
 UNDS SHOWN HEREON ARE THE RESULTS OF A CURRENT
 IFRM, THE MERIDIAN WAS TAKEN FROM DEEDS OF
 HEREON WILL BE SERVED BY PRIVATE WELLS, AND PRIVATE
 ITEMS, THE PROPOSED DRAINFIELDS SHALL PROVIDE A
 LAST EQUAL TO THAT OF THE PRIMARY SEWAGE DISPOSAL
 BE FORMALLY SITED ON THE LOT GRADING PLAN
 NEW PARCEL.

HIS SUBDIVISION OF LAND IS TO TRANSFER LOT 62B TO
 WANT TO SECTION 25-6 OF THE PRINCE WILLIAM COUNTY
 E AND SECTION 15.2-2244 OF THE CODE OF VIRGINIA.
 THE LOCATION OF THE UTILITIES SHALL BE AS SHOWN ON THE

OWNERS CONSENT
 THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND
 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES
 OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY

OWNERS: GEORGE & CARRIE SCHIANO

BY: *[Signature]*
 GEORGE SCHIANO

BY: *[Signature]*
 CARRIE SCHIANO

Zoning Administrator

Date 10-1-2021
 By KH
 ZPA# 2021-08485

LOT 57
 THOMAS & PATRICIA SCHRABE
 INSTR # 201802150010629
 ZONE A-1 USE RESID

LOT 62
 5.4311 ACRES
 7197-74-4575
 GEORGE & CARRIE SCHIANO
 INSTR # 20181210101877
 ZONE A-1 USE RESID

LOT 62A
 4.3388 ACRES
 #7490 FALKLAND DRIVE

AREA TABULATION BEFORE SUBDIVISION:	LOT 62 (GPN: 7197-74-4575)	5.4311 ACRES
AFTER SUBDIVISION:	LOT 62A	4.3388 ACRES

ZPA 2021-08485

January 05, 2022

GEORGE & CARRIE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155RE: SCHIANO - DETACHED ACCESSORY STRUCTURE
BPR2022-01326 (BLD2022-03634)
7480 FALKLAND DR
GAINESVILLE VA 20155

The review of the plans submitted for the above-referenced project is complete. The following area(s) require corrections and need your attention:

Residential Building Review

Lee, David

Please resubmit to the Building Construction Plan Intake Counter:

- Two (2) copies of your plan changes with all changes clouded
- One (1) copy of this letter
- One (1) itemized response letter
- One (1) Resubmission - Revision Checklist (For Commercial Projects only) available at www.pwcgov.org/BDForms
- Payment of **\$97.43**. The amount due reflects the total of all outstanding Resubmission and/or Filing fees due as of this date. There may be additional fees due at the time of permit issuance.

Resubmission fees are assessed for each permit impacted by the drawing changes.

<u>Resubmission Fee(s)</u>	<u>\$97.43</u>
Total Plan Review Fees Due:	\$97.43

Based on the Board of County Supervisors adoption of revisions to the Building Development Fee Schedule, the Building Development fees are subject to change. The fee amount charged will be based on the approved Building Development Fee Schedule in effect on the date of payment.

In accordance with the Virginia Uniform Statewide Building Code, if the plans are not submitted within six (6) months from the date of this letter, the project will be considered abandoned, and the plans will be destroyed.



Plan Corrections Report

Residential Building Review

Corrections Needed

Plan/Case #:	BPR2022-01326 (BLD2022-03634)	Date:	01/05/2022
Plan/Case Name:	SCHIANO - DETACHED ACCESSORY STRUCTURE		
Plan Case Address:	7480 FALKLAND DR GAINESVILLE VA 20155		
Reviewer:	LEE, DAVID		
	703-792-6939	dlee@pwcgov.org	

The following items/issues were noted on your plan/case. Please review and provide a letter responding to comments, along with the corrected plans in order to complete your review. Changes must be identified by cloud or highlight. There may be additional comments once plans are resubmitted.

Comments

The following deficiencies regarding the County and State Ordinances, Standards, Policies, and Codes were noticed:

1. Footer at 10" does not meet VRC2015 Table R403.1(1), minimum required is 12".
2. Will this structure be conditioned? If so, please note on plans insulation values for the ceiling and walls.
3. Please note on plans the intended use for the second floor.
4. The double 16" LVL supporting the second floor is inadequate.
5. Wall with garage doors does not meet VRC2015 Section 602.10 "Wall Bracing".
6. Please supply a foundation plan, 16" wide "haunch" is inadequate.
7. Please supply second floor floor framing detail for the stair opening.

Code Reference

VRC 2015 - General VRC 2015 Issue

COUNTY OF PRINCE WILLIAM
REVIEWED
BUILDING DEVELOPMENT DIVISION

FEB 01 2022

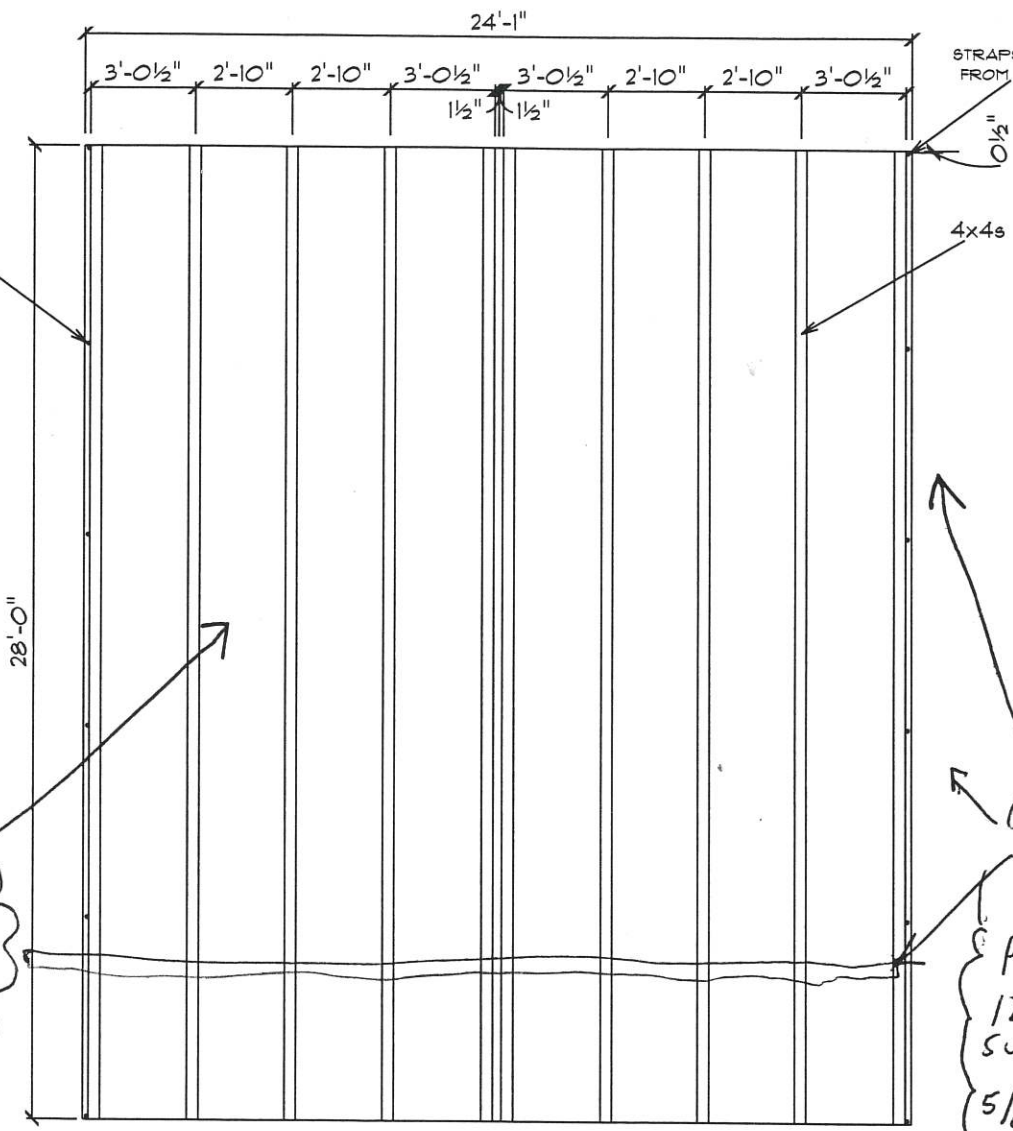
RESIDENTIAL
ALL WORK SHALL COMPLY WITH
VA UNIFORM STATEWIDE BUILDING CODE

NO INSPECTION WILL BE MADE UNLESS A
APPROVED SET OF PLANS IS ON JOB SITE

Schiano
7480 Falkland Dr
Accessory Structure
BLD2022-03634

Cont: 24" 4"

HETA 12 straps coming out of the concrete 1/2" in from each edge and extending up 3 1/2".
12" from ends and no more than 6' apart..



20 16' treated 4x4 sleeper joists

Treated 2x4 rises running perpendicular 12" OC to support treated 5/8" sub floor

CONCRETE PLAN

RECEIVED

FEB 08 2022

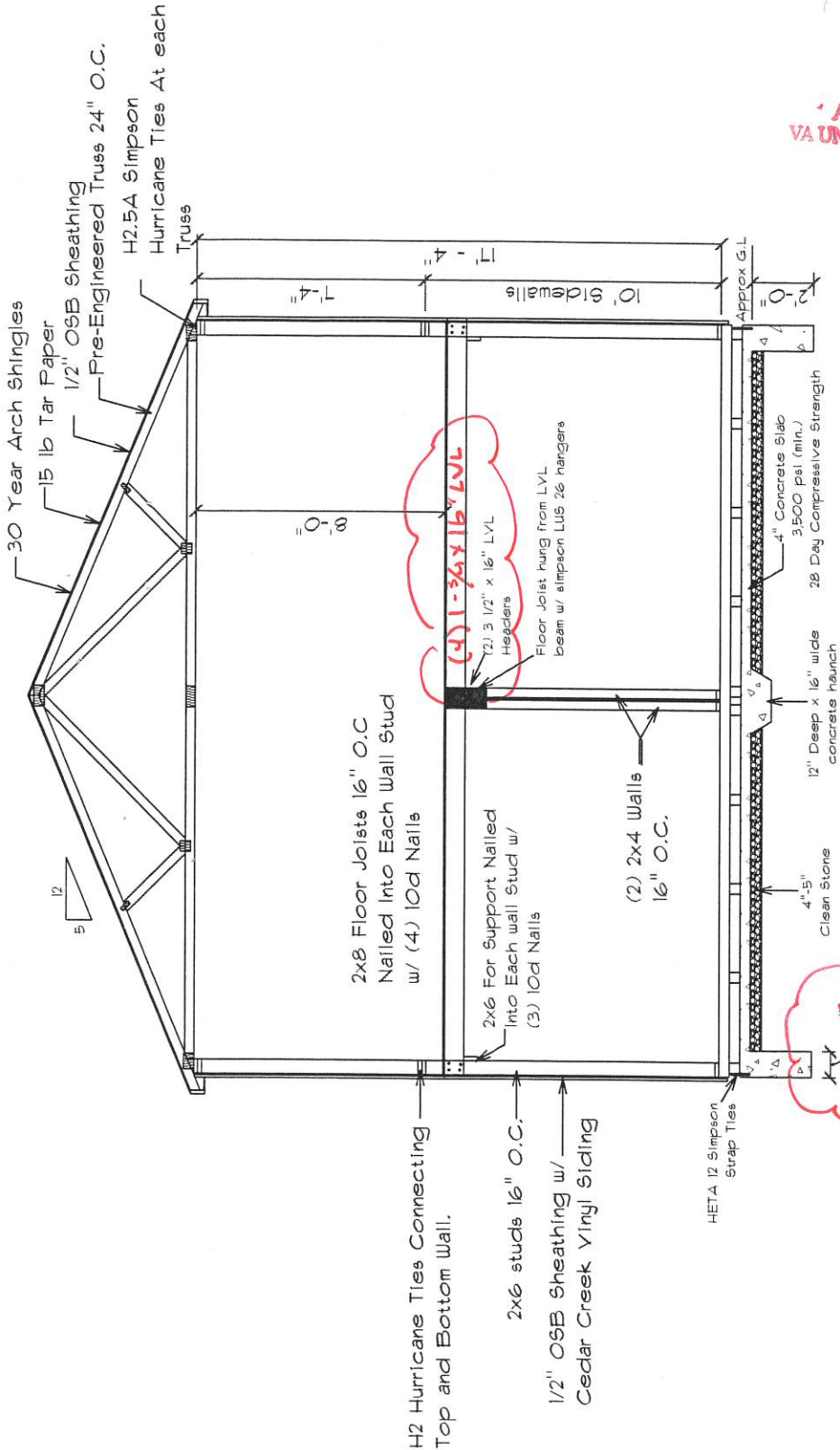
PWC/DDS
BUILDING DEVELOPMENT

Construction Notes: Snow Load: 55 psf Wind Load: 100 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Builders:  Stoltzfus Structures 5075 Lower Valley Road Atglen, Pa 19310 www.mysheds.com	Job Name: George Schiano 7480 Falkland Dr Gainesville, VA 20155	Dimensions: 24X28
--	---	---	-----------------------------

COUNTY OF PRINCE WILLIAM
 REVIEWED
 BUILDING DEVELOPMENT DIVISION

FEB 5 1 2022
 2018

RESIDENTIAL
 ALL WORK SHALL COMPLY WITH
 VA UNIFORM STATEWIDE BUILDING CODE



Section Detail

Dimensions:	24X28
Job Name:	George Schiano 7480 Falkland Dr Gainesville, VA 20155
Builders:	Stoltzfus Structures 5075 Lower Valley Road Arlington, Pa 19310 www.mysheeds.com
Construction Notes:	Snow Load: 55 psf Wind Load: 100 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map

RECEIVED

FEB 08 2022

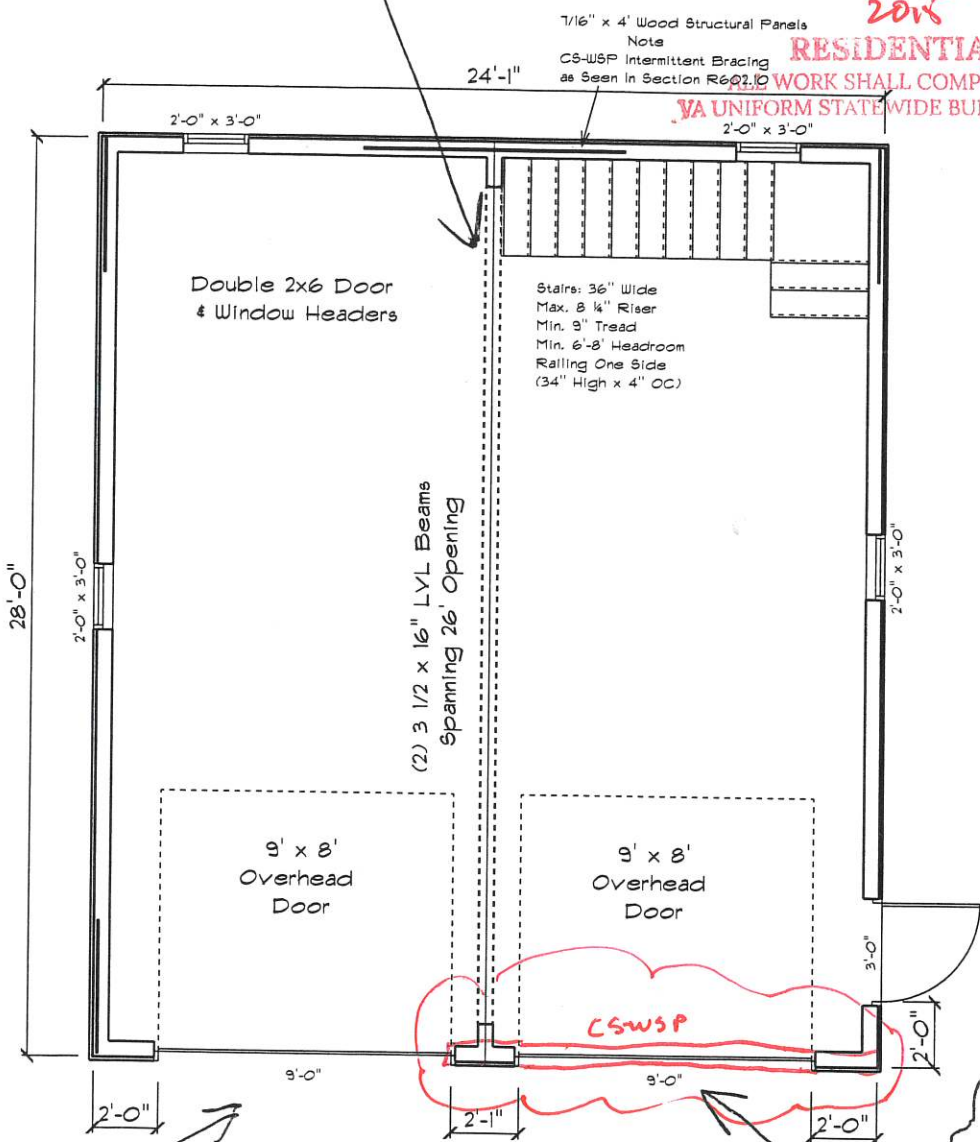
PWC/DDS
 BUILDING DEVELOPMENT

COUNTY OF PRINCE WILLIAM
REVIEWED
 BUILDING DEVELOPMENT DIVISION

CR
 FEB 31 2022
 2015

RESIDENTIAL
 ALL WORK SHALL COMPLY WITH
 VA UNIFORM STATEWIDE BUILDING CODE


Beam supports
 LL: 40PSF; DL: 10PSF



Floor Plan

Enclose fully -
 2x6 framing

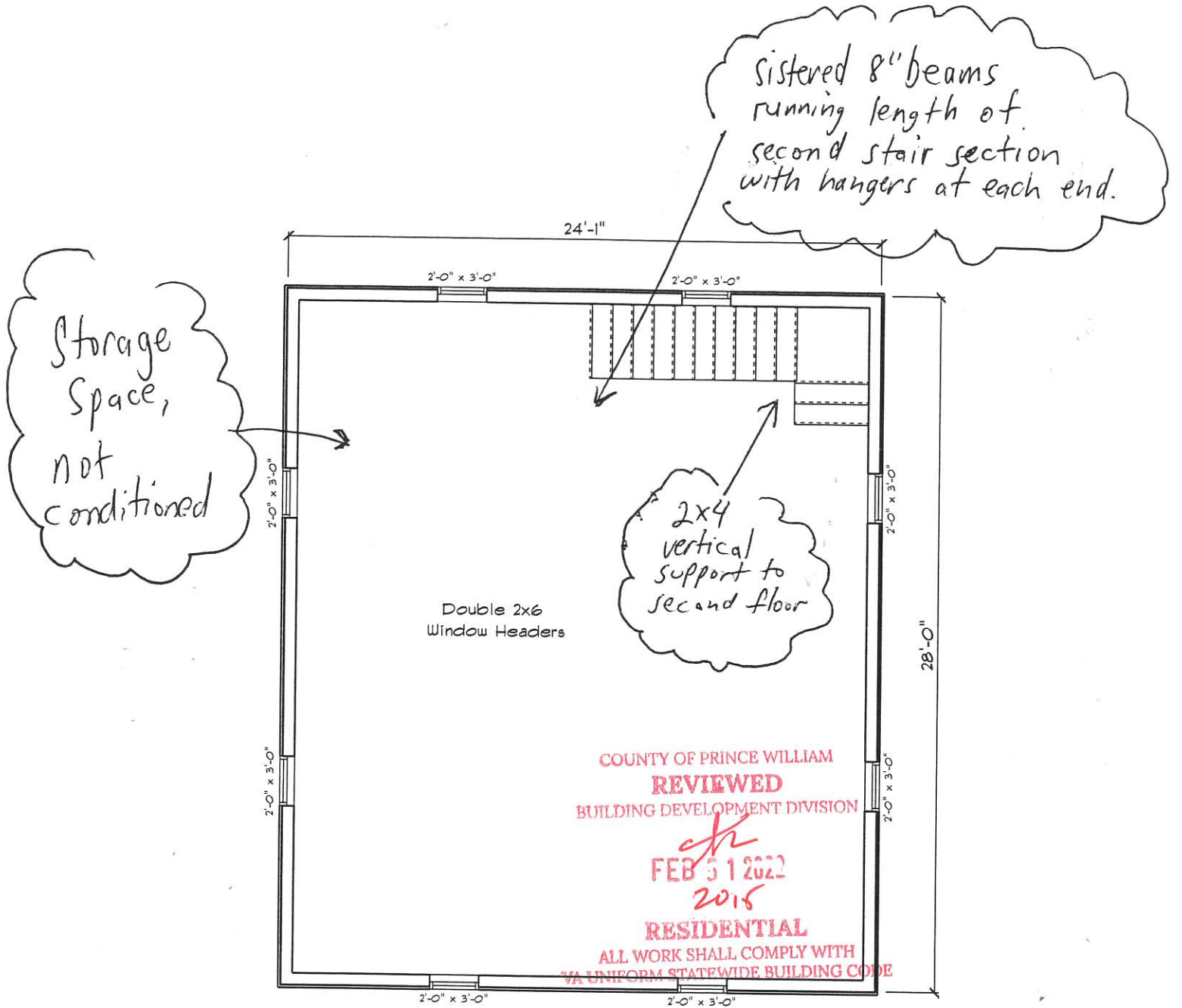
Pull down
 on adjacent
 wall

Construction Notes: Snow Load: 55 psf Wind Load: 100 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Builders:  Stoltzfus Structures 5075 Lower Valley Road Atglen, Pa 19310 www.mysheds.com	Job Name: George Schiano 7480 Falkland Dr Gainesville, VA 20155	Dimensions: 24X28
--	--	---	-----------------------------


RECEIVED

FEB 08 2022

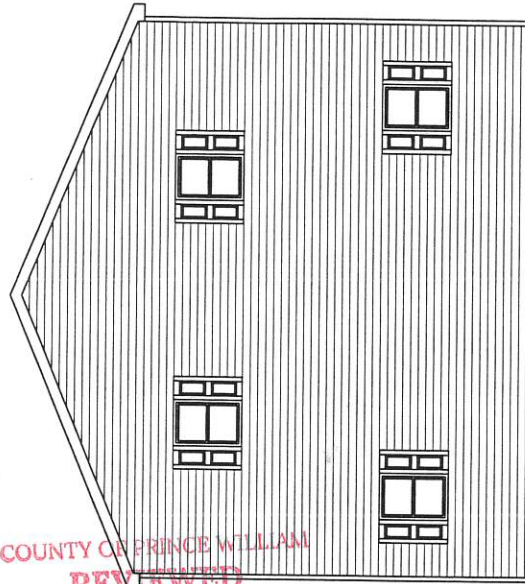
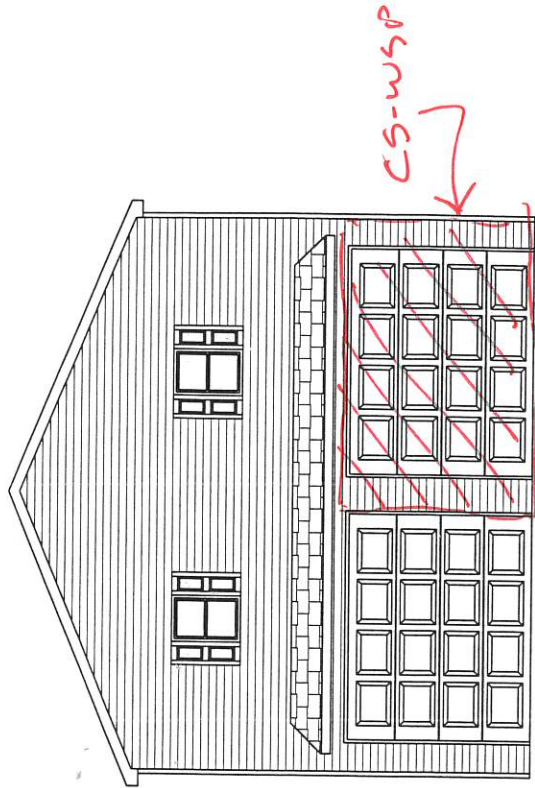
PWC/DDS
 BUILDING DEVELOPMENT



2nd Floor Plan

<p>Construction Notes: Snow Load: 55 psf Wind Load: 100 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map</p>	<p>Builders:  Stoltzfus Structures 5075 Lower Valley Road Atglen, Pa 19310 www.mysheds.com</p>	<p>Job Name: George Schiano 7480 Falkland Dr Gainesville, VA 20155</p>	<p>Dimensions: 24X28</p>
---	--	--	--

RECEIVED
 FEB 08 2022
 PWC/DDS
 BUILDING DEVELOPMENT

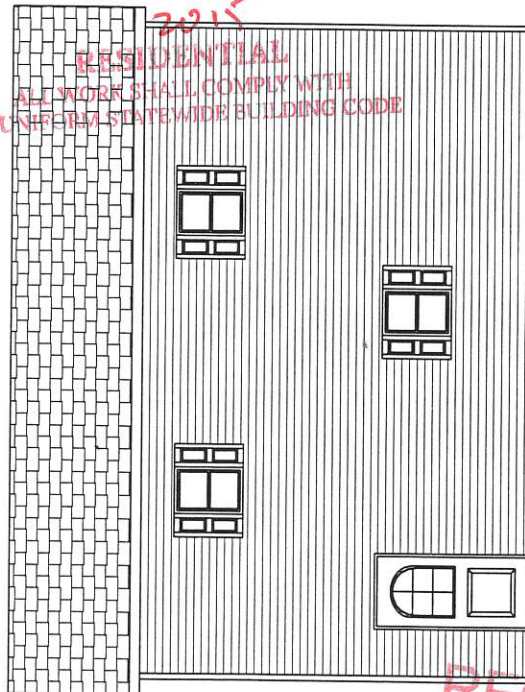
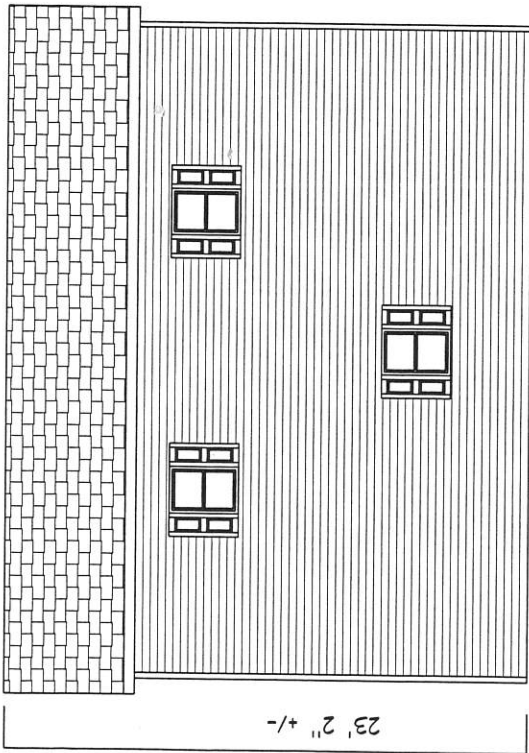


COUNTY OF PRINCE WILLIAM
REVIEWED
BUILDING DEVELOPMENT DIVISION

CR
FEB 3 1 2022

2015

RESIDENTIAL
ALL WORK SHALL COMPLY WITH
VA LVA-11A STATEWIDE BUILDING CODE



RECEIVED

FEB 08 2022

PWC/DDS
BUILDING DEVELOPMENT

Dimensions:	24X28
Job Name:	George Schiano 7480 Falkland Dr Gainesville, VA 20155
Builders:	 Stolztus Structures 5075 Lower Valley Road Arling, Pa 19310 www.mgheade.com
Construction Notes:	Span: 16ft, 55 psf Wind Load: 100 mph Weathering: Severe Seismic: Moderate to Heavy Flood Hazard: see local Flood Map

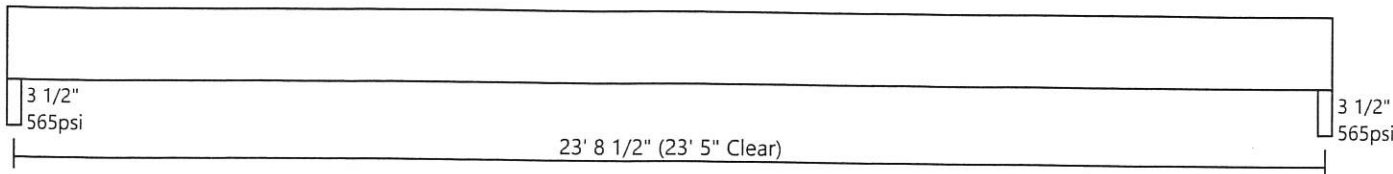
BLUELINX CORPORATION
 1950 SPECTRUM CIRCLE SUITE 300 ATLANTA GA 300627
 Doma Sizer™ © 2011-2021 BlueLinX Corporation

CHRISTOPHER KOPKOWSKI
 770-953-7608

1/14/2022 9:11 AM

Version: 21.0.0.4

Project: **Project**
 MemberID: **24' Floor Beam**
 Usage: **BEAM** Repetitive Incr: **Yes**
 Max Deflection: **LL = L/360 TL = 1.00"**



LOADS

Project Design Loads : Floor: Live=40.0 psf, Dead=10.0 psf

#	Shape	Applied To:	Live+Dead Ld(T)		Live Ld(L)		LDF	Span#	Location*		Additional Info
			@Start	@End	@Start	@End			Starts	Ends	
1	Span Carried (psf)		50.0		40.0		100%	0	0'	23' 8 1/2"	12' s.c. - Floor Joists
2	Span Carried (psf)		50.0		40.0		100%	0	0'	23' 8 1/2"	12' s.c. - Floor Joists
	Uniform (plf)		29.56					0	0'	23' 8 1/2"	Self Weight

If "Applied To" is blank, all plies are assumed to be loaded equally.

*Dimensions measured from left end when span# is 0, otherwise, from left end of the specified span.

SUPPORTS (lbs)

	1	2	
Max Reaction	7463	7463	
Max 100%	5690	5690	
Min Reaction	1773	1773	
Min 100%	5690	5690	
DL Reaction	1773	1773	
Min Bearing	1.89"	1.89"	[Based on bearing stress below]
Brg Stress (psi)	565	565	

COUNTY OF HENRICO WILLIAM
REVIEWED
 BUILDING DEVELOPMENT DIVISION
 FEB 5 1 2022
 2015
RESIDENTIAL
 ALL WORK SHALL COMPLY WITH
 VA UNIFORM STATEWIDE BUILDING CODE

DESIGN

	Actual	Span	Location	Group	Allow	LDF	Ratio
V(lbs)	6532	1	0' 1 3/4"	21	21280	100%	0.31
M(ft-lbs)	44233	1	11' 10 1/4"	21	60027	100%	0.74
LtRn(lbs)	7463	0	0'	21	13843		0.54
RtRn(lbs)	7463	0	23' 8 1/2"	21	13843		0.54
LLDefl(")	0.71	1	11' 10 1/4"	21	0.79		L/398
TLDefl(")	0.94	1	11' 10 1/4"	21	1.00		L/304

USE: **onCENTER LVL 2.0E 1 3/4" x 16" 4 Plies**
onCENTER® LVL by BlueLinX

Grade, Depth, Plies selected by user

Connect plies together with 2 rows of 1/2" through bolts @ 24" o.c. (one row 2" from top, one row 2" from bottom). Bolt hole dia. must be 1/32" to 1/16" larger than bolt dia. Bolts must meet ASTM A307 or SAEJ429 grades, and must extend through full thickness of member and at least 1/2" beyond. Use washer under head and nut.

NOTES

1. Designed in accordance with National Design Specifications for Wood Construction and applicable approvals or research reports.
2. Provide full depth lateral support at all bearing locations. Allowable positive moment is calculated based on top edge laterally supported @16" o.c.
3. Analysis valid for dry-use only (less than 16% moisture content).
4. Bearing length (Min Bearing) based on allowable stress of support material (Bearing Stress); support material capacity shall be verified (by others).
5. When required by the building code, a registered design professional or building official should verify the input loads and product application.
6. This member has been sized for residential use. A concentrated load check, per the building code, must be performed for commercial uses.
7. Design assumes a 4% increase in bending stress for repetitive member use.
8. Company, product or brand names referenced are trademarks or registered trademarks of their respective owners.
9. Load Combinations: 10= D, 20= D + 100%, 30= D + 115%, 40= D + 125%, 50= D + 160%, 60= D + 0.75(100%+115%), 70= D + 0.75(100%+125%), 80= D + 0.75(100%+115%+160%), 90= D + 0.75(100%+125%+160%), 100= 0.6D + 160%, 110= D + Commercial (100%), 120= D + 0.75(100%+160%)
10. Group = Load Combination Number + Load Pattern number. (For simple span, Load pattern = 1 for LL, 0 for DL).

RECEIVED

FEB 08 2022
 PWC / DDS
 BUILDING DEVELOPMENT

BLD2022-03634



RECEIVED

DEC 17 2021

PWC/DDS
BUILDING DEVELOPMENT

NAME: Schiavo
 ADDRESS: 7480 Falkland Dr
 TYPE WORK: Accessory Structure
 DATE: 2/5/22
 REVIEWER: [Signature]
 PLAN #: BLD 2022-03634/BPR 2022-01326

INSPECTION WORKSHEET (IBU2023-047513)

Prince William County, 5 County Complex Court, Prince William, Virginia 22192-5308

Customer Service: 703-792-6930; To Schedule Inspections: IVR 1-866-457-5280 or ePortal www.pwccgov.org/eportal

Case Number:	BLD2022-03634	Case Module:	Permit
Inspection Date:	Tue Dec 27, 2022	Inspection Status:	Rejected
Inspector:	Raines, Jordan	Inspection Type:	198R Residential Combo Cncl

Job Address:	7480 FALKLAND DR GAINESVILLE, VA, 20155	Parcel Number:	7197-74-4575
---------------------	--	-----------------------	--------------

Contact Type	Company Name	Name
Owner		SCHIANO, GEORGE & CARRIE

Checklist Item	Status
A: Add Miscellaneous - Miscellaneous Inspection performed on sub panel.	Passed
A: Info ONLY, No inspection performed - Informational purposes ONLY, No inspection performed -Engineered trusses need sheets and layout submitted to plan review. -Need to have half bath roughed in or modify permit for half bath to be for future. Rough in need to be present. -Need access to all junction boxes and ejector crock. -Need to nail all round holes in hangers. -Not ready for inspection, full inspection required next inspection.	Failed



Raines, Jordan

VIOLATION NOTICE

PREMISE IN VIOLATION: 7480 FALKLAND DR
OWNER: CARRIE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155

CASE # : BCE2024-00423
VIOLATION DATE: January 16, 2024
NOTICE DATE: January 16, 2024

INSPECTOR: Kristin Alexander

CONTACT # / EMAIL: 703-792-5702 /
kalexander@pwcgov.org

An investigation of the premises above has revealed violation(s) of the Virginia Uniform Statewide Building Code (VUSBC). You are directed to bring the violation(s) described below into compliance within the specified compliance deadline on this notice. Failure to comply with the requirement of the VUSBC may result in criminal prosecution. Under the Code of Virginia Title 36-106 any such violation shall be deemed a misdemeanor and any owner or any other person, firm or corporation convicted of such a violation shall be punished by a fine of not more than \$2,500, per offense.

VUSBC Code Year	VUSBC Code Section	VIOLATION	CORRECTIVE ACTION NECESSARY	Compliance Date
2018	113.3 Req Insp Not Obtained	Required Inspection Not Obtained - Failure to obtain required Inspections ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	Reinstate and Obtain All Required Approved Inspections including but not limited to ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	2/15/24

You have the right of appeal in accordance with Chapter 1 section 119.5 of the VUSBC. A written request for appeal shall be submitted to the Local Board of Building Code Appeals within 30 calendar days of receipt of this notice. Contact the inspector if you have any questions or require assistance in bringing this project into compliance with the VUSBC. Helpful information and guidance on how to correct violations may be found at <https://www.pwcva.gov/department/building-development-division/unpermitted-work>.

/S/Kristin Alexander

BUILDING CODE ENFORCEMENT MANAGER

VIOLATION NOTICE

PREMISE IN VIOLATION: 7480 FALKLAND DR
OWNER: GEORGE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155

CASE # : BCE2024-00423
VIOLATION DATE: January 16, 2024
NOTICE DATE: January 16, 2024

INSPECTOR: Kristin Alexander

CONTACT # / EMAIL: 703-792-5702 /
kalexander@pwcgov.org

An investigation of the premises above has revealed violation(s) of the Virginia Uniform Statewide Building Code (VUSBC). You are directed to bring the violation(s) described below into compliance within the specified compliance deadline on this notice. Failure to comply with the requirement of the VUSBC may result in criminal prosecution. Under the Code of Virginia Title 36-106 any such violation shall be deemed a misdemeanor and any owner or any other person, firm or corporation convicted of such a violation shall be punished by a fine of not more than \$2,500, per offense.

VUSBC Code Year	VUSBC Code Section	VIOLATION	CORRECTIVE ACTION NECESSARY	Compliance Date
2018	113.3 Req Insp Not Obtained	Required Inspection Not Obtained - Failure to obtain required Inspections ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	Reinstate and Obtain All Required Approved Inspections including but not limited to ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	2/15/24

You have the right of appeal in accordance with Chapter 1 section 119.5 of the VUSBC. A written request for appeal shall be submitted to the Local Board of Building Code Appeals within 30 calendar days of receipt of this notice. Contact the inspector if you have any questions or require assistance in bringing this project into compliance with the VUSBC. Helpful information and guidance on how to correct violations may be found at <https://www.pwcva.gov/department/building-development-division/unpermitted-work>.

/S/Kristin Alexander

BUILDING CODE ENFORCEMENT MANAGER

Farm Building and Structure Building Code Exemption Worksheet

Staff Use Only
BGPA20 -

Version 2022-10-4

Project Name: 24x28 detached accessory structure, two story
Property Owner: George Schiano
Phone Number: 703-462-4886
Project Address: 7480 Falkland Dr.
Email:

The purpose of this worksheet is to determine if a proposed building project is a farm building and structure that is exempt from the Virginia Uniform Statewide Building Code (VUSBC):

FARM 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.

The current proposed building or structure:

- 1. Is located on a property where farming operations take place? List farming operations: Currently, the production of ornamental and shade trees.
2. Is used for residential purposes?
3. Is operated as a restaurant as defined in Section 35.1-1 of the Code of Virginia?
4. Is located within a flood plain or in a mudslide-prone area?
5. Is primarily used for any of the uses or combination of uses specified by the VUSBC definition of Farm Building and Structure (see above)?

1 All buildings, to include farm buildings, are required to have a County Zoning Approval. For purposes of applying the VUSBC, the County Zoning Approval will serve as evidence that the property is an agricultural use operating as a farm.

2 The farm building and structure must be used for farming operations ninety-five percent (95%) of the year. The farm building and structure may be used for non-agricultural uses up to eighteen (18) days per year. I disagree, if this is not currently an ordinance or law.

Property Owner's Signature [Signature] Date 01-30-24
By checking this box, I agree to digitally signing this document.

Staff Use Only

Is the proposed project a farm building and structure that is exempt from the VUSBC? Yes No

Reviewed/Approved by Signature Date

From: Mays, Eric M.
Sent: Thursday, February 1, 2024 2:57 PM
To: George Schiano <georgeschiano@gmail.com>
Cc: Roop, Chad A. <croop@pwcgov.org>; Alexander, Kristin O. <KAlexander@pwcgov.org>; Fadeley, Joyce A. <JFadeley@pwcgov.org>; Bernal, Juan <jbernal@pwcgov.org>
Subject: 7480 Falkland Drive - Affidavit of exemption from the VUSBC

Dear Mr. Schiano,

I have received your email. The submission (attached) is deficient and incomplete. Please provide the following information:

1. Zoning Approval – Rescind or withdraw the current Zoning Approval ZNA2021-08485 (attached) and obtain a new Zoning Approval consistent with your use of the building/property.
2. Operating Farm – Provide evidence that the property is an operating farm.
3. Farm Building – Provide evidence that the building is supporting the operating farm.

Please submit the additional information as soon as possible. If I approve your submission, the electrical and plumbing work connecting the building to your home must still be addressed because the Virginia Construction Code regulates it.

I have added Joyce Fadeley and Juan Bernal to the email in case you have questions about obtaining the new Zoning Approval.

Sincerely,
Eric M. Mays, P.E.
Building Official
Prince William County
703-792-6873
emays@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>
Sent: Tuesday, January 30, 2024 8:28 PM
To: Alexander, Kristin O. <KAlexander@pwcgov.org>; Mays, Eric M. <emays@pwcgov.org>; Roop, Chad A. <croop@pwcgov.org>
Subject: 7480 Falkland Drive - Affidavit of exemption from the VUSBC

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Mr. Mays,

Please see the attached affidavit for exemption of the 24x28 two story accessory structure from the VUSBC, which we request to be included in the file for the property.

We also request a refund under section 107.1.2 for the permits that were abandoned on the prior project.

Please confirm receipt of this correspondence in a reply email.

Thank you,
George and Carrie Schiano



PRINCE WILLIAM BUILDING CODE APPEALS BOARD

County Staff Use Only Appeal Number #20 -

Application for Appeal

I (we) George Schiano, Carrie Schiano of 7480 Falkland Dr. Gainesville VA 20155 (Name) (Mailing address)

respectfully request that the Prince William Building Code Appeals Board review the decision made on January 16, 2024 by the Code Official, as well as the following related decisions:

Description of Decision Being Appealed:

- 1. The shed is subject to a final inspection under 113.3.
2. The Notice of Violation did not require county attorney approval or was otherwise authorized under 115.2.1 and 19.2-8.
3. The signed affidavit and Building and Structure Building Code Exemption Worksheet dated January 30 2024 was "deficient and incomplete" and the building official was authorized to require additional "facts" or "evidence" from us.
4. The shed is "unsafe" for its current accessory use.

Address of Property Involved: Same as above.

What is the applicant's interest in the property?

- X Owner
Contractor
Owner's agent
Other (explain)

Relief Sought: 1. Require building official to rescind Notice of Violation. 2. Require building official to deem shed exempt from the building code under the terms of the signed affidavit/Works

Attach the Decision of the Code Official and Any Other Pertinent Documents.

Signature of Applicant: Carrie Schiano (I appoint George Schiano as my agent)

By checking this box, I agree to electronically signing this form

Date: 02-16-24

Documents forthcoming.

VIOLATION NOTICE

PREMISE IN VIOLATION: 7480 FALKLAND DR
OWNER: CARRIE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155

CASE # : BCE2024-00423
VIOLATION DATE: January 16, 2024
NOTICE DATE: January 16, 2024

INSPECTOR: Kristin Alexander

CONTACT # / EMAIL: 703-792-5702 /
kalexander@pwcgov.org

An investigation of the premises above has revealed violation(s) of the Virginia Uniform Statewide Building Code (VUSBC). You are directed to bring the violation(s) described below into compliance within the specified compliance deadline on this notice. Failure to comply with the requirement of the VUSBC may result in criminal prosecution. Under the Code of Virginia Title 36-106 any such violation shall be deemed a misdemeanor and any owner or any other person, firm or corporation convicted of such a violation shall be punished by a fine of not more than \$2,500, per offense.

VUSBC Code Year	VUSBC Code Section	VIOLATION	CORRECTIVE ACTION NECESSARY	Compliance Date
2018	113.3 Req Insp Not Obtained	Required Inspection Not Obtained - Failure to obtain required Inspections ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	Reinstate and Obtain All Required Approved Inspections including but not limited to ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	2/15/24

You have the right of appeal in accordance with Chapter 1 section 119.5 of the VUSBC. A written request for appeal shall be submitted to the Local Board of Building Code Appeals within 30 calendar days of receipt of this notice. Contact the inspector if you have any questions or require assistance in bringing this project into compliance with the VUSBC. Helpful information and guidance on how to correct violations may be found at <https://www.pwcva.gov/department/building-development-division/unpermitted-work>.

/S/Kristin Alexander

BUILDING CODE ENFORCEMENT MANAGER

VIOLATION NOTICE

PREMISE IN VIOLATION: 7480 FALKLAND DR
OWNER: GEORGE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155

CASE # : BCE2024-00423
VIOLATION DATE: January 16, 2024
NOTICE DATE: January 16, 2024

INSPECTOR: Kristin Alexander

CONTACT # / EMAIL: 703-792-5702 /
kalexander@pwcgov.org

An investigation of the premises above has revealed violation(s) of the Virginia Uniform Statewide Building Code (VUSBC). You are directed to bring the violation(s) described below into compliance within the specified compliance deadline on this notice. Failure to comply with the requirement of the VUSBC may result in criminal prosecution. Under the Code of Virginia Title 36-106 any such violation shall be deemed a misdemeanor and any owner or any other person, firm or corporation convicted of such a violation shall be punished by a fine of not more than \$2,500, per offense.

VUSBC Code Year	VUSBC Code Section	VIOLATION	CORRECTIVE ACTION NECESSARY	Compliance Date
2018	113.3 Req Insp Not Obtained	Required Inspection Not Obtained - Failure to obtain required Inspections ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	Reinstate and Obtain All Required Approved Inspections including but not limited to ABANDONED PERMITS BLD2022-03634, PLB2022-02019, & ELE2022-04191 (24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE TO INCLUDE A HALF-BATH (TOILET AND SINK)).	2/15/24

You have the right of appeal in accordance with Chapter 1 section 119.5 of the VUSBC. A written request for appeal shall be submitted to the Local Board of Building Code Appeals within 30 calendar days of receipt of this notice. Contact the inspector if you have any questions or require assistance in bringing this project into compliance with the VUSBC. Helpful information and guidance on how to correct violations may be found at <https://www.pwcva.gov/department/building-development-division/unpermitted-work>.

/S/Kristin Alexander

BUILDING CODE ENFORCEMENT MANAGER

From: **George Schiano** <georgeschiano@gmail.com>
Date: Fri, Feb 9, 2024 at 11:11 AM
Subject: Re: 7480 Falkland Drive - Affidavit of exemption from the VUSBC
To: Mays, Eric M. <emays@pwcgov.org>
CC: Alexander, Kristin O. <KAlexander@pwcgov.org>, Bernal, Juan <jbernal@pwcgov.org>, Fadeley, Joyce A. <jfadeley@pwcgov.org>, Roop, Chad A. <croop@pwcgov.org>, <cshorter@pwcva.gov>, <ghaynes@pwcva.gov>

Mr. Mays,

Because you have unfortunately chosen to return to your practice of misogyny, we are terminating this otherwise profitable dialogue. Going forward we will not read or respond to any of your emails.

Please comply with our three outstanding requests for evidentiary documentation to support your belief that our shed is subject to the Building Code through the US Mail only.

Thank you,

Carrie and George Schiano

On Thu, Feb 8, 2024 at 6:40 AM Mays, Eric M. <emays@pwcgov.org> wrote:

Top of the Morning Mr. Schiano,

I don't think you understood my email or intent. I was simply explaining how I arrived at my current decision. I did not intend for you to exert any unnecessary additional thought or time engaging in point/counterpoint. So, I will further attempt to move forward to a positive resolution by going back to current options.

1. Reinstate Permits: You can request the Building Permit and the trade permits to be reinstated and request the required inspections. Please go to: [Permit Reinstatement Request](#).
2. Exempt Farm Building: Provide documentation to substantiate that 7480 Falkland Drive has a farming operation and that the building is being used as part of the farming operation. In place of providing documentation, grant the County's request to enter the property to inspect the building.

Sincerely,

Eric M. Mays, P.E.

Building Official

Prince William County

703-792-6873

emays@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>

Sent: Wednesday, February 7, 2024 6:42 PM

To: Mays, Eric M. <emays@pwcgov.org>

Cc: Alexander, Kristin O. <KAlexander@pwcgov.org>; Bernal, Juan <jbernal@pwcgov.org>; Fadeley, Joyce A. <JFadeley@pwcgov.org>; Roop, Chad A. <croop@pwcgov.org>

Subject: Re: 7480 Falkland Drive - Affidavit of exemption from the VUSBC

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Mr. Mays, please see our responses to your email below.

- When you obtained the Building Permit for the shed, two significant structural deficiencies were identified. First, the LVL structural beam supporting the loft is undersized. Second, the structural wind bracing is insufficient. **Nothing in what is stated in your email or the attached inspection report supports the existence of any "significant structural deficiencies". If the shed was unsafe as you claim, under county policy the inspector would have stated it in the report and immediately reported the condition to you, none of which has occurred. To claim only now, and more than a year later, that the shed is somehow "unsafe" is completely unfounded. However, even if the shed were unsafe it would be under the Building Code only, and not for the current agricultural use that was approved by the ZA in 2016 and which has continued under the facts contained in the signed affidavit/Worksheet.**
- The last scheduled inspection was requested in December 2022 (attached). The inspector identified that the building had engineered trusses, which require an engineered drawing to be submitted for review and approval. Therefore, currently, it is undetermined if the trusses are code-compliant and safe. Additionally, the interior electrical work and plumbing work have not been inspected. **Under the facts contained in the signed affidavit and the law you do not have authority to unilaterally verify that "the trusses are code-compliant or safe." What is more,**

even if the shed was currently regulated under the Building Code, which it is not, you do not have sufficient cause to require the verification or inspection. Additionally you had one year to act on the non-compliant condition from when it was first brought to your department's attention in December 2022, which was more than one year ago. So whether under Va. Code § 36-99 or the VUSBC, you do not have authority to require a verification or an inspection.

- Your decision to convert the shed to a farm building occurred after the recent issuance of the Notice of Violation. This action creates a perception of only wanting to avoid the Notice of Violation, the need to make structural corrections, and the cost to provide engineered plans for the trusses. **The statement "[y]our decision to convert the shed to a farm building occurred after the recent issuance of the Notice of Violation" is unsupported by the facts. No where in our emails, communications or in the signed affidavit (the signed affidavit supersedes all of our emails and communications) did we state that we "convert[ed]" the use of the shed. In fact, in our most recent email to you dated February 4, 2024 we stated just the opposite when we said that the shed's current farm use was disclosed to both the zoning and building department in 2016: *"We say this because when we went to the building permit window after we received the initial zoning approval for the shed to discuss the proposed farm use, we were not provided the Exemption Worksheet or any other document"*. The current facts are that the accessory building was proposed for farm use to the zoning department in 2016, the zoning department did not err in fully approving the building and granting its use as a "shed" to store tools and equipment required to operate a farm, and the building permit department on the same day correctly informed us that a permit was not required on account of the Zoning Approval and our verbal confirmation that the shed will be used primarily for farm use. Any statements that we made (we can find none) that we "convert[ed]" the use of the shed after the Notice Of Violation or at any other time were misnomers. Mr. Mays, if you have proof that the zoning or building department did not approve the shed or that the term "farm use" or similar verbiage was required to be on the Zoning Approval, please share it with us for review.**
- As a Building Code Official, I have a ministerial duty to ensure buildings and structures constructed in the County are safe. I have active knowledge that the storage building is unsafe. **This is not a true statement. You have no ministerial duty to regulate exempt buildings in the county and you have no bona fide reason to deny the facts that are contained in our signed affidavit. Under the Virginia Code the owner of an exempt farm building is responsible for ensuring that the building is safe; not the Building Official. The eight-year-old professionally built shed, which is not a dwelling or serving another residential purpose, is primarily used for our farm operation and is more than safe for the use. We have provided you with prima facie evidence that under the 2016 Zoning Approval of the building and the express terms of the Worksheet our lot is currently operating a farm (*"All buildings, to include farm buildings, are required to have a County Zoning Approval. For purposes of applying the VUSBC, the County Zoning Approval will serve as evidence that the property is an agricultural use operating as a farm"*). Farms require tools and equipment to operate. Tools and equipment require buildings for storage and maintenance. Your "active knowledge" of an unsafe condition in the shed does not overcome the prima facie evidence that *"the property is an agricultural use operating as a farm"* and that the shed is required for the farm operation.**

To do that, you must first prove (beyond a reasonable doubt) that the shed is subject to the Building Code, which you have not done.

- As the owner, you have the right to convert the building to a farm building. As a Building Code Official with active knowledge of unsafe Code Violations, I have the responsibility to ensure that there is supporting documentation that the building is, in fact, a farm-exempt building. **There has been no conversion of the shed to a farm building; it has always been used primarily as a farm building. But even if that were not the case we fully complied with your current written policy, which was to submit a completed and signed *Building and Structure Building Code Exemption Worksheet*. Although you claimed in a previous email that the submission was "deficient and incomplete", you have not cited any authority that requires us to provide you with "evidence" beyond what is expressly required in the Worksheet or under the law. Mr. Mays, if since the farm building exemption policy was implemented on August 12, 2019 you required customers with Zoning Approval for an accessory building on A-1 Agricultural lots of more than two acres and residential dwellings to provide evidence beyond what is stated in the Zoning Approval and the fully completed and signed Worksheet as a condition for acceptance of the building's exempt status, please share the written policy and the copies of the signed Worksheets and the supporting customer-provided documents with us for review.**

Please let me know how you would like to proceed. We would like you to: **1. immediately provide us with a copy of the signed affidavit/Building and Structure Building Code Exemption Worksheet that we submitted to you on January 30 2024 with the staff only section at the bottom fully completed (marked either "yes" or "no" along with a signature of a staff member and the date of the signature); 2. provide us with any proof that the zoning or building department did not approve our shed for farm use in 2016 and include a copy of the zoning/building department policy or other authority that was in effect at the time that required the Zoning Approval for farm buildings to contain specific language ("farm use", etc.) that is not in the 2016 Zoning Approval; 3. provide us with any proof (i.e., the written policy and copies of the signed customer Worksheets and supporting customer-provided documents) that show that before or after you implemented the farm building exemption policy in 2019, you required customers with Zoning Approval for accessory buildings on A-1 Agricultural lots of more than two acres and residential dwellings to provide evidence beyond what is expressly stated in the Zoning Approval and the fully completed and signed Worksheet as a condition for accepting that the building is exempt from the Building Code.**

Mr. Mays, you stated above that you "have the responsibility to ensure that there is supporting documentation that the building is, in fact, a farm-exempt building" even though your department's current policy and the Worksheet do not expressly or impliedly reference a possible customer requirement to provide the documentation; so please understand why we find your request to provide additional evidence beyond the Zoning Approval and the signed Worksheet extraordinary. Once we review your responses to our three requests above, we will be able to determine whether submitting additional evidence is warranted.

Thank you,

George and Carrie Schiano

On Wed, Feb 7, 2024 at 6:29 AM Mays, Eric M. <emays@pwcgov.org> wrote:

Dear Mr. and Mrs. Schiano,

Based on the fact that you are considering providing evidence that the shed is a farm building, I wanted to share with you the background behind my request.

- When you obtained the Building Permit for the shed, two significant structural deficiencies were identified. First, the LVL structural beam supporting the loft is undersized. Second, the structural wind bracing is insufficient.
- The last scheduled inspection was requested in December 2022 (attached). The inspector identified that the building had engineered trusses, which require an engineered drawing to be submitted for review and approval. Therefore, currently, it is undetermined if the trusses are code-compliant and safe. Additionally, the interior electrical work and plumbing work have not been inspected.
- Your decision to convert the shed to a farm building occurred after the recent issuance of the Notice of Violation. This action creates a perception of only wanting to avoid the Notice of Violation, the need to make structural corrections, and the cost to provide engineered plans for the trusses.
- As a Building Code Official, I have a ministerial duty to ensure buildings and structures constructed in the County are safe. I have active knowledge that the storage building is unsafe.
- As the owner, you have the right to convert the building to a farm building. As a Building Code Official with active knowledge of unsafe Code Violations, I have the responsibility to ensure that there is supporting documentation that the building is, in fact, a farm-exempt building.

Please let me know how you would like to proceed.

Sincerely,

Eric M. Mays, P.E.

Building Official

Prince William County

703-792-6873

emays@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>

Sent: Sunday, February 4, 2024 7:37 AM

To: Mays, Eric M. <emays@pwcgov.org>

Cc: Alexander, Kristin O. <KAlexander@pwcgov.org>; Bernal, Juan <jbernal@pwcgov.org>; Fadeley, Joyce A. <JFadeley@pwcgov.org>; Roop, Chad A. <croop@pwcgov.org>

Subject: Re: 7480 Falkland Drive - Affidavit of exemption from the VUSBC

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

We say this because when we went to the building permit window after we received the initial zoning approval for the shed to discuss the proposed farm use, we were not provided the Exemption Worksheet or any other document.

George and Carrie Schiano

On Sun, Feb 4, 2024 at 7:13 AM George Schiano <georgeschiano@gmail.com> wrote:

Sorry, here is the link to the policy: (and a date of August 12, 2019, not August 19, 2019):

<https://www.pwcva.gov/assets/2021-04/007969.pdf>

If prior to August 12, 2019 your department had an established policy requiring customers to file an affidavit or take a similar affirmative step, please let us know what it was and share any document(s).

George and Carrie Schiano

On Sun, Feb 4, 2024 at 6:28 AM George Schiano <georgeschiano@gmail.com> wrote:

Mr. Mays, good morning.

We may be persuaded to provide the additional evidence that you have requested if we can be reasonably satisfied that the request is not arbitrary or capricious.

On August 19 2019, you published a policy for how your department determines buildings or structures to be exempt from the building code. Please see here:

<https://eservice.pwccgov.org/eBuildingDevelopmentForms/forms/FarmBuildingandStructure.pdf>

A recent FOIA response has revealed that since the memo your department has received 126 Building Exemption Worksheets. For how many of these (for which you also had a Zoning Approval on file for an “[a]ccessory structure such as, but not limited to, barns, sheds, and stables” for an A-1 lot of greater than two acres) did you require the customer to provide “evidence” beyond what is expressly stated in the completed Worksheet as a condition for your staff to mark “yes” at the bottom to the question of whether the building or structure is exempt?

We look forward to receiving your response so that we can move forward toward a fair resolution on this matter.

Thank you,

George and Carrie Schiano

On Sat, Feb 3, 2024 at 11:08 AM George Schiano <georgeschiano@gmail.com> wrote:

Please see correction:

If one or more of the six agriculture uses described in the signed Building Code Exemption Worksheet that we submitted to your office on January 30 2023 is not a “residential accessory use”, *nor is the “production of ornamental and shade trees” such a use*, then our shed is not currently being used as a “residential accessory use.”

On Sat, Feb 3, 2024 at 11:02 AM George Schiano <georgeschiano@gmail.com> wrote:

Mr. Mays,

Please see the term “residential accessory use”:

<https://www.pwcva.gov/assets/documents/development/005576.pdf>.

If one or more of the six agriculture uses described in the signed Building Code Exemption Worksheet that we submitted to your office on January 30 2023 is not a “residential accessory use”, nor the “production of ornamental and shade trees”, then our shed is not currently being used as a “residential accessory use.”

Separately, Mr. Mays - I, Carrie Schiano, have noticed that you have continued to ignore me in your salutations to your emails, instead, you address only my husband. As the co-owner of the lot, the applicant for the permits, the individual named in the Notice Of Violation - and as a financial stakeholder to the farm operation which is supporting my family - I believe that your conduct is improper. You should keep your personal views about women out of this conversation.

Thank you,

George and Carrie Schiano

On Fri, Feb 2, 2024 at 1:13 PM George Schiano <georgeschiano@gmail.com> wrote:

-
- § 32-301.02. Uses permitted by right.
- **The following uses shall be permitted by right in the A-1 district:**
 1. Except for the keeping of domestic fowl as regulated in Part 508, **agricultural uses**, the keeping of livestock, and fishery uses, farm wineries and breweries with limited brewery licenses in accordance with section 32-300.07.10, **on lots two acres or greater**. For lots principally used for agricultural purposes, the limits on the number of horses and other domestic equines provided in subsection 32-300.02.6. shall not apply for lots ten acres or larger in size. **Accessory structures such as, but not limited to, barns, sheds, and stables shall be permitted as required for bona fide agricultural uses.**
- Our lot is two acres or greater, and the shed on the lot is required for the bona fide agricultural purposes attested to in the signed Worksheet.
- George and Carrie Schiano

On Thu, Feb 1, 2024 at 10:16 PM George Schiano <georgeschiano@gmail.com> wrote:

Mr. Mays,

As stated in our previous email, we will not be providing your office with any “evidence” or “facts” in addition to what has been amply stated in the signed Worksheet or affidavit. We never requested a

“final determination” from you on any matter nor is one required in order for us to continue the current approved zoning for the shed, which now primarily serves the lot’s farm operation. As you admitted in your last email, your office has no authority over zoning matters.

In order to enforce the building code against the shed, which is an approved accessory structure on our lot, the burden is on your office to now produce facts that sufficiently contradict the facts that are contained in the signed affidavit (beginning with attacking the prima facie evidence in the Building Division’s Worksheet that indicates that our lot, because of the current Zoning Approval of the shed, is an “agricultural use operating as a farm.)” In our view, your office has not met this burden and therefore may not enforce the, now, moot Notice Of Violation. If you will not voluntarily rescind the Notice Of Violation, we are confident that it will be summarily dismissed at a pre-hearing stage on appeal (but what a waste of Prince William County citizens’ tax dollars).

Mr. Mays, please address this important outstanding request below (our third time asking):

“Please clarify in a reply email if your office has filed the signed Worksheet with the property permit file, as requested, and also in the case file.”

Thank you,

George and Carrie Schiano

On Thu, Feb 1, 2024 at 7:34 PM Mays, Eric M. <emays@pwcgov.org> wrote:

Good Evening Mr. Schiano,

I apologize for creating any confusion. I am not an Assistant Zoning Administrator and do not speak for the Zoning Administrator.

As the Building Official, I need fact-based evidence to substantiate your claim of having a farming operation and that the residential accessory building is being primarily used for the farming operation.

I look forward to reviewing whatever additional information/evidence you want me to consider before making a final determination.

Sincerely,

Eric M. Mays, P.E.

Building Official

Prince William County

703-792-6873

emays@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>

Sent: Thursday, February 1, 2024 5:57 PM

To: Mays, Eric M. <emays@pwcgov.org>

Cc: Alexander, Kristin O. <KAlexander@pwcgov.org>; Bernal, Juan <jbernal@pwcgov.org>; Fadeley, Joyce A. <JFadeley@pwcgov.org>; Roop, Chad A. <croop@pwcgov.org>

Subject: Re: 7480 Falkland Drive - Affidavit of exemption from the VUSBC

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Mr. Mays,

Please see our response to your requests below:

1. Zoning Approval – Rescind or withdraw the current Zoning Approval ZNA2021-08485 (attached) and obtain a new Zoning Approval consistent with your use of the building/property. **We hereby withdraw ZNA2021-08485 for the sole purpose of your office processing our request of the signed “Farm Building and Structure Building Code Exemption Worksheet”, provided that the building is deemed exempt from the VUSBC, and for our separate request for a refund in connection with the unused permits. Because the ZA expressly approved the building for accessory use as a “shed” on our lot (see County record below) and that use has not changed, there is no “new Zoning Approval” required. Sheds, like barns and other out buildings, are commonly used in farming operations and we have attested in the Worksheet that the subject shed is being primarily used for one or more of the six approved farming uses. We will not be complying with your request for additional approvals at this time.**
2. Operating Farm – Provide evidence that the property is an operating farm. **The Worksheet clearly states “[f]or purposes of applying the VUSBC, the County Zoning Approval will serve as evidence that the property is an agricultural use operating as a farm.” Therefore, no additional “evidence” is authorized under the terms of the Worksheet and more importantly, the Virginia Code, and none will be provided at this time.**
3. Farm Building – Provide evidence that the building is supporting the operating farm. **The evidence is the signed Worksheet and is more than sufficient under the terms of the Worksheet and the Virginia Code. No additional “evidence” will be provided at this time.**

The signed Worksheet that was submitted to your office serves as our formal attestation that the subject building is exempt from the building code and that the current Notice Of Violation is moot. **Please clarify in a reply email if your office has filed the signed Worksheet with the property permit file, as requested, and also in the case file.**

Thank you,

George and Carrie Schiano

The screenshot shows the Prince William County Development Services ePortal. The page displays details for Plan Number ZNA2016-06750. The header includes the county logo and the text "Development Services ePortal". The user is logged in as "Guest". The main content area shows the following details:

Type:	Zoning Approval - Building Permit Zoning Approval	Status:	Approved	Project Name:	
IVR Number:	488659	Applied Date:	06/02/2016	Expiration Date:	
District:	05 - Brentsville	Assigned To:	Gibbs, Jason	Completion Date:	06/02/2016
Square Feet:	0.00				
Description:	BPA - OK FOR 24' X 28' TWO STORY DETACHED ACCESSORY STRUCTURE (SHED) -NO RPA - SEE ATTACHED HOUSE LOCATION PLAT (**OKAY FOR ACCESSORY STRUCTURE ON A-1 PROPERTY OVER 3 ACRES **).				

Below the details are several tabs: Summary, Locations, Fees (selected), Attachments, Contacts, Sub-Records, and More Info.

On Thu, Feb 1, 2024 at 2:56 PM Mays, Eric M. <emays@pwcgov.org> wrote:

Dear Mr. Schiano,

I have received your email. The submission (attached) is deficient and incomplete. Please provide the following information:

1. Zoning Approval – Rescind or withdraw the current Zoning Approval ZNA2021-08485 (attached) and obtain a new Zoning Approval consistent with your use of the building/property.
2. Operating Farm – Provide evidence that the property is an operating farm.
3. Farm Building – Provide evidence that the building is supporting the operating farm.

Please submit the additional information as soon as possible. If I approve your submission, the electrical and plumbing work connecting the building to your home must still be addressed because the Virginia Construction Code regulates it.

I have added Joyce Fadeley and Juan Bernal to the email in case you have questions about obtaining the new Zoning Approval.

Sincerely,

Eric M. Mays, P.E.

Building Official

Prince William County

703-792-6873

emays@pwcgov.org

From: George Schiano <georgeschiano@gmail.com>

Sent: Tuesday, January 30, 2024 8:28 PM

To: Alexander, Kristin O. <KAlexander@pwcgov.org>; Mays, Eric M. <emays@pwcgov.org>; Roop, Chad A. <croop@pwcgov.org>

Subject: 7480 Falkland Drive - Affidavit of exemption from the VUSBC

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Mr. Mays,

Please see the attached affidavit for exemption of the 24x28 two story accessory structure from the VUSBC, which we request to be included in the file for the property.

We also request a refund under section 107.1.2 for the permits that were abandoned on the prior project.

Please confirm receipt of this correspondence in a reply email.

Thank you,

George and Carrie Schiano

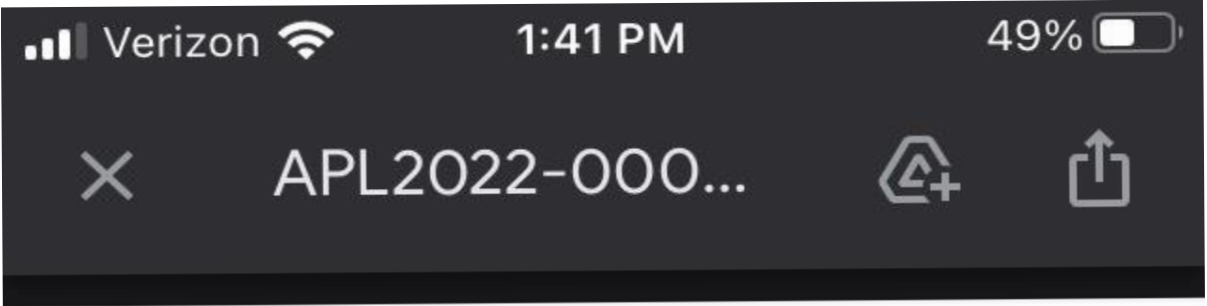


EXHIBIT 6



COUNTY OF PRINCE WILLIAM, VA ZONING APPROVAL FOR BUILDING PERMIT

APPROVED			
PERMIT NO: ZNA2016-06750		ISSUE DATE: June 02, 2016	
APPLICANT INFORMATION		OWNER INFORMATION	
NAME: GEORGE SCHIANO	ADDRESS: 7480 FALKLAND DR GAINESVILLE, VA 20155	NAME: GEORGE SCHIANO	ADDRESS: 7480 FALKLAND DR GAINESVILLE, VA 20155
PHONE: (703) 462-4886			
BUSINESS NAME:			
SITE INFORMATION			
SITE ADDRESS: 7480 FALKLAND DR GAINESVILLE, VA 20155	GPIN: 7197-74-4575	MAGISTERIAL DISTRICT: 05 - Brentsville	
DEVELOPMENT: 7197-84-3275	ZONING: A-1		

PERMITS/CONDITIONS: BPA - OK FOR 24' X 28' TWO STORY DETACHED ACCESSORY STRUCTURE (SHED) -NO RPA - SEE ATTACHED HOUSE LOCATION PLAT

(***OKAY FOR ACCESSORY STRUCTURE ON A-1 PROPERTY OVER 3 ACRES ***)
Notice to Property Owner: Prior to beginning construction, please determine the existence of any applicable restrictive covenants and/or deed restrictions governing property improvements. In some cases, such covenants may be more restrictive than the Prince William County Code, and the issuance of this permit will not relieve you of complying with any applicable private restrictions that affect you. We recommend that you contact your Homeowner's or Property Owner's Association to determine the existence and applicability of any such covenants.


CERTIFY THAT ALL INFORMATION PROVIDED FOR THIS SITE IS TRUE & ACCURATE (I.E. PROPOSED/EXISTING USES & STRUCTURES; SETBACKS; EASEMENTS). IF INFORMATION PROVIDED IS INACCURATE OR INCOMPLETE, THIS APPROVAL WILL BECOME NULL & VOID. APPL. INITIAL: X g-j

Applicant/Owner is responsible for any off-site impacts related to this approval. Appl Initials: X g-j


IT IS MY RESPONSIBILITY TO OBTAIN PERMISSION FROM ALL EASEMENT HOLDERS BEFORE PLACING ANY STRUCTURE WITHIN AN ESTABLISHED EASEMENT. APPL. INITIAL: X g-j
DETACHED ACCESSORY STRUCTURES NOT FOR RESIDENTIAL/HOUSEKEEPING PURPOSES


ACCESSORY BUILDING/STRUCTURE MAXIMUM HEIGHT NOT TO EXCEED 35 FEET.

NOT IN RESOURCE PROTECTION AREA

X 
APPLICANT SIGNATURE

1 George Schiano
APPLICANT PRINT NAME


ISSUING AGENT


LISA FINK-BUTLER, CZA, CTM
ZONING ADMINISTRATOR

RECEIPT NO: RCPT20160602081813



COUNTY OF PRINCE WILLIAM, VA

ZONING APPROVAL FOR BUILDING PERMIT

APPROVED

PERMIT NO: ZNA2021-00948

ISSUE DATE: July 24, 2020

APPLICANT INFORMATION	OWNER INFORMATION
-----------------------	-------------------

NAME: GEORGE & CARRIE SCHIANO

ADDRESS: 7480 FALKLAND DR
GAINESVILLE VA 20155

PHONE: (703) 462-4886

BUSINESS NAME:

NAME: GEORGE & CARRIE SCHIANO

ADDRESS: 7480 FALKLAND DR
GAINESVILLE VA 20155

SITE INFORMATION

SITE ADDRESS: 7480 FALKLAND DR
GAINESVILLE VA 20155

GPIN: 7197-74-4575

MAGISTERIAL DISTRICT: 05 - Brentsville

DEVELOPMENT: 7197-84-3275

ZONING: A-1

USE/COND: BPA - 20' WOOD AND METAL FENCE - MAX HEIGHT 20' - SUBJECT TO ISSUANCE OF BUILDING PERMIT (IF REQUIRED) BY BUILDING OFFICAL - MUST NOT RESTRICT ACCESS BY EMERGENCY EQUIPMENT TO ANY BUILDING - NO RPA - SEE ATTACHED HOUSE LOCATION SURVEY PLAT

Note to Property Owner: Prior to beginning construction, please determine the existence of any applicable restrictive covenants and/or deed restrictions governing property improvements. In some cases, such covenants may be more restrictive than the Prince William County Code, and the issuance of this permit will not relieve you of complying with any applicable private restrictions that affect you. We recommend that you contact your Homeowner's or Property Owner's Association to determine the existence and applicability of any such covenants.

I CERTIFY THAT ALL INFORMATION PROVIDED FOR THIS SITE IS TRUE & ACCURATE (I.E. PROPOSED/EXISTING USES & STRUCTURES; SETBACKS; EASEMENTS). IF INFORMATION PROVIDED IS INACCURATE OR INCOMPLETE, THIS APPROVAL WILL BECOME NULL & VOID. APPL. INITIAL: _____

Applicant/Owner is responsible for any off-site impacts related to this approval. Appl Initials: _____

IT IS MY RESPONSIBILITY TO OBTAIN PERMISSION FROM ALL EASEMENT HOLDERS BEFORE PLACING ANY STRUCTURE WITHIN AN ESTABLISHED EASEMENT. APPL. INITIAL: _____

FENCE MAXIMUM HEIGHT NOT TO EXCEED 20.0 FEET.

NOT IN RESOURCE PROTECTION AREA

APPLICANT SIGNATURE

APPLICANT PRINT NAME

Elizabeth Larkin

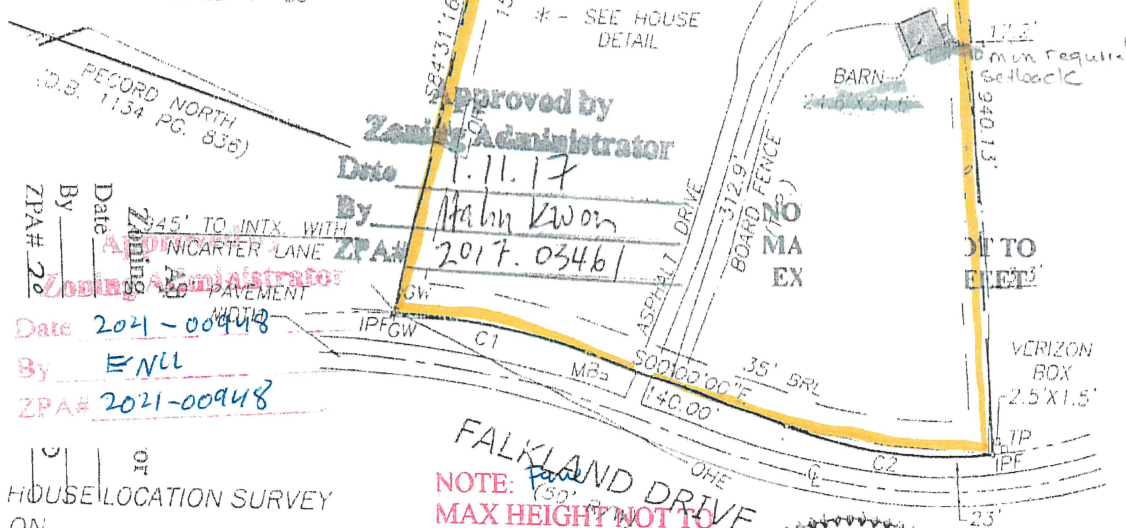
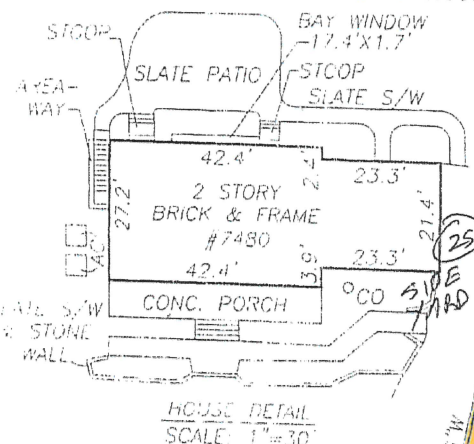
ISSUING AGENT

Lisa Fink-Butler

LISA FINK-BUTLER, CZA, CTM
ZONING ADMINISTRATOR

RECEIPT NO: RCPT20200731129393

THE PRINCE WILLIAM COUNTY GRID PARCEL IDENTIFICATION NUMBER (GPIN) FOR THE PROPERTY SHOWN HEREON IS GPIN 7197-74-4575.
 NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST THAT HAVE NOT BEEN SHOWN.
 THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED IN FLOOD ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY REFERENCE TO FIRM COMMUNITY PANEL NO. 51153C0066D, EFFECTIVE JANUARY 1995 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 SUBSURFACE UTILITIES HAVE NOT BEEN DELINEATED HEREON.
 LOT 62 CREATED IN DEED BOOK 1134 AT PAGE 836 AND SUBJECT TO COVENANTS RECORDED IN DEED BOOK 1135 AT PAGE 776
 BOUNDARY INFORMATION IS BASED ON EXISTING LAND RECORDS.
 NO CORNER MONUMENTATION SET PER THE OWNER REFERENCED HEREON
 CURRENT OWNER: GEORGE SCHIANG
 INSTR. NO. 201402050008541



Approved by
Zoning Administrator
 Date 1.11.17
 By Mahn Kwon
 ZPA# 2017.0346

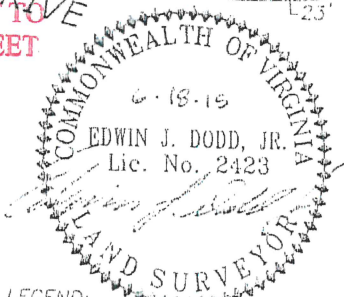
Approved by
Zoning Administrator
 Date 2021-08-08
 By ENLL
 ZPA# 2021-00948

HOUSE LOCATION SURVEY
 ON
 LOT 62, SECTION II
 FALKLAND FARM ESTATES

SPRINTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 DATE: JUNE 15, 2015 SCALE: 1" = 100'

DODD & ASSOCIATES, PLLC
 28 ASHBY STREET, SUITE C
 WARRENTON, VIRGINIA 20186
 (540) 428-2900 OFFICE (540) 428-2929 FAX
 WWW.DODDSURVEY.COM

**NOTE: Final
 MAX HEIGHT NOT TO
 EXCEED 20 FEET**



- LEGEND:
- IPF - DENOTES IRON PIPE FOUND
 - BRL - DENOTES BUILDING RESTRICTION LINE
 - OHE - DENOTES OVERHEAD ELECTRIC LINE
 - GW - DENOTES GUY WIRE
 - AC - DENOTES AIR CONDITIONER UNIT
 - MB - DENOTES MAIL BOX
 - ⊗ - DENOTES POWER POLE


RECEIPT (RCPT20200731129393)

BILLING CONTACT
 GEORGE & CARRIE SCHIANO
 7480 FALKLAND DR
 GAINESVILLE VA 20155

CASE NUMBER	FEE NAME	PAYMENT DATE	PAYMENT METHOD	AMOUNT PAID
ZNA2021-00948	Building Zoning Approvals PWC ACCT#: 2275.10.101.1013.40301.000.00000000.0.0000	07/31/2020	Check #214	\$22.40
Payment Note: No notes			SUB TOTAL	\$22.40
			TOTAL	\$22.40



RECEIPT (RCPT20200731129397)

BILLING CONTACT
GEORGE & CARRIE SCHIANO
7480 FALKLAND DR
GAINESVILLE VA 20155

CASE NUMBER	FEE NAME	PAYMENT DATE	PAYMENT METHOD	AMOUNT PAID
ZNA2021-00948	Building Zoning Approvals PWC ACCT#: 2275.10.101.1013.40301.000.00000000.0.0000	07/31/2020	Credit Card	\$25.77
Payment Note: No notes			SUB TOTAL	\$25.77
			TOTAL	\$25.77



COUNTY OF PRINCE WILLIAM, VA

ZONING APPROVAL FOR BUILDING PERMIT

APPROVED

PERMIT NO: ZNA2021-08485

ISSUE DATE: October 1, 2021

APPLICANT INFORMATION

NAME: GEORGE & CARRIE SCHIANO
 ATTN: GEORGE SCHIANO
ADDRESS: 7480 FALKLAND DR
 GAINESVILLE VA 20155
PHONE: (703) 462-4886

BUSINESS NAME:

OWNER INFORMATION

NAME: GEORGE & CARRIE SCHIANO
 ATTN: GEORGE SCHIANO
ADDRESS: 7480 FALKLAND DR
 GAINESVILLE VA 20155

SITE INFORMATION

SITE ADDRESS: 7480 FALKLAND DR
 GAINESVILLE VA 20155

GPIN: 7197-74-4575
MAGISTERIAL DISTRICT: 05 - Brentsville

DEVELOPMENT: 7197-84-3275**ZONING:** A-1

USE/COND: BPA – 24.1' x 28.1' EXISTING RELOCATED DETACHED ACCESSORY STRUCTURE (HEIGHT NOT TO EXCEED THE HEIGHT OF THE PRINCIPAL STRUCTURE) TO INCLUDE A HALF-BATH (TOILET AND SINK) AND A NEW ATTACHED 32' X 7' COVERED OPEN PORCH AND TO INCLUDE A 39.6' X 9.3' OPEN BREEZEWAY OVER WALKWAY FROM THE ACCESSORY STRUCTURE TO THE PRINCIPAL RESIDENTIAL STRUCTURE - A NEW 4" SLAB WILL BE INSTALLED AS THE FOUNDATION FOR THE ACCESSORY STRUCTURE - SUBJECT TO THE ISSUANCE OF A BUILDING PERMIT BY THE BUILDING OFFICIAL – NO RPA – SEE ATTACHED HOUSE LOCATION SURVEY PLAT – APPLICANT PROCEEDS AT OWN RISK WITHOUT HEALTH DEPARTMENT REVIEW - NO RESIDENTIAL OR COMMERCIAL USE OF THE DETACHED ACCESSORY STRUCTURE IS PERMITTED.

Note to Property Owner: Prior to beginning construction, please determine the existence of any applicable restrictive covenants and/or deed restrictions governing property improvements. In some cases, such covenants may be more restrictive than the Prince William County Code, and the issuance of this permit will not relieve you of complying with any applicable private restrictions that affect you. We recommend that you contact your Homeowner's or Property Owner's Association to determine the existence and applicability of any such covenants.

I CERTIFY THAT ALL INFORMATION PROVIDED FOR THIS SITE IS TRUE & ACCURATE (I.E. PROPOSED/EXISTING USES & STRUCTURES; SETBACKS; EASEMENTS). IF INFORMATION PROVIDED IS INACCURATE OR INCOMPLETE, THIS APPROVAL WILL BECOME NULL & VOID. APPL. INITIAL: _____

Applicant/Owner is responsible for any off-site impacts related to this approval. Appl Initials: _____

IT IS MY RESPONSIBILITY TO OBTAIN PERMISSION FROM ALL EASEMENT HOLDERS BEFORE PLACING ANY STRUCTURE WITHIN AN ESTABLISHED EASEMENT. APPL. INITIAL: _____

DETACHED ACCESSORY STRUCTURES NOT FOR RESIDENTIAL/HOUSEKEEPING PURPOSES

ACCESSORY BUILDING/STRUCTURE MAXIMUM HEIGHT NOT TO EXCEED 35.0 FEET.

NOT IN RESOURCE PROTECTION AREA

 APPLICANT SIGNATURE

 APPLICANT PRINT NAME

Katelyn Hirmer

ISSUING AGENT

Lisa Fink-Butler

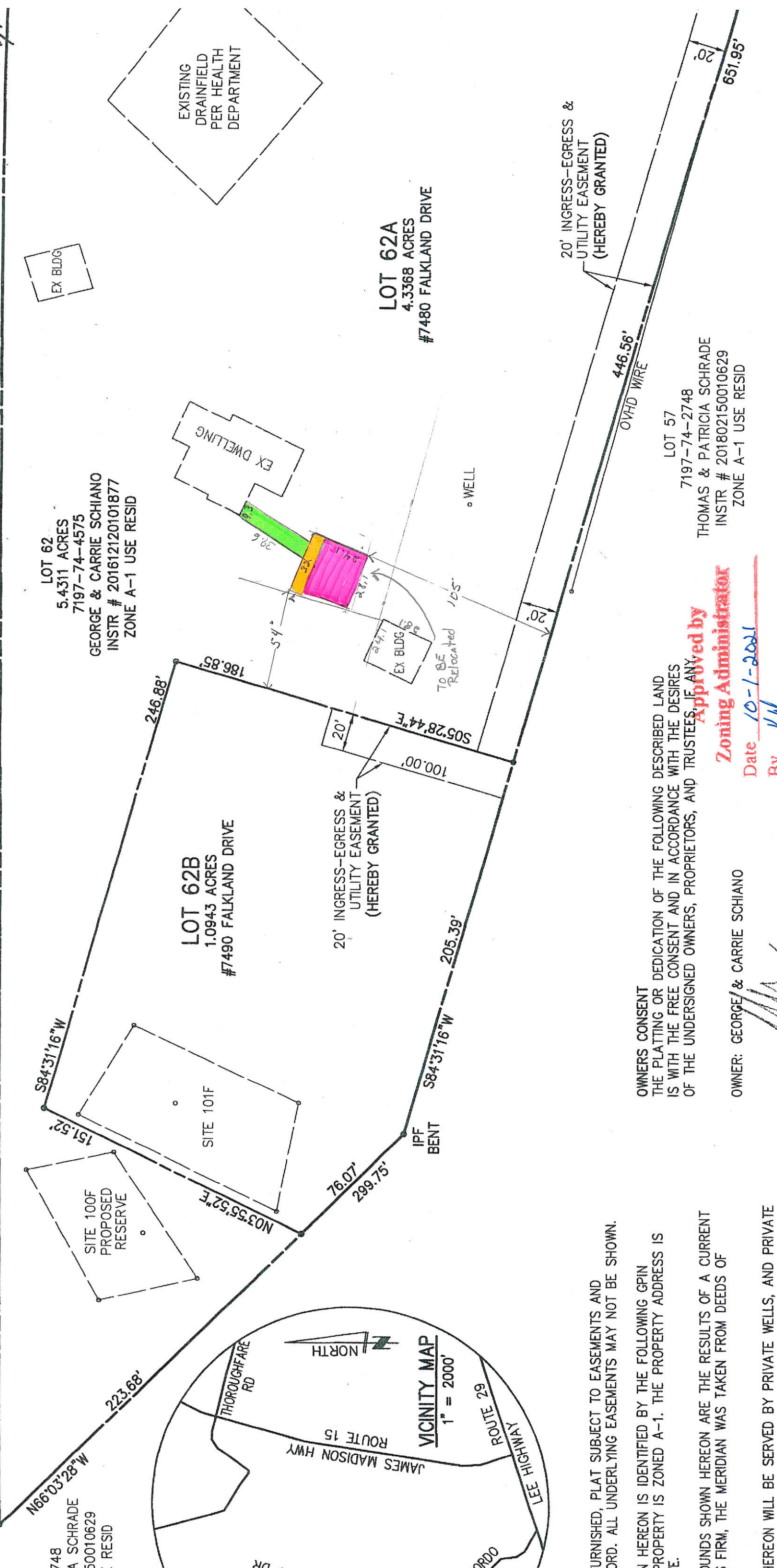
LISA FINK-BUTLER, CZA, CTM
 ZONING ADMINISTRATOR

RECEIPT NO: RCPT20211001184228

C1	450.00'	16'53'39"	132.69'	66.83'	132.21'	N08°26'50"W
C2	325.05'	24°59'47"	141.81'	72.05'	140.69'	N12°29'57"W

7197-74-3092
 EVERETT B & SANDRA A WILLIS
 DEED BOOK 1390 PAGE 1699
 ZONE A-1 USE RESID

Wade A. Johnson



LOT 62
 5.4311 ACRES
 7197-74-4575
 GEORGE & CARRIE SCHIANO
 INSTR # 201612120101877
 ZONE A-1 USE RESID

LOT 62A
 4.3368 ACRES
 #7480 FALKLAND DRIVE

LOT 62B
 1.0943 ACRES
 #7490 FALKLAND DRIVE

OWNERS CONSENT
 THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND
 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES
 OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Approved by
Zoning Administrator
 Date 10-1-2021
 By KN
 ZPA# 2021-08485

OWNER: GEORGE & CARRIE SCHIANO

BY: *[Signature]*
 GEORGE SCHIANO

BY: *[Signature]*
 CARRIE SCHIANO

LOT 57
 7197-74-2748
 THOMAS & PATRICIA SCHRADE
 INSTR # 201802150010629
 ZONE A-1 USE RESID

AREA TABULATION BEFORE SUBDIVISION:	LOT 62 (GPIN: 7197-74-4575)	5.4311 ACRES
AREA TABULATION AFTER SUBDIVISION:	LOT 62A	4.3368 ACRES

FURNISHED, PLAT SUBJECT TO EASEMENTS AND RECORD. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.

IN HEREON IS IDENTIFIED BY THE FOLLOWING GPIN PROPERTY IS ZONED A-1. THE PROPERTY ADDRESS IS VE.

FOUNDATIONS SHOWN HEREON ARE THE RESULTS OF A CURRENT SOILS FIRM, THE MERIDIAN WAS TAKEN FROM DEEDS OF

HEREON WILL BE SERVED BY PRIVATE WELLS, AND PRIVATE SYSTEMS. THE PROPOSED DRAINFIELDS SHALL PROVIDE A FLOW CAPACITY EQUAL TO THAT OF THE PRIMARY SEWAGE DISPOSAL SYSTEM. THE PROPOSED DRAINFIELD SHALL BE FORMALLY SITED ON THE LOT GRADING PLAN AND SHALL BE A NEW PARCEL.

THIS SUBDIVISION OF LAND IS TO TRANSFER LOT 62B TO THE PRINCE WILLIAM COUNTY PLANNING AND ZONING COMMISSION AND SECTION 15.2-2244 OF THE CODE OF VIRGINIA.

pwcva.gov



1 of 1 office

Clear Form

Zoning Administrator

Date Stamp

Application for Zoning Approval

Fee*: \$

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

Case #

Owner/ Applicant/ Business Information	Business Type		
	Trade Name (DBA)		Business Legal Name
	Contact/Owner Name		Title
	Contact/Owner Email		Contact/Owner Phone
	Contact/Owner Mailing Address		City/State Zip Code
	Applicant: <input type="checkbox"/> Business Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Owner		
	Applicant or Authorized Agent		Email Phone
Site Information	Parcel or Site Address Assigned by Mapping Office		City Zip Code
Purpose of Application	<input type="checkbox"/> Accessory Buildings/Structures (Residential) Specify type of structure: _____		<input type="checkbox"/> Parking Tabulation - prepared by (select one): <input type="checkbox"/> Applicant <input type="checkbox"/> County <input type="checkbox"/> Self-Certification
	<input type="checkbox"/> Bed & Breakfast Inn		<input type="checkbox"/> Perc Test
	<input type="checkbox"/> Home Business		<input type="checkbox"/> Rural Home Business
	<input type="checkbox"/> Meeting Hall/Event Center/Restaurant/ Hotel/other uses with Live Entertainment		<input type="checkbox"/> Temporary Use of Manufactured, Modular or Mobile Home or Office
	<input type="checkbox"/> Mobile Home Replacement (Nonconforming)		<input type="checkbox"/> Timbering
	<input type="checkbox"/> Noncommercial Kennel		<input type="checkbox"/> Other (specify): Choose One
	<input type="checkbox"/> Occupancy Permit		
	Information to be completed by staff		
GPIN (Grid Parcel Identification Number)		Zoning District	Magisterial District Acreage
Use Allowed Pursuant to: <input type="checkbox"/> Condition # _____ <input type="checkbox"/> Rezoning Case # _____			
<input type="checkbox"/> Proffer # _____ <input type="checkbox"/> Special Use Permit Case _____			
<input type="checkbox"/> Zoning Ordinance Section _____			

Signature of Applicant/Authorized Agent _____ Date _____

THIS IS NOT AN OCCUPANCY PERMIT OR ANY OTHER TYPE OF LICENSE

Application for Zoning Approval

Revised July 2022

5 County Complex Court, Suite 180, Prince William, Virginia 22192 • (703) 792-6830 | zoningcounters@pwcva.gov | www.pwcva.gov/zoning



Farm Building and Structure Building Code Exemption Worksheet

Staff Use Only
BGPA20 -

Version 2022-10-4

Project Name: 24x28 detached accessory structure, two story
Property Owner: George Schiano Phone Number: 703-462-4886
Project Address: 7480 Falkland Dr. Email:

The purpose of this worksheet is to determine if a proposed building project is a farm building and structure that is exempt from the Virginia Uniform Statewide Building Code (VUSBC):

FARM 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.

The current proposed building or structure:

- 1. Is located on a property where farming operations take place? List farming operations: currently, the production of ornamental and shade trees.
2. Is used for residential purposes?
3. Is operated as a restaurant as defined in Section 35.1-1 of the Code of Virginia?
4. Is located within a flood plain or in a mudslide-prone area?
5. Is primarily used for any of the uses or combination of uses specified by the VUSBC definition of Farm Building and Structure (see above)?

1 All buildings, to include farm buildings, are required to have a County Zoning Approval. For purposes of applying the VUSBC, the County Zoning Approval will serve as evidence that the property is an agricultural use operating as a farm.

2 The farm building and structure must be used for farming operations ninety-five percent (95%) of the year. The farm building and structure may be used for non-agricultural uses up to eighteen (18) days per year. I disagree, if this is not currently an ordinance or law.


Property Owner's Signature [Signature] Date 01-30-24
By checking this box, I agree to digitally signing this document.

Staff Use Only

Is the proposed project a farm building and structure that is exempt from the VUSBC? Yes No

Reviewed/Approved by Signature Date



 February 17 PWC Parks & Recreation facilities and operations due to weat...



BACK

Building Development Division

MENU

[Home](#) [Development Services](#) [Building Development Division](#) [Residential Pole Barn](#)

Residential Pole Barn

The term 'pole barn' has varying significance. Some people will focus on the word 'barn' and assume a farm building is being constructed for agricultural use. Other people focus on the word 'pole' indicating a Post & Beam construction method. However, it is the intended use of the structure that determines the approval process.

Any detached accessory structure, including a pole barn, will require approval by the Zoning Administration Division before submission for review by the Building Development Division for a building permit. A new grading plan may be required in some cases. Contact the Zoning Administration Division at 703-792-6830 or ZoningCounters@pwcgov.org for requirements.

Regardless of the proposed method of construction, if the property in question is zoned A-1 Agricultural and has been approved by the Zoning Administrator for agricultural uses as defined in Part 100 of the Zoning Ordinance, and the proposed structure is intended for agricultural use, the proposed structure may be exempt from Building Code Compliance as provided by the Virginia Uniform Statewide Building Code. However, if the property is zoned A-1, but the principal use of the property is residential, or it is zoned Residential with a principal residential use, or if the proposed use of the building is not strictly and solely for Agricultural purpose as defined by the Virginia Uniform Statewide Building Code, a building permit may be required. Please contact the Zoning Administration Division at 703-792-6830 or ZoningCounters@pwcgov.org for questions regarding the zoning of the property or the Building Development Division at 703-792-4040 for questions regarding the use of the building.

Expand all



STEP ONE: Zoning Approval

The Zoning Division Counters are open 8 a.m. to 4 p.m., Monday through Friday. No approvals are issued after 4 p.m., Click the link for Zoning Approval Requirements.

STEP TWO: Building Plan Approval

If the proposed structure is exempt from Building Code Compliance as provided by the Virginia Uniform Statewide Building Code no building plan submission will be required. Instead the Building Development Division will create an application in order to make note of the code exempt structure. If the applicant would like to obtain the appropriate permit, the structure does not meet the agricultural exemption, or the use of the structure or the property changes and is no longer agricultural as defined in Part 100 of the Zoning Ordinance building plans will be required to be submitted and the appropriate permits issued.

The Building Plan Intake Counters are open 8 a.m. to 4 p.m., Monday through Friday.

All building plans are required to be submitted via Prince William County's ePortal system. Consult the Customer Electronic Plan Review (ePlans) Guide for information on how to prepare and submit documents for electronic plan review and the electronic plan review guide for building ePlan submission guidelines.

- Provide Zoning Approval (from step 1), with the location of the pole barn highlighted.
 - If the pole barn is prefabricated, provide plans from the fabricator/manufacturer/supplier.
 - Provide building plans with the following: plan view (view from above); elevation (view from side); and elevation section (cross section from side view that shows typical footing, wooden post, and all typical connection details) per Customer Electronic Plan Review (ePlans) Guide.
 - Complete appropriate permit applications including Building, Electrical, Mechanical, Plumbing, and/or Gas.
 - Obtain fee pricing.
-

STEP THREE: Permit Issuance

The Building Permitting Services Counters are open 8 a.m. to 4 p.m., Monday through Friday.

- If the homeowner is the permit applicant and will be responsible for the work, the homeowner must complete the Statement of Exemption form.
 - If the contractor is the permit applicant and will be responsible for the work, the contractor must provide a copy of his or her Virginia State Contractor's License and Prince William County Business License.
 - Pay for permits based on the approved Building Development Fee Schedule.
-

STEP FOUR: Construction Inspections






In order for staff to conduct an inspection of a project, the permit must be affixed to the front window of the residence, and the approved plans must be available for the inspector to review at the time of inspection.



Building inspections are conducted between 8 a.m. and 3 p.m., Monday through Friday. Visit www.pwcgov.org/ePortal or call 1-866-457-5280 to schedule an inspection through the automated system. The system will prompt for the permit number or 6 Digit IVR Pin Number, and inspection type code, which were provided at the time of permit issuance. The inspection process for pole barn buildings will vary depending on the extent of the work. The most common inspection types and codes are 103 - building footing, 151 - residential final, 198 - residential combination concealment, 199 - residential combination final, and 202 - electrical service.

For more details on Building a Pole Barn see our Requirements for Residential Plan Review.

County Contact Info

-  1 County Complex Ct.
Prince William, VA 22192
-  (703) 792-6000 (TTY: 711)
-  Email the County
-  Website Feedback
-  Get Notifications

Additional Resources

- [A-Z Department Directory](#)
- [Commonwealth of Virginia](#)
- [Media Contact](#)
- [Board of County Supervisors](#)
- [Report Areas of Concern](#)
- [Visit Prince William County](#)



Privacy & Security



Application Number	Address	Application Type	Application Status	Application Date	Application Assigned To	Application Balance Due	Application Description
BGPA2021-00005	6601 BEVERLY RD BROAD RUN, VA 20137	Building General	Approved	7/13/2020			CONVERTING SFD TO AGRICULTURAL USE FOR STORAGE OF FARM EQUIPMENT AND STORAGE OF BLUEBERRIES
BGPA2022-00007	14722 VINT HILL RD NOKESVILLE, VA 20181	Building General	Approved	7/9/2021			16' X 32' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) per ZNA2022-00007 - SPOKE WITH MR. KEARNEY OVER THE PHONE ON THURSDAY, JULY 8TH, WHEN HE TOLD ME HE WOULD BE USING THE BUILDING TO HOUSE HIS CHICKENS AND STORE CHICKEN FEED. ETC. 40' x 60' TWO-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) Use: We have an extensive garden from flowers inherited from the previous owners, with golf course that needs a lot of care. In addition to that we added a vegetable garden, we are raising mushrooms, have an aquaponic system for our own organic kitchen. We have house animals, bees, and chickens. We are considering adding a horse for our children. My husband hunts on the property during the hunting, we process our own meat, smoke, and season it. All these require a lot of machinery, feed storage, fertilizer, cleaning since we are doing all of these ourselves and our children. We exceeded the capacity of our current barn and have some of the machines sitting outside. We can't fit the tiller in, or the golf cart. They are deteriorating as we speak. We want to use our land to the means it was zoned for, and for this we need a bigger agricultural building. 50' X 104' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) per ZNA2021-09131 Hello, currently we hay the meadows and we are waiting for a fencing company so that we can keep livestock. The building will be used to house the tractors and implements we have. It will also be where we store feed so that it stays dry.
BGPA2022-00001	4899 OCCOQUAN CLUB DR WOODBRIDGE, VA 22192	Building General	Approved	7/1/2021			HORSE BARN PER ZPA1989-00594
BGPA2022-00006	1498 BRUNS LN CATLETT, VA 20119	Building General	Approved	7/9/2021			EXEMPT FARM STRUCTURE: 83' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE, BLD 3) EXEMPT FARM STRUCTURE: 26' X 78' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE, BLD 4) ZNA2021-05621
BGPA2022-00010	3200 SANDERS LN CATHARPIN, VA 20143	Building General	Approved	7/20/2021			
BGPA2021-00155	12901 VINT HILL RD NOKESVILLE, VA 20181	Building General	Completed	6/22/2021			
BGPA2021-00107	13371 STONEWALL FARMS DR HAYMARKET, VA 20169	Building General	Completed	5/18/2021			30' x 31' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) FOR USE OF FARM MACHINERY AND EQUIPMENT. NOT FOR RESIDENTIAL USE. PER ZNA2021-07484
BGPA2021-00124	4407 SANDERS LN CATHARPIN, VA 20143	Building General	Completed	6/7/2021			60' X 22' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) INCLUDES 10' OVERHANG PRIMARILY USED FOR FARMING OPERATIONS.
BGPA2021-00123	8954 BURWELL RD NOKESVILLE, VA 20181	Building General	Completed	6/1/2021			EXEMPT FARM STRUCTURE (16' X 29' AND 19' X 13' TWO-STORY DETACHED ACCESSORY STRUCTURE)
BGPA2021-00108	14836 GLENKIRK RD NOKESVILLE, VA 20181	Building General	Completed	5/19/2021			40' x 20' ONE-STORY DETACHED ACCESSORY STRUCTURE (POLE BARN) LOCATED ON A PROPERTY WHERE FARMING OPERATIONS TAKE PLACE. NOT TO BE USED FOR RESIDENTIAL PURPOSES. PER ZNA2018-03899
BGPA2022-00018	11500 BULL RUN OVERLOOK CT MANASSAS, VA 20109	Building General	Under Review	7/30/2021			16 X 16 ONE STORY DETACHED ACCESSORY STRUCTURE (HORSE SUN SHELTER)
BGPA2022-00002	14775 THOROUGHBREDD DR NOKESVILLE, VA 20181	Building General	Approved	7/1/2021			32' x 62' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) Our farming operations currently consist primarily of hay production. Over the last 10 years we partnered with a neighbor to use his equipment to produce the hay and we share the profits. We currently operate approximately 65 acres for hay production. The rest are wooded. Last year we produced close to 400 bales of hay. Next year we are planning to start an orchard and will need to obtain the proper equipment. We are in the planning stages for that. My plan is to rebuild on an existing concrete pad that was for a storage building that burned down before we acquired the property in 2011. The pad has been inspected by the contractor and deemed acceptable for rebuilding. This building will be used to store my farm equipment. I currently have one farm truck that I store outside. But it is difficult to perform any maintenance on it without proper shelter. The building will have a garage door to be able to move vehicles in and out. Additionally, I plan to acquire two ATVs to better move about the property and these will be stored in the building. Finally, I will need to buy equipment to build and maintain a small orchard and plan to store it in this building also.
BGPA2022-00014	11180 KETTLE RUN RD NOKESVILLE, VA 20181	Building General	Approved	7/26/2021			40' X 60' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) TO SUPPORT THE FARMING OPERATIONS. SEE DOCUMENTS FOR SIGNED WORKSHEET. ZNA2022-00411/-00412
BGPA2020-00049	12875 WARRENTON RD NOKESVILLE, VA 20181	Building General	Approved	1/15/2020			ZNA2020-03653 - 2 BARN STRUCTURES - 78.4' X 60.2' EXISTING ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) AND 24.1' X 36.2' EXISTING ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2021-00049	9000 BURWELL RD NOKESVILLE, VA 20181	Building General	Completed	1/12/2021			20 X 25 ONE STORY DETACHED ACCESSORY STRUCTURE (STORAGE) AND 50 X 30 ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) - SUBJECT TO ISSUANCE OF BUILDING PERMIT (IF REQUIRED) BY BUILDING OFFICIAL
BGPA2021-00035	13300 SHELTER LN HAYMARKET, VA 20169	Building General	Approved	10/30/2020			36' X 48' ONE-STORY DETACHED ACCESSORY STRUCTURE (POLE BARN) - STRUCTURE CAN ONLY BE USED TO FURTHER THE AGRICULTURAL USE OF THE LAND

BGPA2021-00099	9936 BELL WOOD FARM LN NOKESVILLE, VA 20181	Building General	Approved	5/3/2021			EXEMPTION REQUEST FOR A: 20' X 80' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2021-00038	4825 SUDLEY RD CATHARPIN, VA 20143	Building General	Completed	11/18/2020	Sean Farrell		Haymarket Veterinary Service
BGPA2021-00106	14836 GLENKIRK RD NOKESVILLE, VA 20181	Building General	Completed	5/14/2021			60' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) USED FOR STORING TRACTORS, CHICKENS, HORSE ACCESSORIES, ETC. NOT FOR RESIDENTIAL PURPOSES.
BGPA2021-00020	12446 R J WAY NOKESVILLE, VA 20181	Building General	Completed	9/2/2020			60' X 120' ONE STORY DETACHED ACCESSORY STRUCTURE - BLD2020-05771 IS GETTING WITHDRAWN PER CUSTOMER - DOES NOT REQUIRE A PERMIT
BGPA2021-00069	15850 SUNSHINE RIDGE LN GAINESVILLE, VA 20155	Building General	Completed	2/23/2021			Application case created to document the attachments for the proposed farm winery.
BGPA2021-00054	12804 VINT HILL RD NOKESVILLE, VA 20181	Building General	Completed	1/19/2021			ZNA2021-04788, SEE ATTACHED EMAIL CORRESPONDENCE FROM HOMEOWNER
BGPA2021-00074	12920 SLATE BRIDGE CT NOKESVILLE, VA 20181	Building General	Completed	3/3/2021			20' X 30' ONE STORY DETACHED ACCESSORY STRUCTURE (BARN) PER ZNA2016-05586
BGPA2021-00057	4610 SUDLEY RD CATHARPIN, VA 20143	Building General	Completed	1/22/2021			PROPOSED FARM BUILDING (BARN)
BGPA2020-00085	13700 KELLY GREEN WAY NOKESVILLE, VA 20181	Building General	Under Review	6/1/2020			FARM USE ONLY POLE BARN
BGPA2020-00058	12994 ADEN RD NOKESVILLE, VA 20181	Building General	Voided	2/3/2020			50'3" X 129'3" BARN TO BE USED FOR THE PURPOSE OF THE POPOPERTY (HORSE STALL, HOUSE).
BGPA2021-00045	10690 CRESTWOOD DR Unit: B MANASSAS, VA 20109	Building General	Completed	1/4/2021			Massage Establishment
BGPA2021-00101	12778 HAZELWOOD DR NOKESVILLE, VA 20181	Building General	Completed	5/3/2021			PROPOSED FARM BUILDING EXEMPTION FOR A: 28' X 50' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2021-00032	7760 SAM KEYS LN MANASSAS, VA 20112	Building General	Voided	10/29/2020	Bryce Barrett		Public Facilities Review for sewer connection
BGPA2020-00073	13160 FLEETWOOD DR NOKESVILLE, VA 20181	Building General	Approved	3/19/2020			BUILDING 28' X 30' ONE STORY DETACHED POLE BARN FOR STORAGE OF FARM EQUIPMENT ON AGRICULTURAL LOT
BGPA2020-00022	12596 FOREMOST CT NOKESVILLE, VA 20181	Building General	Completed	9/20/2019	Juan Torres		10' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE - BARN/STABLE - ZNA2020-01725
BGPA2020-00062	12603 HALL ST WOODBIDGE, VA 22192	Building General	Completed	2/13/2020			Building Permit Not Required for Retaining Wall
BGPA2021-00075	16675 DOMINION RESERVE CT BROAD RUN, VA 20137	Building General	Completed	3/8/2021			42' x 64' ONE-STORY DETACHED ACCESSORY STRUCTURE (W/ 1/2 BATHROOM); SEE EMAIL CORRESPONDENCE FROM HOMEOWNER IN DOCUMENTS.
BGPA2021-00050	9300 SHEVLIN CT NOKESVILLE, VA 20181	Building General	Completed	1/12/2021			30 X 60 ONE STORY DETACHED ACCESSORY STRUCTURE (FARM EQUIPMENT STORAGE)
BGPA2021-00006	9800 MONTVILLE DR MANASSAS, VA 20111	Building General	Approved	8/4/2020			CONSTRUCTION OF 30' X 30' BARN WITH HAYROOM, GRAIN/SADDLE ROOM, CUPOLA, 2 HORSE STALLS, AND 1 WASH STALL
BGPA2020-00050	14513 GENERAL WASHINGTON DR WOODBIDGE, VA 22193	Building General	Under Review	1/15/2020			BEL AIR PLANTATION BARN

BGPA2021-00070	12901 VINT HILL RD NOKESVILLE, VA 20181	Building General	Completed	2/23/2021		AGRICULTURAL USE 75' X 60' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE, BLD 1) 25' X 50' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE, BLD 2) 83' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE, BLD 3) 26' X 78' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE, BLD 4) 140' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) ? MAX HEIGHT 35' - MUST MAINTAIN 15' SIDE AND 25' REAR SETBACKS FROM PROPERTY LINES - NO RPA - SEE ATTACHED HOUSE LOCATION SURVEY
BGPA2020-00090	10709 LONESOME RD NOKESVILLE, VA 20181	Building General	Under Review	6/10/2020		36' X 24' ONE-STORY DETACHED ACCESSORY STRUCTURE WITH 12' X 24' COVERED OPEN PORCH
BGPA2020-00009	12400 BRISTOW RIDGE LN NOKESVILLE, VA 20181	Building General	Under Review	8/13/2019		24 x 36 ONE STORY DETACHED ACCESSORY STRUCTURE (STORAGE) TO BE USED FOR HORSE AND FARM EQUIPMENT
BGPA2020-00044	12875 WARRENTON RD NOKESVILLE, VA 20181	Building General	Approved	12/20/2019		36 X 60 ONE STORY DETACHED ACCESSORY STRUCTURE (STORAGE) BARN
BGPA2021-00100	12792 HAZELWOOD DR NOKESVILLE, VA 20181	Building General	Approved	5/3/2021		EXEMPTION REQUEST FOR A: 30' X 50' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) WITH 40' X 60' CONCRETE PAD
BGPA2021-00019	2881 SEMINOLE RD WOODBRIIDGE, VA 22192	Building General	Incomplete	9/1/2020	Haywood Kines	Home Business for Hair Salon less than 10% of the floor area, Hair Weaving only at this location
BGPA2021-00076	5016 SUDLEY RD CATHARPIN, VA 20143	Building General	Approved	3/9/2021		35' X 69' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2020-00043	10704 BRISTOW RD BRISTOW, VA 20136	Building General	Approved	12/10/2019	Juan Torres	20' X 24' ONE-STORY POLE BARN
BGPA2020-00091	17155 STORMY DR HAYMARKET, VA 20169	Building General	Under Review	6/15/2020		36' X 64' ONE-STORY DETACHED ACCESSORY STRUCTURE WITH 6' X 64' CONCRETE PAD BLDG #1 - 63' X 77' TACK SHOP FOR RIDING EQUIPMENTS BLDG #2 - 240' X 93' MACHINE SHOP BLDG #3 - 100' X 50' HORSE CARRIAGE STORAGE BLDG #4 - 100' X 50' PETTING ZOO FOR SMALL ANIMALS BLDG #5 - 100' X 50' PETTING ZOO FOR SMALL ANIMALS BLDG #6 - 40' X 30' HARNESS AND TAC SHOP BLDG #7 - 50' X 50' HORSE BARN BLDG #8 - 50' X 50' HORSE BARN
BGPA2020-00077	2804 INGRAM DR HAYMARKET, VA 20169	Building General	Completed	4/13/2020		LIGHTING IN RIDING ARENA - EXEMPT FROM CODE
BGPA2021-00024	9771 WINDY HILL DR NOKESVILLE, VA 20181	Building General	Approved	9/11/2020		48' X 60' ONE STORY POLE BARN FOR HORSE STORAGE
BGPA2021-00018	2887 BARRILEY DR DUMFRIES, VA 22026	Building General	Approved	8/28/2020	Robert Bell	HEC FOR HOME BASED BUSINESS
BGPA2020-00018	4111 MILL CREEK RD HAYMARKET, VA 20169	Building General	Approved	9/5/2019		50' x 50' ONE-STORY DETACHED ACCESSORY STRUCTURE (barn structure for HORSE, TRACTOR, HAY, AND OTHER MISC FARM EQUIPMENT)
BGPA2020-00030	10614 LAKE JACKSON DR MANASSAS, VA 20111	Building General	Under Review	10/22/2019		70 x 50 ONE STORY DETACHED ACCESSORY STRUCTURE
BGPA2022-00027	3840 AVONILEA WAY CATHARPIN, VA 20143	Building General	Approved	8/26/2021		CODE EXEMPT FARM STRUCTURE: 30' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2022-00030	13507 HIGHLAND FARMS CT NOKESVILLE, VA 20181	Building General	Approved	9/1/2021		16' X 24' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) - EXTENDING EXISTING STRUCTURE FOR A TOTAL SIZE OF 32' X 24' POLE BARN EXPANSION, EXEMPT FARM BUILDING OR STRUCTURE.
BGPA2022-00031	13130 GABLES GREEN WAY CATHARPIN, VA 20143	Building General	Approved	9/1/2021		18' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), EXEMPT POLE BUILDING FOR STORAGE OF TRACTORS AND OTHER FARMING EQUIPMENT.

BGPA2022-00024	13404 HERSHEY DR NOKESVILLE, VA 20181	Building General	Approved	8/24/2021			FARM BUILDING AND STRUCTURE BUILDING CODE EXEMPTION REQUEST FOR: 16' X 16' ONE-STORY DETACHED ACCESSORY STRUCTURE (SHED) / 40' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) / 24' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) WITH 10' X 40' OVERHANG
BGPA2022-00036	9620 HEATHER GREEN DR MANASSAS, VA 20112	Building General	Approved	9/13/2021			CODE EXEMPT FARM STRUCTURE: 24' X 36' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2022-00032	13874 AMY LN NOKESVILLE, VA 20181	Building General	Approved	9/1/2021			45' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) WITH 15' X 30' OVERHANG, EXEMPT FARM BUILDING OR STRUCTURE.
BGPA2022-00035	13625 ORLANDO RD NOKESVILLE, VA 20181	Building General	Under Review	9/13/2021			24' X 36' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), AND 12' X 18' OPEN DECK WITH 4' X 4' LANDING AND 4' X 10' STAIRS BUILT TO GRADE
BGPA2022-00029	5016 SUDLEY RD CATHARPIN, VA 20143	Building General	Approved	9/1/2021			35' X 69' ONE-STORY DETACHED ACCESSORY STRUCTURE EXEMPT FARM BUILDING
BGPA2022-00045	16112 THOROUGHFARE RD BROAD RUN, VA 20137	Building General	Completed	10/28/2021			40' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2022-00047	16520 JACKSON HOLLOW RD HAYMARKET, VA 20169	Building General	Under Review	11/15/2021			BARN STRUCTURE ON PROPERTY
BGPA2022-00051	13503 HIGHLAND FARMS CT NOKESVILLE, VA 20181	Building General	Approved	12/8/2021			PROPOSED: 25' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) AND 20' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (GREENHOUSE)
BGPA2022-00048	11305 ADEN RD NOKESVILLE, VA 20181	Building General	Approved	11/29/2021			FARM EXEMPT STRUCTURE (30' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE))
BGPA2022-00050	9780 WINDY HILL DR NOKESVILLE, VA 20181	Building General	Under Review	12/6/2021			PROPOSED: 48.0' X 47.8' TWO-STORY ACCESSORY STORAGE STRUCTURE
BGPA2022-00057	5730 TURNER RD BROAD RUN, VA 20137	Building General	Approved	1/25/2022			OK FOR OCCUPANCY WITH AGRICULTURAL AS A PRIMARY USE TO ESTABLISH A PRIMARY BONAFIDE AGRICULTURAL FARM BUSINESS USE
BGPA2022-00059	13885 FLEETWOOD DR NOKESVILLE, VA 20181	Building General	Approved	2/3/2022			EXEMPT FARM BUILDING OR STRUCTURE (30' X 48' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) DETACHED ACCESSORY STRUCTURE CANNOT BE USE FOR HOME EPM)
BGPA2022-00060	11401 MORGAN RIDGE LN NOKESVILLE, VA 20181	Building General	Approved	2/3/2022			EXEMPT FARM BUILDING OR STRUCTURE (30' X 50' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) PER ZNA2022-03986 SEE DOCUMENTS FOR EMAIL CORRESPONDENCE WITH OWNER
BGPA2022-00063	11890 TRAILSIDE TURN NOKESVILLE, VA 20181	Building General	Approved	2/17/2022			20' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2022-00067	11402 REID LN NOKESVILLE, VA 20181	Building General	Completed	2/23/2022			BUILDING CODE EXEMPT FARM BUILDINGS AND STRUCTURES: 42' X 86' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), 6' X 10' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), 8' DIAMETER ONE-STORY DETACHED ACCESSORY STRUCTURE (WATER TANK), 6' X 10' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), 16' X 40' TWO-STORY DETACHED ACCESSORY STRUCTURE (1ST LEVEL: STORAGE; 2ND LEVEL: OFFICE), 24' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), 14' X 18' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), 10' X 12' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), 10' X 12' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), 50' X 42' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), AND 2.6' X 2.5' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)- SUBJECT TO ISSUANCE OF BUILDING PERMIT (IF REQUIRED) BY BUILDING OFFICIAL - PER HEALTH DEPT, MAY PROCEED WITH OUT REVIEW - APPLICANT PROCEEDS AT OWN RISK; ANY WATER AND SEPTIC USE ON THE PROPERTY REQUIRE HEALTH DEPARTMENT APPROVAL - SUBJECT TO CONDITIONS OF ZNR2021-00247 - THE DETACHED ACCESSORY STRUCTURE SHALL NOT BE USED FOR RESIDENTIAL/HOUSEKEEPING PURPOSES OR COMMERCIAL BUSINESS USES
BGPA2022-00069	14170 OWLS NEST RD NOKESVILLE, VA 20181	Building General	Under Review	2/24/2022			PROPOSED FARM BUILDING OR STRUCTURE: 14' X 60' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) PER ZNA2022-02990 AND ZNR2022-00142
BGPA2022-00074	12406 PURCELL RD MANASSAS, VA 20112	Building General	Approved	3/16/2022			PROPOSED: 28' X 28' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE), CODE EXEMPT FARM STRUCTURE
BGPA2022-00062	9501 PAR DR NOKESVILLE, VA 20181	Building General	Approved	2/17/2022			24' x 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)

BGPA2022-00073	10904 PARKGATE DR NOKESVILLE, VA 20181	Building General	Approved	3/16/2022			PROPOSED EXEMPT FARM STRUCTURE: 30' X 34' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE). PER ZNA2022-04812
BGPA2022-00078	14911 LARGO VISTA DR HAYMARKET, VA 20169	Building General	Approved	4/6/2022			PROPOSED FARM BUILDING AND STRUCTURE BUILDING CODE EXEMPTION FOR A 28' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2022-00084	3990 MOUNTAIN RD HAYMARKET, VA 20169	Building General	Approved	5/20/2022			CODE EXEMPT FARM BUILDING/STRUCTURE: 50' X 42' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2022-00089	12806 COLBY DR WOODBRIDGE, VA 22192	Building General	Under Review	6/15/2022			HOME BUSINESS IN GARAGE - BARBER SHOP
BGPA2022-00093	12593 FOREMOST CT NOKESVILLE, VA 20181	Building General	Approved	6/25/2022			65' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (GARAGE/WINERY) WITH 12' X 60' SIDE COVERED PORCH AND 20' X 12' REAR COVERED PORCH WITH 8' X 10' ATTACHED SHED) - NOKESVILLE WINERY. ZNA2022-06558
BGPA2022-00064	8119 SHANE CT MANASSAS, VA 20112	Building General	Completed	2/21/2022			EXEMPT FARM STRUCTURE: 24' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) - EXPANDING FROM EXISTING 15' X 23' SHED
BGPA2022-00087	15021 TAYLORS MILL PL HAYMARKET, VA 20169	Building General	Completed	6/1/2022			BPA - 30' X 42' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) - SUBJECT TO ISSUANCE OF BUILDING PERMIT (IF REQUIRED) BY BUILDING OFFICIAL
BGPA2022-00091	13615 CARRIAGE FORD RD NOKESVILLE, VA 20181	Building General	Approved	6/24/2022			30' x 30' one-story detached accessory structure (farm storage)
BGPA2022-00092	15103 WATERFALL RD HAYMARKET, VA 20169	Building General	Approved	6/25/2022			36'9" X 36'9" ONE-STORY DETACHED ACCESSORY STRUCTURE (HORSE STABLE) per ZNA2022-06732
BGPA2023-00011	14450 OWLS NEST RD NOKESVILLE, VA 20181	Building General	Approved	9/7/2022			CODE EXEMPT FARM BUILDING: 36' X 48' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) INCLUDING TWO 12' X 48' OVERHANGS
BGPA2023-00008	16508 JACKSON HOLLOW RD HAYMARKET, VA 20169	Building General	Approved	8/25/2022			28' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE/CHICKEN COOP) per ZNA2023-00893
BGPA2023-00014	13030 HADDONFIELD LN GAINESVILLE, VA 20155	Building General	Approved	9/14/2022			CODE EXEMPT FARM BUILDING 36' X 36' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) WITH 10' X 36' OVERHANG
BGPA2022-00049	10517 SCHAEFFER LN NOKESVILLE, VA 20181	Building General	Approved	12/6/2021			PROPOSED : 24' X 24' ONE-STORY DETACHED ACCESSORY STRUCTURE (BARN) AND 30' X 50' ONE-STORY DETACHED ACCESSORY STRUCTURE (METAL HAY STRUCTURE) WITH 10' X 50' COVERED PORCH
BGPA2023-00027	4310 HIGH RIDGE RD HAYMARKET, VA 20169	Building General	Approved	10/25/2022			50' X 100' ONE-STORY DETACHED ACCESSORY EXEMPT FARM STRUCTURE (STORAGE)
BGPA2023-00029	13400 FLEETWOOD DR NOKESVILLE, VA 20181	Building General	Approved	10/27/2022			30' X 40' ONE-STORY DETACHED ACCESSORY CODE EXEMPT FARM STRUCTURE (STORAGE)
BGPA2023-00037	14885 DUMFRIES RD MANASSAS, VA 20112	Building General	Pending Meet	11/9/2022	Alexander Vanegas		PFR for a 7-mile pipeline extension to the PWC landfill; for a renewable natural gas processing facility.
BGPA2023-00038	12805 VINT HILL RD NOKESVILLE, VA 20181	Building General	Approved	11/17/2022			BPA - OVERALL 50' X 96' ONE-STORY DETACHED ACCESSORY STRUCTURE (AGRICULTURE BUILDING) - SUBJECT TO ISSUANCE OF BUILDING PERMIT (IF REQUIRED) BY BUILDING OFFICIAL - SUBJECT TO WATERSHED APPROVAL
BGPA2023-00040	9300 SHEVLIN CT NOKESVILLE, VA 20181	Building General	Approved	12/9/2022			30' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE). CODE EXEMPT FARM STRUCTURE. ZNA2023-02696
BGPA2023-00039	8690 SMITH LN MANASSAS, VA 20112	Building General	Approved	12/9/2022			22' X 55' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE). CODE EXEMPT FARM STRUCTURE. ZNA2023-02507
BGPA2023-00060	11959 BLUEGRASS CT NOKESVILLE, VA 20181	Building General	Approved	2/3/2023			30' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) FOR GOATS, CHICKENS, AND PONY (ZNA2023-03587)
BGPA2023-00063	12106 LUCASVILLE RD MANASSAS, VA 20112	Building General	Approved	2/8/2023			50' X 80' ONE STORY PRIMARY FARM EXEMPT STRUCTURE (BARN - LIVESTOCK AND FEED) per ZPA2008-02617

BGPA2023-00070	14461 DOWDEN DOWNS DR HAYMARKET, VA 20169	Building General	Approved	2/16/2023			24' X 25' ONE-STORY DETACHED ACCESSORY CODE EXEMPT FARM BUILDING STRUCTURE (STORAGE), PER ZNA2023-03695
BGPA2023-00075	14100 CONIFER CT NOKESVILLE, VA 20181	Building General	Completed	2/27/2023			EXEMPT FARM STRUCTURE (32' X 55' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) PER ZNA2023-03831
BGPA2023-00116	12826 HAZELWOOD DR NOKESVILLE, VA 20181	Building General	Approved	4/6/2023			12' X 48' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) INCLUDING A 12' X 48' LEAN-TO (MAX HEIGHT 35')
BGPA2023-00049	13365 HERSHEY DR NOKESVILLE, VA 20181	Building General	Approved	1/23/2023			PROPOSED FARM BUILDING/STRUCTURE- 40' X 60' ONE-STORY DETACHED ACCESSORY STRUCTURE (TRACTOR STORAGE, CHICKENS, AND GOATS), ZNA2023-03104
BGPA2023-00030	13651 VAN DOREN RD MANASSAS, VA 20112	Building General	Rejected	10/28/2022			20' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2023-00117	6008 WHEELER LN BROAD RUIN, VA 20137	Building General	Approved	4/7/2023			CODE EXEMPT FARM STRUCTURE - 60' X 30' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE)
BGPA2023-00134	4350 TULLAMORE ESTATES RD GAINESVILLE, VA 20155	Building General	Approved	4/21/2023			12' X 48' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) WITH 10' X 48' OVERHANG CODE EXEMPT FARM STRUCTURE FOR HORSES, HAY, AND TACK. ZNA2023-05128
BGPA2023-00132	12605 HAZELWOOD DR NOKESVILLE, VA 20181	Building General	Approved	4/24/2023			36' X 60' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) CODE EXEMPT FARM STRUCTURE FOR CROPS, ZNA2023-04978
BGPA2023-00133	9500 KENDALL KNOLLS LN NOKESVILLE, VA 20181	Building General	Approved	4/25/2023			23' X 29' ONE-STORY DETACHED ACCESSORY STRUCTURE (METAL SHED BUILDING) CODE EXEMPT FARM STRUCTURE FOR HORSES PER ZNA2023-04548
BGPA2023-00156	4511 OLD FIELD DR GAINESVILLE, VA 20155	Building General	Approved	5/15/2023			24' X 24' ONE-STORY DETACHED ACCESSORY FARM EXEMPT STRUCTURE (RUN-IN SHED), PER ZNA2023-04743
BGPA2023-00160	9608 CHEVALLE DR MANASSAS, VA 20112	Building General	Approved	5/17/2023			24' X 40' ONE-STORY DETACHED FARM EXEMPT ACCESSORY STRUCTURE FOR FARM ANIMALS (COWS, DONKEYS, LLAMA), PER ZNA2023-04415
BGPA2023-00159	10915 POPLAR FORD TRL MANASSAS, VA 20109	Building General	Approved	5/22/2023			34' X 50' ONE-STORY DETACHED ACCESSORY FARM EXEMPT STRUCTURE FOR HORSES, PER ZNA2023-05721
BGPA2023-00161	10709 PARKGATE DR NOKESVILLE, VA 20181	Building General	Approved	5/18/2023			20' X 24' ONE-STORY DETACHED FARM EXEMPT ACCESSORY STRUCTURE (HAY, TRACTORS, ETC.), PER ZNA2023-04016
BGPA2023-00171	14611 DEEPWOOD LN NOKESVILLE, VA 20181	Building General	Approved	5/18/2023			40' X 50' ONE-STORY DETACHED FARM EXEMPT ACCESSORY STRUCTURE (HAY STORAGE, CHICKENS, DUCKS, TURKEYS, GOATS, EQUIPMENT, AND FOOD STORAGE) WITH 12' X 50' AND 6' X 11.4' ATTACHED PORCHES, PER ZNA2023-05684
BGPA2023-00189	10863 PARKGATE DR NOKESVILLE, VA 20181	Building General	Approved	6/26/2023			48' X 34' ONE-STORY DETACHED CODE EXEMPT ACCESSORY STRUCTURE FOR FARMING OPERATIONS (CHICKEN COOP/STORAGE) WITH 8' OVERHANG ON ONE SIDE, PER ZNA2020-04035
BGPA2024-00033	2701 YOUNGS DR HAYMARKET, VA 20169	Building General	Approved	7/27/2023			24' X 29' ONE-STORY DETACHED ACCESSORY CODE EXEMPT FARM STRUCTURE (STORAGE) (MAX HEIGHT 18') PER ZNA2023-04598
BGPA2024-00045	11506 PARKGATE DR NOKESVILLE, VA 20181	Building General	Approved	8/10/2023			ZONING BONAFIDE AGRICULTURAL USE VERIFICATION ZNA2024-00001
BGPA2024-00038	8794 BUCKLAND MILL RD GAINESVILLE, VA 20155	Building General	Approved	8/4/2023			OVERALL 50' X 80' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) WITH 8' X 48' COVERED PORCH PER ZNA2024-00678 - FUTURE CHRISTMAS TREE FARM
BGPA2024-00078	10875 JUSTABOUT FARMS LN NOKESVILLE, VA 20181	Building General	Approved	9/7/2023			25' X 25' ANIMAL RUN WITH 20' X 8' ONE-STORY DETACHED ACCESSORY STRUCTURE (GOAT SHED) CODE EXEMPT FARM STRUCTURE
BGPA2024-00077	12511 BRISTOW RD NOKESVILLE, VA 20181	Building General	Approved	9/7/2023			40' X 40' L-SHAPE ONE-STORY DETACHED ACCESSORY EXEMPT FARM STRUCTURE (STORAGE OF MATERIALS AND EQUIPMENT FOR ORGANIC VEGETABLES)

BGPA2024-00100	12788 ADEN RD NOKESVILLE, VA 20181	Building General	Approved	10/3/2023			12' X 30' ONE-STORY DETACHED ACCESSORY EXEMPT FARM STRUCTURE (STORAGE) per ZNA2024-01584
BGPA2024-00120	9019 BUCKLAND MILL RD GAINESVILLE, VA 20155	Building General	Approved	10/19/2023			36' X 50' ONE-STORY DETACHED ACCESSORY EXEMPT FARM STRUCTURE (STORAGE BUILDING FOR VEGETABLE FARM) ZNA2024-02019
BGPA2024-00146	5718 FEATHERBED LN MANASSAS, VA 20109	Building General	Approved	11/8/2023			40' X 40' ONE-STORY DETACHED ACCESSORY CODE EXEMPT STRUCTURE (STORAGE) FOR FOWL/EGGS/FARM EQUIPMENT STORAGE, per ZNA2024-02345
BGPA2024-00166	11401 COLVIN LN NOKESVILLE, VA 20181	Building General	Approved	12/1/2023			36' X 60' ONE-STORY DETACHED ACCESSORY CODE EXEMPT FARM STRUCTURE (STORAGE FOR HAY PRODUCTION AND STORAGE, RANCH WORK, HORSE SHELTER AND MATERIALS, TRACTOR STORAGE)
BGPA2024-00195	11008 KETTLE RUN RD NOKESVILLE, VA 20181	Building General	Approved	1/4/2024			55' X 100' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) AND OVERALL 60' X 96' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) WITH TWO (2) 60' X 8' BRIDGES/WALKWAYS per ZNA2024-01697
BGPA2024-00194	14881 VINT HILL RD NOKESVILLE, VA 20181	Building General	Incomplete	1/4/2024			**WAITING ON ZONING APPROVAL **
BGPA2024-00200	9608 SILAS DR NOKESVILLE, VA 20181	Building General	Approved	1/9/2024			24' X 24' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) FOR FARMING OPERATIONS (SEE EMAIL FROM OWNER) PER ZNA2024-02848
BGPA2024-00211	10904 CROCKETT RD NOKESVILLE, VA 20181	Building General	Approved	1/17/2024			CODE EXEMPT FARM STRUCTURE FOR HAY STORAGE: 36' X 36' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) - WITH ATTACHED 12' X 16' OPEN DECK AND 4' WIDE STAIRS WITH 4' X 4' LANDING AND 4' WIDE STAIRS PER ZNA2024-03199
BGPA2024-00213	5218 DAVIS FORD RD WOODBIDGE, VA 22192	Building General	Approved	1/24/2024			25' X 33' ONE-STORY DETACHED CODE EXEMPT ACCESSORY FARM STRUCTURE (ADDING STORAGE AREA TO EXISTING 60' X 20' EXEMPT FARM STRUCTURE) per ZNA2024-02796 FARMING OPERATIONS CONSIST OF RAISING FARM ANIMALS, HOUSING AND HANDLING FACILITY FOR LIVESTOCK, ETC.
BGPA2024-00215	13115 OLD CHURCH RD NOKESVILLE, VA 20181	Building General	Approved	1/24/2024			15' X 30' EXTENSION TO EXISTING ONE-STORY CODE EXEMPT DETACHED ACCESSORY FARM STRUCTURE (STORAGE) FOR HORSES per ZNA2024-03285 - OVERALL STORAGE BUILDING IS NOW 45' X 30' (PAST ZONING APPROVAL FOR 30' X 30' BUILDING WAS ZNA2018-06401)
BGPA2024-00219	11536 ASBURY RIDGE CT NOKESVILLE, VA 20181	Building General	Approved	1/26/2024			30' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) ON 31' X 41' CONCRETE PAD
BGPA2024-00214	8433 CABIN BRANCH CT MANASSAS, VA 20111	Building General	Approved	1/24/2024			CODE EXEMPT FARM STRUCTURE: 30' X 40' ONE-STORY DETACHED ACCESSORY STRUCTURE (STORAGE) ON TOP OF 30' X 40' CONCRETE PAD PER ZNA2024-02619

VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of Sidney Harris
Appeal No. 20-02

DECISION OF THE REVIEW BOARD

I. Procedural Background

The State Building Code Technical Review Board (Review Board) is a Governor-appointed board established to rule on disputes arising from application of regulations of the Department of Housing and Community Development. See §§ 36-108 and 36-114 of the Code of Virginia. The Review Board's proceedings are governed by the Virginia Administrative Process Act (§ 2.2-4000 et seq. of the Code of Virginia).

II. Case History

On March 2, 2020 the Fairfax County Department of Code Compliance (County), the agency responsible for the enforcement of Part 1 of the 2015 Virginia Uniform Statewide Building Code (Virginia Construction Code or VCC), performed an inspection of the property owned by Sidney Harris (Harris) located at 5615 Hope Park Road in Fairfax County. The inspection resulted in the issuance of a Stop Work Order (SWO). On April 28, 2020, the County confirmed the violations still existed; On May 15, 2020, the County issued a Notice of Violation (Notice) citing violations to VCC Sections 108.1 (When applications are required), 113.3 (Minimum inspections), 113.8 (Final inspection), and 116.1 (General; when to be issued) for the lack of proper permits, inspections, and final approvals.

Harris filed a timely appeal to the Fairfax County Board of Building Code Appeals (local appeals board) stating, all structures located on the property were code compliant and that the SWO issued referenced a different property. The local appeals board denied the appeal. Harris

further appealed to the Review Board, after receiving the decision of the local appeals board, on August 5, 2020 asserting that the structures were farm buildings used to support farming operations.

A virtual Review Board hearing was held January 22, 2021. Appearing at the Review Board hearing for Fairfax County were Richard Grace, Margaret Delean, Gary Wallace, Dan Willham, Svantje Swider, and Sara Silverman, legal counsel. Sidney Harris, Angela Harris, and Chief Rosa Holmes-Turner attended the hearing on behalf of Sidney Harris.

III. Findings of the Review Board

- A. Whether the buildings and structures on the property located at 5615 Hope Park Road, identified in the Notice, are farm buildings and structures in accordance with VCC Section 102.3 (Exemptions) #9 and as defined in Chapter 2 of the VCC.
- B. Whether to uphold the decision of the County and the local appeals board that violations of the VCC Sections 108.1 (When applications are required), 113.3 (Minimum inspections), 113.8 (Final inspection), and 116.1 (General; when to be issued) for the lack of proper permits, inspections, and final approvals exist.

Sidney Harris, through his witness, argued that the property had been a farm since 1895. Harris argued that the stocked fishpond, fruit trees, and chickens on site served as proof that the property was a farm and thus the buildings on the property were farm buildings supporting farm operations. He further argued that the farm was being used for outreach to the youth of Fairfax County ages 12-19 to teach them life skills.

The County, through legal counsel, argued that the property was a junkyard/storage yard. The County pointed out to the Review Board that the building provisions of the Code of Virginia, §36-97, defines farm buildings or structures as not residential and part of farming operations. The County argued that the property was not a farm because no farming operations take place on the

property. The County also pointed out to the Review Board that §36-97 does not define farm operation; however, farm operation is defined in many other places throughout the Code of Virginia. The County argued that in those definitions, the business of farming is discussed and that Mr. Harris had not testified that the farming operations on the property were a business such as selling chickens and/or fruit. The County additionally argued that the size of the buildings on the property were greater than 256 square feet and required permits, inspections, and final approvals.

The Review Board agrees with Sidney Harris that the structures cited in the Notice are farm buildings supporting farming operations in accordance with VCC Section 102.3 (Exemptions) #9 and the definition of “Farm building or structure” in Chapter 2 of the VCC. The Board also finds that violations of the VCC Sections 108.1 (When applications are required), 113.3 (Minimum inspections), 113.8 (Final inspection), and 116.1 (General; when to be issued) for the lack of proper permits, inspections, and final approvals do not exist. The Review Board notes that the farm building or structure exemption is VCC Section 102.3 (Exemptions) #9 is not based on the amount of income the owner derives from the operation on the property. The Review Board also notes that the definition of farm operations, provided by the County in its argument, do not apply in this matter as they were pulled from unrelated portions of the Code of Virginia.¹

IV. Final Order

The appeal having been given due regard, and for the reasons set out herein, the Review Board orders as follows:

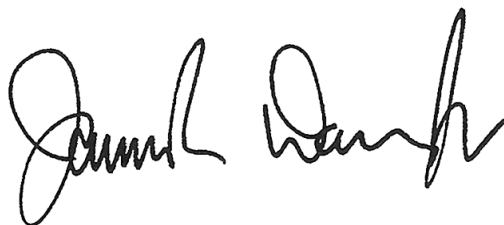
¹ See Review Board Case No 16-9

- A. Whether the buildings and structures on the property located at 5615 Hope Park Road, identified in the Notice, are farm buildings and structures in accordance with VCC Section 102.3 (Exemptions) #9 and as defined in Chapter 2 of the VCC.

The decision by the County and local appeals board that the structures cited in the NOV are not farm buildings supporting farming operations in accordance with VCC Section 102.3 (Exemptions) #9 is overturned.

- B. Whether to uphold the decision of the County and the local appeals board that violations of the VCC Sections 108.1 (When applications are required), 113.3 (Minimum inspections), 113.8 (Final inspection), and 116.1 (General; when to be issued) for the lack of proper permits, inspections, and final approvals exist.

The decision by the County and local appeals board that violations of the VCC Sections 108.1 (When applications are required), 113.3 (Minimum inspections), 113.8 (Final inspection), and 116.1 (General; when to be issued) for the lack of proper permits, inspections, and final approvals exist is overturned.



Chair, State Building Code Technical Review Board

Date entered _____ March 19, 2021 _____

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date of service (the date you actually received this decision or the date it was mailed to you, whichever occurred first) within which to appeal this decision by filing a Notice of Appeal with W. Travis Luter, Sr., Secretary of the Review Board. In the event that this decision is served on you by mail, three (3) days are added to that period.

Virginia:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD (REVIEW BOARD)

IN RE: Appeal of Isle of Wight County
Appeal No. 16-9

Hearing Date: January 20, 2017

DECISION OF THE REVIEW BOARD

I. PROCEDURAL BACKGROUND

The State Building Code Technical Review Board (Review Board) is a Governor-appointed board established to rule on disputes arising from application of regulations of the Department of Housing & Community Development. See §§ 36-108 and 36-114 of the Code of Virginia. The Review Board's proceedings are governed by the Virginia Administrative Process Act. See § 36-114 of the Code of Virginia.

II. CASE HISTORY

Around September of 2016, Chicora Hipp (Hipp) went to the Isle of Wight County Central Permitting office to obtain a

zoning permit for a detached storage building on her property, located at 17271 Mogarts Beach Road in Smithfield. While at the county offices, staff from the Isle of Wight Department of Inspections (County building department), the agency responsible for the enforcement of Part I of the 2012 Virginia Uniform Statewide Building Code (VCC), told Hipp she would be required to obtain a building permit for the construction of the building based on the county's policy on the exemption for farm buildings and structures in VCC Section 102.3(6). The department gave Hipp a copy of the County's policy.

As a result, Hipp filed an appeal in September to the Isle of Wight Board of Building Code Appeals (local appeals board) which heard the appeal in November of 2016 and overturned the decision of the County building department which requires a building permit for the proposed storage building.

The County building department further appealed to the Review Board.

The hearing before the Review Board was attended by a representative of the County building department. Hipp was not in attendance.

FINDINGS OF THE REVIEW BOARD

With respect to whether there was an application of the VCC

(i.e. USBC) in this appeal, the Review Board finds there was sufficient evidence to indicate that an application occurred when the County provided Hipp with a copy of its policy.

During testimony, the building department representative testified that the County established a written policy in accordance with VCC Section 102.3 to help clarify and explain what types of buildings and structures were exempt from No. 6 of the section entitled "Farm buildings and structures." The County testified that it used language from several sections of the Code of Virginia relating to farm-related activities in developing its policy.

Section 102.3 of the VCC reads, in part:

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

Furthermore, Section 102.3(6) states in pertinent part:

"Farm buildings and structures, except for a building or a 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 floodproofing regulations or mudslide regulations, as applicable."

The Review Board finds that Section 102.3(6) shown above and the definition of "Farm Building or Structure" in found Chapter 2 of

the VCC, and listed below, sufficiently clarify what types of buildings or structures are exempt from the VCC.

From VCC Chapter 2:

"FARM 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"

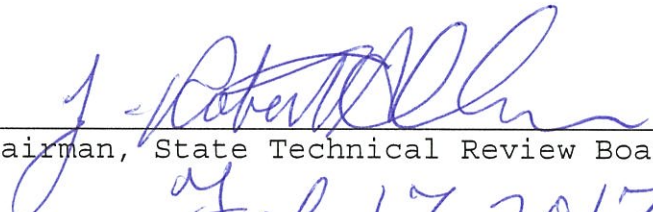
From the documents Hipp submitted, she intends to use the proposed building for sheltering her own horses, an activity clearly exempted under No. 2 in the above section.

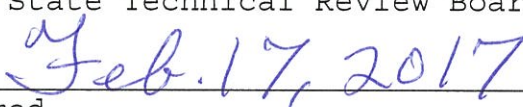
The Review Board notes that the farm building or structure exemption in Section 102.3(6) is not based on the amount of income the owner derives from operation of the property, and although zoning ordinances may be predicated on one's income, they are not under the purview of the Review Board. The Review

Board also notes that the definitions for "farmer" and "farm structure" from the Code of Virginia (Code) that the County used in developing its policy do not apply in this matter, as they are pulled from unrelated portions of the Code.

III. FINAL ORDER

The appeal hearing has been given due regard, and for the reasons set out herein, the Review Board orders the decision of the County building department to be overturned, and the City appeals board to be, and hereby is, upheld.



Chairman, State Technical Review Board


Date Entered

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date of service (the date you actually received this decision or the date it was mailed to you, whichever occurred first) within which to appeal this decision by filing a Notice of Appeal with Alan McMahan,

Secretary of the Review Board. In the event that this decision is served on you by mail, three (3) days are added to that period.



Farm Structure Exemption

Madison County Building Department
410 N. Main St. Madison, VA 22727 Phone
(540) 948-6102

Farm buildings and structures are exempt from the Virginia Uniform Statewide Building Code (USBC). To qualify for the exemption, the structure must be used for the specific purpose that is directly related to farming operations. The Code of Virginia section 36-97, and the Virginia USBC defines farms buildings and structures as follows:

Farm Building (Structure): A building or structure not used for residential purposes, located on property where farming operations take place, and is used primarily for any of the following uses or combinations thereof:

- 1) storage, handling, production, display, sampling or sale of agricultural, horticultural, floricultural or silvicultural products produced on 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 used on a farm;
- 5) storage or use of supplies and materials used on the farm; or
- 6) Implementation of best management practices associated with farm operations.

Such buildings or structures lying within a floodplain or in a mudslide-prone area are subject to flood proofing and mudslide regulations. The exemption does not apply to any building or portion thereof used as a restaurant and licensed by the Board of Health.

Please answer the following questions to verify the structure qualifies as farm exempt:

1. Is the property currently being used as a farm operation? Yes No
"Farm operation/Agricultural operation" means any operation devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture activity (§ 3.2-300).
2. Is the identified structure intended to be used for one or more of the following: Yes No
 - a. The storage, handling, production, display, sampling or sale of any items listed in Question 1
 - b. For sheltering, raising, handling, or processing of agricultural animals or animal products
 - c. The maintenance, storage or use of equipment or materials related to the activities listed in question 1
 - d. For business or office use or implementation of best management practices associated with the farm use

If you answered **NO** to either question, the structure is not exempt from requirements of the USBC. If you answered **YES** to both questions, please complete the affidavit below; and provide documentation showing the property is a farm operation (Schedule C, Schedule F, or other approved/acceptable documentation). A plot plan showing the proposed location of the farm structure is also required.

By completing the following affidavit, you are affirming that the identified structure meets the farm structure exemption of the USBC. **The structure is not exempt from other laws, regulations and ordinances including those of the Madison County Zoning Ordinance or Erosion and Sediment Control Ordinance.** Presentation of a false affidavit is a violation of the USBC (§ 36-106) and may also constitute a violation of other federal, state, and local regulations. A violation of the USBC shall be deemed a misdemeanor and conviction of such a violation shall be punished by a fine of not more than \$2,500. In addition, each day the violation continues after conviction, or the court-ordered abatement period has expired shall constitute a separate offense.

By signing this affidavit, you understand and agree that Madison County Building & Zoning staff are authorized to inspect the property to ensure compliance with this affidavit and any other pertinent laws, regulations, or ordinances.



Farm Structure Exemption

Madison County Building Department
410 N. Main St. Madison, VA 22727 Phone
(540) 948-6102

Farm buildings and structures are exempt from the Virginia Uniform Statewide Building Code (USBC). To qualify for the exemption, the structure must be used for the specific purpose that is directly related to farming operations. The Code of Virginia section 36-97, and the Virginia USBC defines farms buildings and structures as follows:

Farm Building (Structure): A building or structure not used for residential purposes, located on property where farming operations take place, and is used primarily for any of the following uses or combinations thereof:

- 1) storage, handling, production, display, sampling or sale of agricultural, horticultural, floricultural or silvicultural products produced on 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 used on a farm;
- 5) storage or use of supplies and materials used on the farm; or
- 6) Implementation of best management practices associated with farm operations.

Such buildings or structures lying within a floodplain or in a mudslide-prone area are subject to flood proofing and mudslide regulations. The exemption does not apply to any building or portion thereof used as a restaurant and licensed by the Board of Health.

Please answer the following questions to verify the structure qualifies as farm exempt:

1. Is the property currently being used as a farm operation? Yes No
"Farm operation/Agricultural operation" means any operation devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture activity (§ 3.2-300).
2. Is the identified structure intended to be used for one or more of the following: Yes No
 - a. The storage, handling, production, display, sampling or sale of any items listed in Question 1
 - b. For sheltering, raising, handling, or processing of agricultural animals or animal products
 - c. The maintenance, storage or use of equipment or materials related to the activities listed in question 1
 - d. For business or office use or implementation of best management practices associated with the farm use

If you answered **NO** to either question, the structure is not exempt from requirements of the USBC. If you answered **YES** to both questions, please complete the affidavit below; and provide documentation showing the property is a farm operation (Schedule C, Schedule F, or other approved/acceptable documentation). A plot plan showing the proposed location of the farm structure is also required.

By completing the following affidavit, you are affirming that the identified structure meets the farm structure exemption of the USBC. **The structure is not exempt from other laws, regulations and ordinances including those of the Madison County Zoning Ordinance or Erosion and Sediment Control Ordinance.** Presentation of a false affidavit is a violation of the USBC (§ 36-106) and may also constitute a violation of other federal, state, and local regulations. A violation of the USBC shall be deemed a misdemeanor and conviction of such a violation shall be punished by a fine of not more than \$2,500. In addition, each day the violation continues after conviction, or the court-ordered abatement period has expired shall constitute a separate offense.

By signing this affidavit, you understand and agree that Madison County Building & Zoning staff are authorized to inspect the property to ensure compliance with this affidavit and any other pertinent laws, regulations, or ordinances.

Farm Structure Exemption Affidavit

Owner Information:

Owners Name: _____ Phone: _____

Property Address: _____

Mailing Address: _____

Tax Map: _____ Zoning: _____ Land Use: Yes No

Structure Information:

Size of structure: _____

Electrical Service to Structure: Yes No Electric Service Supplier: _____

Proposed Use: _____

I _____ have read and understand the above and affirm that the structure identified qualifies for farm exemption. I also consent to County staff performing inspections to ensure compliance.

Owners Signature (Must be signed in front of Notary)

Date

City/County of _____
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by

(Name of person seeking acknowledgment)

Notary Public's signature _____

Notary registration number: _____

My commission expires: _____

******* FOR OFFICIAL USE ONLY *******

Zoning Approval _____ Building Approval _____

Erosion & Sediment Control Approval _____

Flood Zone _____

Copy of Documentation Provided (yes or no): _____



Loudoun County
Department of Building & Development
1 Harrison Street S.E., P.O. Box 7000, Leesburg, VA 20177-7000
(703) 777-0220 www.loudoun.gov/buildingpermits

FARM BUILDING OR STRUCTURE ATTACHMENT
(return this completed document with the Building/Zoning Permit Application)

The information provided by the owner on this form will be used by the Building Code Official to determine if a proposed/existing structure meets the farm building/structure definition of the Virginia Uniform Statewide Building Code (USBC) and meets the eligibility requirements for an exemption from the USBC. This information will also be used in the Zoning Permit review to identify the land use based on the Zoning Ordinance definitions. A Zoning Permit is required for all new farm building(s) or structure(s) or any change of use of an existing building or structure, regardless if the Building Official deems the building or structure exempt from the USBC.

FARM STRUCTURE EXEMPTION REQUEST

Request for exemption from the Virginia Uniform Statewide Building Code (USBC), 2018 Virginia Construction Code, Section 102.3 - "Exemption for farm buildings and structures"

VIRGINIA CONSTRUCTION CODE CHAPTER 2 DEFINITIONS

FARM 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 there of:

- 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.

1. Describe in detail the farming operation taking place on the land where the farm building or structure is located:

Three horizontal lines for text entry.

2. Describe in detail how the farm building or structure is used primarily for the farm uses defined above:

Three horizontal lines for text entry.

3. Describe any and all secondary uses of the farm building or structure:

Three horizontal lines for text entry.

Office use only
Permit #



Loudoun County
Department of Building & Development
1 Harrison Street S.E., P.O. Box 7000, Leesburg, VA 20177-7000
(703) 777-0220 www.loudoun.gov/buildingpermits

FARM BUILDING OR STRUCTURE ATTACHMENT
(return this completed document with the Building/Zoning Permit Application)

Please give a simple floor plan drawing of your farm building or structure using the box below (room layout e.g.: tack room, stall, hay/crop storage, bathroom, feed room, tasting room etc.). You may also submit any drawings or renderings of the structure and floor plans along with or in lieu of the simple floor plan.

I am requesting a building permit and review even though the building or structure may be deemed exempt from USBC.

Is this building or structure primarily used for animal husbandry as defined in Article 8 of the Zoning Ordinance? Yes No

Structure Size (square feet) Structure Length Structure Width Structure Height

Office use only
Permit # _____



Loudoun County
Department of Building & Development
1 Harrison Street S.E., P.O. Box 7000, Leesburg, VA 20177-7000
(703) 777-0220 www.loudoun.gov/buildingpermits

FARM BUILDING OR STRUCTURE ATTACHMENT
(return this completed document with the Building/Zoning Permit Application)

Please submit a Building/Zoning Permit application along with all three (3) pages of the Farm Building or Structure Attachment. You will also need a plat of the property and will need to draw the structure(s) on the plat and give the distances from all property lines. You may also be required to obtain a Conservation Farm Plan (also known as a Farm Management Plan) from Loudoun Soil and Water Conservation District (SWCD) and the Virginia Cooperative Extension Service (VCES) and provide a copy of such executed Plan.

I, the undersigned:

- do understand that any changes to the primary use of this structure or status of my farming operations, as stated above, shall be reported to the Building Official and may nullify this exemption;
do hereby certify that I have read and understand the above definitions from the USBC;
do hereby certify under penalty of perjury that all statements provided by me on this application are true and accurate;
do understand that a site visit by County staff may be required prior to approval and I hereby grant permission for County staff to enter the property;
do understand that more information and documentation may be required to assist in my application review.

Parcel Address or Pin Number (where the proposed structure is to be built):

Contact Name: Property Owner's Name:

Property Owner's Signature: Date:

Property Owner's Address:

Property Owner's Phone Number: Property Owner's Email:

Office use only (Building Code)

Permit Number: PIN Number:

Building Official Approval: Date:

Site visit required prior to approval (check if required)

Office use only (Zoning Permits)

Zoning Planner Approval: Date:



FARM BUILDING OR STRUCTURE EXEMPTION

Per §36-99 of the Code of Virginia, **farm buildings or structures** can be considered exempt from requirements of the Virginia Uniform Statewide Building Code (USBC). Before consideration, it is important to understand the exemption requirements and whether or not it could have an impact on other activities you might conduct on your property.

The Code of Virginia provides the following definition related to farm buildings or structures:

"Farm building or structure" means 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; or*
6. *Implementation of best management practices associated with farm operations.*

As part of the process for exemption consideration, a staff review/approval of the use and location of the structure is required to confirm compliance with Chapter 28 (Zoning Ordinance) of the Stafford County Code, as well as other applicable codes and regulations not considered exempt as part of this process.

Applicants are required to submit a [Residential Change \(RESCHG\)](#) permit application along with supporting documentation and applicable fees. Once submitted, an inspection by the Departments of Planning & Zoning and Development Services may be necessary to field verify any application information.

The attached **Farm Building or Structure - Affidavit** form shall be completed and submitted with the corresponding RESCHG permit application



FARM BUILDING OR STRUCTURE - AFFIDAVIT

I, _____, affirm that I am the owner or owner's legal representative of the property identified as:

Tax Parcel: _____ Address: _____

Said property being located in Stafford County, Virginia.

I affirm that the above-mentioned property is actively partaking in an agricultural operation and/or the production of agriculture and silviculture as defined per § 3.2-300 of the Code of Virginia:

"Agricultural operation" means any operation devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture activity.

"Production agriculture and silviculture" means the bona fide production or harvesting of agricultural or silvicultural products but shall not include the processing of agricultural or silvicultural products or the above ground application or storage of sewage sludge.

Initial

I affirm that the structure to be constructed and/or improved will not be used for residential purposes, and the structure will be used primarily for the following:

(Select at least 1 of 6 allowable uses described on Page 1 of 3)

Initial

I affirm that, in order for any farm building or structure to be considered exempt from the Virginia Uniform Statewide Building Code (USBC), approval from the Stafford County Zoning Administrator (or designee) is required as a prerequisite for approval by the Stafford County Building Official. Furthermore, I understand that the property is subject to inspection as provided in Article XVII (Enforcement) whenever necessary to enforce provisions of this agreement and County Code. Should the farm building or structure be converted to any other use not subject to this exemption, said farm building or structure shall be brought into compliance with the Virginia Uniform Statewide Building Code (USBC) and other applicable codes and regulations to include submittal/approval of any corresponding permit applications.

Initial



I, as owner or owner’s legal representative, do hereby certify that I have read and understand the requirements for this submission and that the information submitted can be considered complete and correct.

Signature of Owner or Owner’s Legal Representative

Date

Printed Name

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to-wit:

I, the undersigned Notary Public, certify that _____, on behalf of _____, whose name is signed to the foregoing Farm Building or Structure Exemption form, appeared and acknowledged the same before me this _____ day of _____, 20_____.

Notary Public

Printed Name

My commission expires: _____

Registration Number: _____



**ZONING COMPLIANCE APPLICATION
COUNTY OF GOOCHLAND, VIRGINIA**

Planning and Zoning Office
P.O. Box 103
Goochland, VA 22063

Phone: (804) 556-5860

Web: www.co.goochland.va.us

FAX: (804) 556-5654

Office Use Only

Application File Date: _____ Application No.: _____ Fee: \$25.00

Zoning Approval: Yes _____ No: _____ **Date:** _____

Zoning Application Type: *Please appropriate check box*

Residential Accessory Structure –256 sq. feet or less – structures over 256 sq. feet require a building permit

Farm Use Structure – Attached Farm Use Affidavit shall be completed and signed by property owner

Application Requirements

- Applicant shall submit two (2) sets of sealed surveyed site plans showing proposed location of building on property with setbacks clearly marked
- Applicant is responsible for locating the property lines and clearly marking them for inspection purposes and to assure setbacks are not violated

Applicant/Owner Information

Name of Property Owner: _____ Telephone: _____
Address: _____ Cell phone: _____
E-mail: _____ FAX: _____

Name of Applicant: _____ Telephone: _____
Address: _____ Cell phone: _____
E-mail: _____ FAX: _____

Property Information

Street Address: _____ Zoning: _____
GPIN Number: _____ Acreage: _____
Existing Use: _____
Are there any deed restrictions? If yes, attach copy of deed restrictions. Date restrictions expire: _____

Project Information

1. Estimated square footage of the building(s): _____
2. Value of Building: _____
3. Written Description of Proposed Physical Improvements:

RESIDENTIAL ACCESSORY STRUCTURE

All accessory buildings shall be subject to the following regulations:

- Any residential accessory structure greater than 256 sq. feet requires a building permit
- Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of the county applicable to the main building.
- Accessory buildings shall not be erected in any required yard, except rear yard.
- No detached accessory building shall be located closer than five (5) feet to any side or rear lot line. In no instance shall an accessory building be located within a dedicated easement or right-of-way.
- A separate and detached accessory building shall not serve as a separate dwelling unit.
- When the use of an accessory building is not clearly a use that is incidental to the permitted main structure, the accessory use shall be subject to the approval of the board of zoning appeals.
- Accessory structures uses for motor vehicle related purposes greater than 3000 sq. ft. will be reviewed by the Department of Building Inspections as commercial structures in accordance with the Virginia Construction Code

FARM USE EXEMPTION

Farm buildings and structures are exempt from the Virginia Uniform Statewide Building Code (USBC). To qualify for this exemption, the structure shall be used for a specific purpose directly related to an operating farm and the attached Farm Use Affidavit shall be completed.

Farm Structure or Building is defined as a building or structure thereof not used for residential purposes, located on property where farming operations take place, and used primarily for any of the following uses or a combination thereof:

- Storage, handling, production, display, sampling, or sale of agricultural, horticultural, floricultural, or silvicultural products produced in the farm;
- Sheltering, raising, handling, processing, or sale of agricultural animals or agricultural animal products;
- Business or office uses relating to farm operations;
- Use of farm machinery or equipment or maintenance or storage of vehicles, machinery, or equipment on the farm; or
- Implementation of best management practices associated with farm operations.

County Zoning Definitions:

Farm operation: At least five (5) acres under constructive single ownership and/or management upon which the activity of agriculture is pursued in the production of natural fibers and food for human or animal consumption, exclusive of forestry. The property must be zoned agricultural (A-1 or A-2). The minimum acreage (five (5) without a residence or six (6) with a residence) may be a single parcel or contiguous parcels owned by the same individual or members of the same family as per the Code of Virginia Sections 58.1-3230--58.1-3244.

(Res. of 2-19-92)

Farm building: Any structure associated with or supporting a farm operation as defined above. Such structure shall be on a parcel of land at least five (5) acres in size which is zoned agricultural (A-1 or A-2) and does not contain a single-family residence. If the parcel contains a residence, the parcel must be at least six (6) acres in size and zoned agricultural (A-1 or A-2). The minimum acreage (five (5) without a residence or six (6) with a residence) may be a single parcel or contiguous parcels owned by the same individual or members of the same family as per the Code of Virginia Sections 58.1-3230--58.1-3244.

The following farm buildings and structures are not exempt from code:

- 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.
- A building or a portion of a building, located on a farm, that is operated as a restaurant as defined in §35.1-1 of the Code of Virginia and licensed as such by the Board of Health under Chapter 2 (§ 35.1-11 et seq.) of Title 35.1 of the Code of Virginia.

APPLICANT/OWNER AGREEMENT & SIGNATURES

Applicant/Owner must read and sign

- Applicant shall submit two (2) sets of sealed surveyed site plans showing proposed location of building on property with setbacks clearly indicated.
- Applicant is responsible for locating, and clearly marking, the property lines to assure that setbacks are not violated.
- Applicant shall complete the attached Farm Use Affidavit if applying for a Farm Use Structure.
- The undersigned Owner authorizes entry onto the property by Goochland County employees during normal discharge of their duties in regard to this request.

In representing the above referenced firm submitting this application for review, I hereby state that the information provided in this application, and all accompanying information, is accurate, true and correct to the best of my knowledge, and that the attached site plan is an accurate depiction of the location of the proposed building. I hereby agree to conform to all terms of permit which may be issued on account of this application.

Signature
(Applicant/Property Owner/Representative)

Date

Printed Signature

FARM USE AFFIDAVIT

I, _____, of (address) _____, affirm that I am the owner of the property located at (tax parcel number) _____ in the County of Goochland, in the Commonwealth of Virginia. I affirm said property is used in a farming operation devoted to the bona fide production of crops or animals, including, but not limited to, the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; or the production and harvest of products from silviculture activity.

I understand the Zoning Administrator must approve and issue a zoning permit for the use of the farm structure as an Agricultural Structure before the exemption to the Virginia Uniform Statewide Building Code (USBC) may be applied and approved by the Building Code Official. I understand the Planning and Zoning Division of the Department of Community Development may require inspection of the property prior to the issuance of the zoning permit.

I affirm that the structure to be constructed will not be used for residential purposes and it will be used primarily for the following: _____

I affirm that the proposed structure meets the farm structure exemption of the USBC. No building permit or building inspections will be required. **Building a structure without a building permit that is not legally exempt would constitute a violation of Code of Virginia § 36-106, which is deemed a misdemeanor offense and subject to a fine of up to \$2,500.** Each day the violation continues after conviction or the court-ordered abatement has expired shall constitute a separate offense. Presentation of a false affidavit may also constitute violation of other state laws which may be punishable separately. The structure is not exempt from other laws, regulations, and ordinances, including the Goochland County Erosion and Sediment Control Ordinance.

COMMONWEALTH OF VIRGINIA
COUNTY OF GOOCHLAND, to-wit:

COMES NOW _____ (name), and after having been sworn, state that I have read and understand the above, and truthfully supplied the required information and affirm that the structure proposed to be built qualifies as a “farm structure” as defined by the USBC.

Owner signature: _____ Date: _____

SUBSCRIBED and SWORN TO before me this the _____ day of _____, 20 ____,
by _____.

Notary Public

My commission expires: _____

Documents Submitted
By Prince William
County

(Page left blank intentionally)



April 4, 2024

State Building Code Technical Review Board
c/o Mr. W. Travis Luter, Sr.
Secretary to the State Building Code Technical Review Board
Code and Regulation Specialist
Virginia Department of Housing and Community Development (DHCD)

RE: Appeal to the Review Board for George and Carrie Schiano (Appeal No. 24-03)

Dear Mr. Luter,

This letter is in response to Appeal No. 24-03 submitted by George and Carrie Schiano (Schiano).

1. The Prince William Building Code Appeals Board Chairman signed the Board's resolution on March 18, 2024.
2. On March 22, 2024, I issued a final determination via email to Schiano (attached). The email states in part:

“Based on the testimony provided by Mr. Schiano (See Attached Transcript) during the Building Code Appeal Hearing APL2024-00007, I have determined that you are operating a farm at 7480 Falkland Drive. Furthermore, I have determined that the two-story detached accessory structure is a Farm Building.”

In summary, based on the final determination, the violations related to the Building Permit and Electrical Permit have been abated. However, the Plumbing Permit requires the Plumbing Final Inspection for the sewer connection inside the residential house, which also requires the Health Department's approval of the connection to the existing septic system. Therefore, the Notice of Violation is valid and enforceable.

In reference to possible refunds, the localities adopted fee schedule, and its application are not considered an application of the Code and are not under the purview of the Board.

Sincerely,

Eric M. Mays, P.E.
Building Official
Prince William County

Attachment

1. Email from Mays to Schiano – New Farm Exemption Determination, 3/22/2024 with attachments
 - a. Appeal Hearing Transcripts
 - b. Farm Exemption Worksheet Approval
 - c. PLB2022-02019 Sewer Lateral Inspection Report
2. Email from Mays to Schiano – Refund Discussion, 3/25/2024

From: Mays, Eric M.

Sent: Friday, March 22, 2024 4:31 PM

To: beaglegap@gmail.com; George Schiano <georgeschiano@gmail.com>

Cc: Roop, Chad A. <croop@pwcgov.org>; Alexander, Kristin O. <KAlexander@pwcgov.org>

Subject: Farm Building and Structure Building Code Exemption Worksheet

Dear Mr. and Mrs. Schiano,

Based on the testimony provided by Mr. Schiano (See Attached Transcript) during the Building Code Appeal Hearing APL2024-00007, I have determined that you are operating a farm at 7480 Falkland Drive. Furthermore, I have determined that the two-story detached accessory structure is a Farm Building. Please see the attached approval.

Based on the above determination, the following actions have been taken:

1. Building Permit BLD2022-03634 status has been changed from “Abandoned” to “Withdrawn.” The project description has been revised to include “farm building.”
2. Electrical Permit ELE2022-04191 status has been changed from “Abandoned” to “Finalized.” Additionally, the scope of work was revised to delete all electrical items installed inside the farm building, and the project description now states, “REDUCED TO ELECTRICAL CIRCUIT FROM RESIDENTIAL HOUSE TO FARM BUILDING.” Since Mr. Raines, the County Inspector, previously approved that electrical circuit, I administratively generated the 350 Electrical Final Inspection Approval and referenced Mr. Raines’s previous inspection approval.
3. Plumbing Permit PLB2022-02019 status has been changed from “Abandoned” to “Issued.” Additionally, the scope of work was revised to delete all plumbing items installed inside the farm building, and the project description now states, “SCOPE OF WORK REDUCED TO WATER LINE AND SEWER LATERAL FROM RESIDENTIAL HOUSE TO FARM BUILDING.”

The attached Sewer Lateral Inspection Report states, “Need to inspect pumped sewer attachment in basement at final inspection. Ok to cover sewer.” Since the Building Permit has been withdrawn, a 450 Plumbing Final Inspection is now required for this outstanding item, which is located in the house basement. Please schedule the 450 Plumbing Final Inspection.

If you have any questions, please let me know.

Sincerely,

Eric M. Mays, P.E.

Building Official

Prince William County

703-792-6873

emays@pwcgov.org

Farm Building and Structure Building Code Exemption Worksheet

Staff Use Only
BGPA2024-00302

Version 2022-10-4

Project Name: 24x28 detached accessory structure, two story

Property Owner: George Schiano

Phone Number: 703-462-4886

Project Address: 7480 Falkland Dr.

Email: _____

The purpose of this worksheet is to determine if a ^{building} proposed project is a farm building and structure that is exempt from the Virginia Uniform Statewide Building Code (VUSBC):

FARM 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.

The ^{current} proposed building or structure:

1. Is located on a property where farming operations take place?¹

List farming operations:

currently, the production of ornamental and shade trees.

Yes No

2. Is used for residential purposes?

Yes No

3. Is operated as a restaurant as defined in Section 35.1-1 of the Code of Virginia?

Yes No

4. Is located within a flood plain or in a mudslide-prone area?

Yes No

5. Is primarily used for any of the uses or combination of uses specified by the VUSBC definition of Farm Building and Structure (see above).²

Yes No

¹ All buildings, to include farm buildings, are required to have a County Zoning Approval. For purposes of applying the VUSBC, the County Zoning Approval will serve as evidence that the property is an agricultural use operating as a farm.

² The farm building and structure must be used for farming operations ninety-five percent (95%) of the year. The farm building and structure may be used for non-agricultural uses up to eighteen (18) days per year. I disagree, if this is not currently an ordinance or law.

Property Owner's Signature _____

Date 01-30-24

By checking this box, I agree to digitally signing this document.

Staff Use Only

Is the proposed project a farm building and structure that is exempt from the VUSBC?

Yes No

Reviewed/Approved by Signature _____

Date 3/22/2024

INSPECTION WORKSHEET (IPL2022-058980)

Prince William County, 5 County Complex Court, Prince William, Virginia 22192-5308

Customer Service: 703-792-6930; To Schedule Inspections: IVR 1-866-457-5280 or ePortal www.pwccgov.org/eportal

Case Number:	PLB2022-02019	Case Module:	Permit
Inspection Date:	Tue Mar 15, 2022	Inspection Status:	Approved
Inspector:	Marcum, George	Inspection Type:	404R Sewer Lateral

Job Address:	7480 FALKLAND DR GAINESVILLE, VA, 20155	Parcel Number:	7197-74-4575
---------------------	--	-----------------------	--------------

Contact Type	Company Name	Name
Owner		SCHIANO, GEORGE & CARRIE

Checklist Item	Status
A: Add Miscellaneous - Miscellaneous Need to inspect pumped sewer attachment in basement at final inspection. Ok to cover sewer.	Passed



Marcum, George

From: Mays, Eric M.
Sent: Monday, March 25, 2024 1:38 PM
To: beaglegap@gmail.com; George Schiano <georgeschiano@gmail.com>
Cc: Roop, Chad A. <croop@pwcgov.org>; Alexander, Kristin O. <KAlexander@pwcgov.org>; Spittle, Amanda <ASpittle@pwcgov.org>
Subject: Refund Discussion

Dear Mr. and Mrs. Schiano,

Based on Mr. Schiano's comments related to requesting a refund during the Building Code Appeal Hearing APL2024-00007, I wanted to provide the link to the [Building Development Fee Schedule](#).

I have also included an extract from the fee schedule below for the Refunds. Based on reviewing your permits, it appears a refund is not warranted. However, if you want to request a refund formally, please email Ms. Amanda Spittle, Construction Services Branch Manager, at aspittle@pwcgov.org.

Sincerely,
Eric M. Mays, P.E.
Building Official
Prince William County
703-792-6873
emays@pwcgov.org

Building Development Fee Schedule (extract)

Refunds

1. **All requests for refunds must be made in writing to the Building Official.** An administrative fee for processing the refund request will be deducted from the refund.

	Base Fee	Surcharges	Total Fee
All Other	\$83.77	\$20.54	\$104.31
Fire Protection	\$85.35	\$20.54	\$105.89

2. Each inspection requested reduces the amount of the refund by a percentage based on the minimum number of total inspections required.
3. Refunds of fees for Certificates of Use and Occupancy are based on the above schedule.
4. Contractor License Fees are not refundable.
5. As a result of the administrative costs for processing a permit with a minimum fee, there shall be no refunds on minimum fee permits.
6. As a result of the administrative and plan review costs for processing code modifications and plans, there shall be no refunds of Filing Fees, Resubmission Fees, Revision Fees, and Code Modification Fees.
7. Refund requests made 180 days after the payment date will be denied.

PRINCE WILLIAM COUNTY
BUILDING CODE BOARD OF APPEALS
Resolution

WHEREAS, the Prince William County Building Code Board of Appeals is duly appointed to resolve disputes arising out of enforcement of the Virginia Uniform Statewide Building Code; and

WHEREAS, an appeal has been filed and brought to the attention of the Board of Appeals; and

WHEREAS, a hearing was held on March 6, 2024, to consider the aforementioned appeal; and

WHEREAS, the Notice of Violation was issued on January 16, 2024, and the Appeal was submitted to the Board on February 16, 2024.

WHEREAS, the testimony and evidence substantiated that the abandoned permit (BLD2022-03634) must be reinstated and inspected, or the appropriate steps must be followed to withdraw the permit.

WHEREAS, the board has fully deliberated this matter;

NOW THEREFORE BE IT RESOLVED, That in the matter of

Appeal No. APL2024-00007

IN RE: George Schiano and Carrie Schiano v. Prince William County Building Official

The decision of the Building Official is hereby *upheld*, for the reason set out below:

1. The Appellant failed to provide documentation with support information requested by the Building Official upon review of the Appellant's submission of the Farm Exemption Worksheet that was found to be deficient and incomplete. The information requested by the Building Official included a new Zoning approval consistent with the use of the building/property, evidence that the property is used as a farm, and evidence that the building is supporting the farm. Therefor, the Board found the Notice of Violation BCE2024-00423 to be properly issued and enforceable, and the Board upholds the Building Officials Notice of Violation.

Date:

Signature:

John Heltzel AIA Digitally signed by John Heltzel AIA
Date: 2024.03.18 20:56:10 -04'00'
Chairman of Local Board of Appeals

Note: Any person who was a party to the appeal my appeal to the State Building Code Technical Review Board by submitting an application to such board within 21 calendar days upon receipt by certified mail of this resolution. Application forms are available from the Office of the State Review Board, 600 East Main Street, Richmond, VA 23219, (804) 371-7150.

From: [Mays, Eric M.](#)
To: [George Schiano](#); [Beagle Gap](#)
Cc: [Roop, Chad A.](#); [Alexander, Kristin O.](#); [Spittle, Amanda](#); [Luter, Travis \(DHCD\)](#); [Messplay Iv, Paul \(DHCD\)](#); [Moldovan, Florin \(DHCD\)](#); [Potts, Richard \(DHCD\)](#)
Subject: Refund Request Building Permit BLD2022-03634 and Trade Permits (STRB Appeal No. 24-03)
Date: Friday, April 12, 2024 5:37:07 PM

Dear Mr. and Mrs. Schiano,

You have failed to submit a written refund request in accordance with the Virginia Uniform Statewide Building Code (VUSBC). VUSBC Section 107 Fees subsection 107.1.2 Refunds states:

"When requested in writing by a permit holder, the locality shall provide a fee refund in the case of the revocation of a permit or the abandonment or cancellation of a building project. The refund shall not be required to exceed an amount which correlates to work not completed."

Although you did not submit the written request, I will treat the statements you have asserted in your pending appeal to the STRB as equivalent. Therefore, I am also copying Mr. Luter so this email can be entered into the documents for your pending appeal.

In accordance with the County's adopted FY2024 fee schedule, *"All requests for refunds must be made in writing to the Building Official. An administrative fee for processing the refund request will be deducted from the refund. The current administrative fee is \$104.31. The fee schedule goes on to state "Each inspection requested reduces the amount of the refund by a percentage based on the minimum number of total inspections required (ex. 3 inspections were required and 2 were performed, only 33% of the total fee is eligible to be refunded, adding in the administrative fee). As a result of the administrative costs for processing a permit with a minimum fee, there shall be no refunds on minimum fee permits. In addition, due to the administrative and plan review costs for processing plans, there shall be no refunds of Filing Fees, Resubmission Fees, and Revision Fees. Refund requests made 180 days after the payment date will be denied."*

Following is the refund analysis for each permit:

1. BLD2022-03634 - Total amount paid \$466.03:
 - a. \$126.64 - Plan Review Filing Fee (non-refundable)
 - b. \$241.96 - Permit and inspections (non-refundable based on 2 of the 3 required inspections were performed)
 - c. \$97.63 - Plan Review Resubmission (non-refundable)

2. ELE2022-04191 - Total amount paid \$157.53 (non-refundable based on the 2 inspections required were performed)

3. PLB2022-02019 - Total amount paid \$129.87 (non-refundable based on 3 of the 4 required inspections were performed)

In summary, the project is not eligible for any refunds.

Sincerely,
Eric M. Mays, P.E.
Building Official
Prince William County
703-792-6873
emays@pwcgov.org

(Page left blank intentionally)

Prince William
County Local
Appeals Board
March 6, 2024
Meeting Minutes

(Page left blank intentionally)

Prince William Building Code Appeals Board

APL2024-00007- Carrie and George Schiano

March 6, 2024

Meeting Minutes

1. Mr. John Heltzel, Chair, called the meeting to order.
2. Secretary took roll call- quorum established
 - a. Mr. John Heltzel-Present
 - b. Mr. Michael Kitchen-Present
 - c. Mr. Steve Daves-Absent
 - d. Mr. Michael Sawyers-Present
 - e. Mr. Roy Pavone-Present
3. Chair called APL2024-00007 to order. The Board of Appeals conducted the hearing.
 - a. Motion by Mr. Pavone to uphold the Building Official because BCE2024-00423 was properly issued and enforceable.
 - b. Mr. Kitchen seconded the motion.
 - c. The motion passed, and the vote was unanimous.
4. Meeting Adjourned

(Page left blank intentionally)

LBBCA March 6,
2024 meeting
Transcript
submitted by
Prince William
County

(Page left blank intentionally)

In the Matter of:

**Building Code Appeal APL2024-00007
(Schiano)**

Appeals Board Meeting

March 6, 2024

Casamo

**Court Reporting
Videography
Videoconferencing**

Phone: 703-837-0076
Fax: 703-837-8118
Toll Free: 877-837-0077

1010 Cameron Street
Alexandria, VA 22310
transcript@casamo.com

1 V I R G I N I A

2 BEFORE THE

3 PRINCE WILLIAM COUNTY BUILDING CODE APPEALS BOARD

4

5 - - - - - X

6 In re:

7 7480 Falkland Drive Appeal No. APL2024-00007

8 APPEAL OF CARRIE AND

9 GEORGE SCHIANO.

10 - - - - - X

11 Woodbridge, Virginia

12 Wednesday, March 6, 2024

13

14

15 The above-entitled action came on to be
16 heard before the Prince William County Building Code
17 Appeals Board in the Building Development Division,
18 at 5 County Complex Court, Conference Room 107 A/B,
19 beginning at TIME ON , when they were present on
20 behalf of the respective parties:

21

22

1	APPEARANCES
2	Appellant:
3	GEORGE SCHIANO
4	
5	For the Board:
6	JOHN F. HELTZEL, Chairman
7	MICHAEL KITCHEN, Vice Chair
8	ROY PAVONE
9	J. MICHAEL SAWYERS
10	STEVE DAVES
11	KRIS JESSIE, Secretary
12	
13	For the County Building Code Development:
14	ERIC MAYS, Division Chief
15	CHAD ROOP, Deputy
16	KRISTIN ALEXANDER, Enforcement
17	JORDAN RAINES, Building Dvpmt.
18	
19	
20	
21	
22	

<p style="text-align: right;">Page 3</p> <p>1 PROCEEDINGS</p> <p>2 JOHN HELTZEL: My name is John Hetzel. I'm</p> <p>3 the chairman of the Appeals board, and I call</p> <p>4 the Prince William County -- I'm sorry -- the</p> <p>5 Prince William Building Code Appeals board</p> <p>6 meeting to order.</p> <p>7 If the secretary would please take the</p> <p>8 roll call.</p> <p>9 KRIS JESSIE: John Heltzel.</p> <p>10 JOHN HELTZEL: Here.</p> <p>11 KRIS JESSIE: Michael Kitchen.</p> <p>12 MIKE KITCHEN: Here.</p> <p>13 KRIS JESSIE: Steve Daves.</p> <p>14 STEVE DAVES: (No response.)</p> <p>15 KRIS JESSIE: Michael Sawyers.</p> <p>16 J. SAWYERS: Here.</p> <p>17 KRIS JESSIE: Roy Pavone.</p> <p>18 ROY PAVONE: Here.</p> <p>19 KRIS JESSIE: Mr. Chair, we have a quorum.</p> <p>20 JOHN HELTZEL: Okay. Thank you.</p> <p>21 Do you know if Mr. Daves indicated he</p> <p>22 wasn't going to be here?</p>	<p style="text-align: right;">Page 5</p> <p>1 First, it's about the building official's</p> <p>2 failure to follow the building code and its own</p> <p>3 written policies when it comes to sending out</p> <p>4 the notice of violation to me and Mrs. Schiano.</p> <p>5 The second is that even if the building</p> <p>6 official persuades this panel that he did not</p> <p>7 violate the building code and the County's</p> <p>8 written policy with respect to sending out the</p> <p>9 notice of violation to us, it's moot, because</p> <p>10 we submitted a valid farm building exemption</p> <p>11 form that was approved by the building official</p> <p>12 himself in 2019, to the building official</p> <p>13 personally.</p> <p>14 He acknowledged receipt of it. Every line</p> <p>15 was completely filled out. Every requirement</p> <p>16 in the written policy itself was met.</p> <p>17 And the building official, yet, demanded</p> <p>18 information -- "additional evidence," as he</p> <p>19 called it, "additional facts," as he</p> <p>20 characterized it -- beyond the exemption form</p> <p>21 that he himself created and or approved, and</p> <p>22 the written policies, the memoranda, and any</p>
<p style="text-align: right;">Page 4</p> <p>1 KRIS JESSIE: Yes.</p> <p>2 JOHN HELTZEL: Okay. So we're not</p> <p>3 expecting him.</p> <p>4 KRIS JESSIE: No.</p> <p>5 JOHN HELTZEL: Okay. Thank you.</p> <p>6 Okay. Then I call Appeal APL 2024-00007</p> <p>7 by George Schiano.</p> <p>8 Is that how you pronounce Schiano?</p> <p>9 GEORGE SCHIANO: Yes.</p> <p>10 JOHN HELTZEL: Mr. Schiano, please provide</p> <p>11 an opening statement of your case, which can</p> <p>12 include witnesses. Once you've concluded,</p> <p>13 Mr. Mays, the building official, will have an</p> <p>14 opportunity to cross-examine you and any of</p> <p>15 your witnesses.</p> <p>16 You have the floor.</p> <p>17 GEORGE SCHIANO: Sure. Thank you,</p> <p>18 Mr. Chairman.</p> <p>19 Again, George Schiano here on behalf of</p> <p>20 myself and also on behalf of the co-appellate,</p> <p>21 Carrie Schiano, who is not with us today.</p> <p>22 This appeal is about two things:</p>	<p style="text-align: right;">Page 6</p> <p>1 written policy that exists in Prince William</p> <p>2 County with respect to that form.</p> <p>3 And with respect to customers submitting</p> <p>4 to the building official and saying, hey, I'm</p> <p>5 exempt from the building code, and here's why:</p> <p>6 Because I have a bona fide farm building,</p> <p>7 and the farm building is located on a -- the</p> <p>8 farm building is bona fide because of its use,</p> <p>9 because of how it's used. And the farm</p> <p>10 building is a farm building because it's</p> <p>11 located on a lot where at least some farming</p> <p>12 practices take place.</p> <p>13 So the evidence will show that this was</p> <p>14 submitted to Mr. Mays and yet, he dishonored</p> <p>15 the law, the building code, and his own written</p> <p>16 policy, which he is not authorized to do under</p> <p>17 the code. A building official can't do that.</p> <p>18 You know, while a building official has</p> <p>19 wide authority when it comes to both</p> <p>20 interpreting the code and exercising his</p> <p>21 ministerial duties to the citizens of Prince</p> <p>22 William County, for the government. One thing</p>

<p style="text-align: right;">Page 7</p> <p>1 he cannot do is violate his own written 2 procedures that are established. He cannot do 3 that. 4 He does not have authority to do that, and 5 nor can he violate the express provisions of 6 the building code. That was done in this case. 7 So even if Mr. Mays is able to overcome my 8 evidence with respect to the propriety and the 9 validity of the notice of violation, even if 10 the issue's still moot, he will not be able to 11 provide evidence that rises beyond a reasonable 12 doubt -- which is the standard -- that the 13 building -- the subject building is exempt from 14 the building code based upon the facts and the 15 evidence that will be submitted today. 16 Thank you. 17 Mr. Chair, forgive me. 18 JOHN HELTZEL: No, please. 19 GEORGE SCHIANO: I do have one more thing 20 that I'd like to ask, and I left it out 21 unfortunately, of my appeal application. 22 I additionally -- in addition to it, I</p>	<p style="text-align: right;">Page 9</p> <p>1 name -- his first name is George. He's a 2 supervisor. He went into my basement. He 3 checked the panel, and he approved for me to 4 backfill the dirt onto the plumbing and the 5 electrical. 6 I ask that this board rule that the 7 connections themselves are exempt from the 8 building code. And not just the building, but 9 the plumbing and the electrical that's in the 10 ground that's required for me to operate my 11 farm and operate this building consistent with 12 its current use that it, too, be exempted. 13 I believe that that's consistent with the 14 Virginia Technical Board's ruling, and I 15 believe that is consistent with the building 16 code. 17 Thank you. 18 JOHN HELTZEL: So I'm going to -- I'm 19 going to clarify just a little bit on the 20 agenda for today. So the way this works -- and 21 I'm not sure if you -- you've seen this agenda 22 in advance, but basically, you're providing</p>
<p style="text-align: right;">Page 8</p> <p>1 expressly asked in the appeal application -- I 2 asked this board if it rules in my favor to 3 require Mr. Mays to refund the unused portion 4 of my building permit fee. The evidence will 5 show that I asked Mr. Mays repeatedly to do 6 that, and he wouldn't even acknowledge the 7 request. So I do -- I would like to append my 8 notice with that. 9 And additionally, I would like to add that 10 this board order Mr. -- order -- create an 11 order that states that Mr. Mays was incorrect 12 when he stated -- and it's in the record -- 13 that even if this board agrees that the 14 building is exempt from the building code, that 15 the plumbing and electric that's currently in 16 the ground -- and that the evidence will show 17 -- was approved by the County under a 18 concealment permit. 19 We didn't get to the end, right? We 20 didn't get to the final, but we made it to that 21 step. It was approved. 22 The evidence will show that the -- his</p>	<p style="text-align: right;">Page 10</p> <p>1 your statements. We're going to ask Mr. Mays 2 if he has any questions for you and then 3 Mr. Mays is going to speak and then you're 4 going to have the same opportunity and then 5 it's going to conclude. 6 So really, this is your shot of 7 explaining. You mentioned evidence and proof. 8 Now's your chance. I believe that's -- that's 9 correct. 10 We're not going to circle back and open it 11 again for more presentation on your -- from 12 your side. So if you do have additional 13 support, evidence, proof, whatever it is that 14 you want to present to this board, then now is 15 your chance. 16 GEORGE SCHIANO: There will be a rebuttal 17 window, though, correct? 18 JOHN HELTZEL: You'll have an opportunity 19 to ask questions once Mr. Mays explains his 20 side, so to speak. You'll have the opportunity 21 to ask questions. 22 And we're tuned in. We're going to listen</p>

Appeals Board Meeting

<p style="text-align: right;">Page 11</p> <p>1 to it. But it won't be -- what we hope it 2 won't be is a lot of back and forth. 3 So it's -- it's you go. Mr. Mays goes. 4 We each -- you each have a chance to take a 5 shot and follow up. Then it goes to us and 6 then we get to ask our questions and then 7 that's it. 8 GEORGE SCHIANO: And when I -- if I 9 provide a rebuttal, can I also provide rebuttal 10 evidence in connection with my rebuttal? 11 If the answer is no, that's okay. I'll 12 just present all my evidence in my direct. 13 Forgive me for cutting you off. 14 JOHN HELTZEL: Yeah, I'm not real big on 15 protocol of this type of thing. I fully 16 understand it. But I would think -- my 17 recommendation is: Hit us with it now, and if 18 you feel like it's relevant to reiterate or 19 clarify -- 20 GEORGE SCHIANO: I will do that. 21 JOHN HELTZEL: Does -- does that sound all 22 right?</p>	<p style="text-align: right;">Page 13</p> <p>1 you. Does that sound -- 2 GEORGE SCHIANO: We'll do that. 3 ERIC MAYS: That's what you've done every 4 other meeting, so let's do that. 5 JOHN HELTZEL: Fair enough. 6 GEORGE SCHIANO: Can I have -- 7 Mr. Chairman, can you share who the witnesses 8 are, the names of the witnesses that Mr. Mays 9 brought for my own benefit so I can decide if I 10 want to call a witness? 11 JOHN HELTZEL: I can't do that because I 12 don't know who they are. 13 KRIS JESSIE: Chad Roop, deputy building 14 official. 15 ERIC MAYS: First of all, for Mr. Chair. 16 KRIS JESSIE: Yes, sir. 17 ERIC MAYS: The witnesses or the witnesses 18 he is using. He's not in a position to call my 19 witnesses. If I have my witnesses testify, he 20 can cross-examine. 21 GEORGE SCHIANO: That's not true. And I 22 object.</p>
<p style="text-align: right;">Page 12</p> <p>1 GEORGE SCHIANO: Yeah. And Mr. Chairman, 2 I promise that I will be briefer than what I 3 appear. I'm not very -- I'm not very 4 accustomed to this, but I promise to try to do 5 my best to be brief and fair and not keep us 6 here too long. 7 JOHN HELTZEL: And I would ask you, don't 8 worry about being brief. I would ask you to be 9 concise. Our experience has been some people 10 come in and they reiterate and reiterate, and I 11 don't expect that to happen. But yeah, I also 12 want you to feel like you've had your 13 opportunity to put it all out there. 14 GEORGE SCHIANO: Fair enough. 15 JOHN HELTZEL: So if you would like to 16 continue, you may. 17 GEORGE SCHIANO: That was my opening 18 statement. That concludes it. 19 JOHN HELTZEL: Okay. Now's your chance to 20 go ahead and -- 21 GEORGE SCHIANO: Oh, I see. 22 JOHN HELTZEL: Mr. Mays, I'm looking at</p>	<p style="text-align: right;">Page 14</p> <p>1 I would like you to -- I would like 2 Mr. Chairman to point out in the rules where I 3 am not permitted to call witnesses that I have 4 not called. They're here. They're present. 5 They have information that's relevant. I see 6 no reason or no prejudice why I can't learn 7 about the witnesses that are present and I 8 cannot -- 9 ERIC MAYS: Sir, I'm -- 10 GEORGE SCHIANO: Excuse me. I'm not 11 finished yet. 12 ERIC MAYS: -- happy to share their names. 13 GEORGE SCHIANO: I'm not finished, sir. 14 ERIC MAYS: The -- of order is he's not in 15 a position to call them. 16 JOHN HELTZEL: So you just want to -- you 17 would like to -- you would like -- the 18 witnesses that Mr. Mays intends to bring forth, 19 you'd like to know in advance. 20 GEORGE SCHIANO: And I would also like -- 21 I may decide to call them in my direct. 22 There's no prejudice to this -- to the County</p>

Appeals Board Meeting

<p style="text-align: right;">Page 15</p> <p>1 for --</p> <p>2 Why would there be any prejudices then?</p> <p>3 At least he could show prejudice. I believe</p> <p>4 the chairman should allow it.</p> <p>5 JOHN HELTZEL: So you don't intend to</p> <p>6 bring up a specific witness. You have no</p> <p>7 intention of it, but you might if you know that</p> <p>8 individual is in the room.</p> <p>9 GEORGE SCHIANO: Yes.</p> <p>10 JOHN HELTZEL: Mr. Mays, is there any</p> <p>11 objection to --</p> <p>12 ERIC MAYS: I object to -- based on your</p> <p>13 standing policies and your -- oh, what's it</p> <p>14 called, Kris?</p> <p>15 KRIS JESSIE: Bylaws.</p> <p>16 ERIC MAYS: Thank you.</p> <p>17 -- your bylaws. That's not how you've</p> <p>18 proposed to conduct hearings.</p> <p>19 JOHN HELTZEL: I appreciate that.</p> <p>20 What if we give you some latitude in your</p> <p>21 questioning after Mr. Mays presents his case</p> <p>22 and brings forth his witnesses to give you a</p>	<p style="text-align: right;">Page 17</p> <p>1 as the -- since she directly interacted with</p> <p>2 him, I'll call her and give her an opportunity</p> <p>3 to speak.</p> <p>4 Now, that doesn't stop Mr. Schiano from</p> <p>5 asking me the question. I get 100 percent.</p> <p>6 But if it's -- now, Mr. Raines -- I</p> <p>7 absolutely find Mr. Raines testifying because</p> <p>8 his inspection report's in here, and I just</p> <p>9 want him to share what's in his report and any</p> <p>10 recollection he has of this inspection.</p> <p>11 So right now, the only person I can</p> <p>12 guarantee you I'm calling is Mr. Raines. I</p> <p>13 might call Ms. Alexander, depending on the</p> <p>14 tenor and the detail level of discussion.</p> <p>15 JOHN HELTZEL: Okay. Well, the door is</p> <p>16 closed now and there's not many people here.</p> <p>17 You've already covered half. If we just</p> <p>18 identify the rest of the people in the room,</p> <p>19 would that be sufficient?</p> <p>20 GEORGE SCHIANO: Unfortunately --</p> <p>21 ERIC MAYS: The rest of the people in the</p> <p>22 room aren't here as witnesses at all. They're</p>
<p style="text-align: right;">Page 16</p> <p>1 little bit of latitude that you don't feel</p> <p>2 like -- you feel like you have the opportunity</p> <p>3 to ask more questions not just to Mr. Mays, but</p> <p>4 also to his witnesses. Does that seem like</p> <p>5 that meets protocol?</p> <p>6 ERIC MAYS: Well, so Mr. Chair, the normal</p> <p>7 process under your bylaws is as a code</p> <p>8 official, I'm testifying. And then I call the</p> <p>9 witnesses that I deem necessary.</p> <p>10 And when it's Mr. Schiano's time to</p> <p>11 cross-examine, he's actually cross-examined me,</p> <p>12 unless I actually ask somebody to speak</p> <p>13 directly.</p> <p>14 So for example, Mr. Roop is the deputy</p> <p>15 building official. Right now, I have no intent</p> <p>16 on having Mr. Roop testify. He's just here to</p> <p>17 assist me.</p> <p>18 Ms. Alexander, who is the building code</p> <p>19 enforcement manager, I don't intend to call her</p> <p>20 at this point. However, if Mr. Schiano brings</p> <p>21 something up that I think it's important for</p> <p>22 Ms. Alexander to be in a position to testify to</p>	<p style="text-align: right;">Page 18</p> <p>1 just here as observers.</p> <p>2 GEORGE SCHIANO: Well, I -- Mr. Chairman,</p> <p>3 I believe Mr. Mays is remiss because he seems</p> <p>4 to think that this is his appeal.</p> <p>5 This is whose appeal it is, right?</p> <p>6 KRIS JESSIE: Sure.</p> <p>7 GEORGE SCHIANO: So why --</p> <p>8 ERIC MAYS: Mr. Chair --</p> <p>9 GEORGE SCHIANO: Would you please --</p> <p>10 ERIC MAYS: -- he doesn't get to tell you</p> <p>11 how to run your Board.</p> <p>12 GEORGE SCHIANO: Mr. Chairman, would you</p> <p>13 please instruct Mr. Mays to stop interrupting</p> <p>14 me?</p> <p>15 JOHN HELTZEL: Okay. I'll ask both</p> <p>16 parties to respect each other's time and --</p> <p>17 GEORGE SCHIANO: I just ask that I don't</p> <p>18 be interrupted again, Mr. Chairman. I don't</p> <p>19 think that that's courteous or fair.</p> <p>20 JOHN HELTZEL: I'll ask everybody to</p> <p>21 remain courteous. Okay? And I don't want to</p> <p>22 get bogged down on the -- on that that kind of</p>

<p>1 stuff.</p> <p>2 But look, I think he's explained he</p> <p>3 possibly may call three witnesses. He's</p> <p>4 identified who they are. Doesn't that</p> <p>5 sufficiently meet your request?</p> <p>6 GEORGE SCHIANO: It doesn't. And I'll</p> <p>7 tell you what, Mr. Chairman. Respectfully, I'm</p> <p>8 going to call witnesses. I'm going to ask that</p> <p>9 you instruct everyone who's currently in the</p> <p>10 room not to leave the room without your</p> <p>11 permission. And if you decide to overrule my</p> <p>12 calling a witness, we'll have that for the</p> <p>13 record. And for --</p> <p>14 JOHN HELTZEL: There's no reason why I</p> <p>15 would overrule your call to a witness. You can</p> <p>16 call anybody you want.</p> <p>17 GEORGE SCHIANO: I'm ready to begin.</p> <p>18 JOHN HELTZEL: Okay. I'm not comfortable</p> <p>19 telling anybody they can't leave without my</p> <p>20 permission.</p> <p>21 ERIC MAYS: Mr. Chairman, a point of</p> <p>22 order.</p>	<p>Page 19</p> <p>1 administrative discussion.</p> <p>2 And this isn't a board. It is an appeal</p> <p>3 board.</p> <p>4 JOHN HELTZEL: Correct.</p> <p>5 ERIC MAYS: It's very, very different in</p> <p>6 that respect, so it is certainly your --</p> <p>7 JOHN HELTZEL: Okay. Well, I appreciate</p> <p>8 your accommodating that.</p> <p>9 Yes. So if you -- if you'd like to call</p> <p>10 somebody in this room to speak on your behalf</p> <p>11 or as a witness, I have no objection to that.</p> <p>12 GEORGE SCHIANO: Thank you. I'm ready to</p> <p>13 begin.</p> <p>14 JOHN HELTZEL: Okay. The floor is yours.</p> <p>15 GEORGE SCHIANO: I call Kristin Alexander</p> <p>16 as my first witness. May I stand?</p> <p>17 JOHN HELTZEL: I'm sorry?</p> <p>18 GEORGE SCHIANO: May I stand, or shall I</p> <p>19 stay seated?</p> <p>20 JOHN HELTZEL: If you must -- again, I've</p> <p>21 never been in a situation where there's a desk,</p> <p>22 but I preferred that you stay -- remain there.</p>
<p>Page 20</p> <p>1 JOHN HELTZEL: Yes, sir.</p> <p>2 ERIC MAYS: You just gave him permission</p> <p>3 to call a County employee as a witness. Did</p> <p>4 you just acquiesce to Mr. Schiano, sir?</p> <p>5 JOHN HELTZEL: Well, my understanding is</p> <p>6 he can have any -- he could introduce any</p> <p>7 witness into the -- into his presentation. Is</p> <p>8 that not accurate?</p> <p>9 I mean, I don't -- I don't understand the</p> <p>10 -- the bylaws, Mr. Mays. Please help me out</p> <p>11 here. Bottom line here --</p> <p>12 (Crosstalk.)</p> <p>13 GEORGE SCHIANO: Let's see the bylaws.</p> <p>14 Let's look at the bylaws.</p> <p>15 JOHN HELTZEL: Excuse me.</p> <p>16 We -- my understanding is you could bring</p> <p>17 anybody as -- or call anybody as a witness.</p> <p>18 But am I missing something?</p> <p>19 ERIC MAYS: I think -- let's let it go for</p> <p>20 today and in the future bylaws discussion, I</p> <p>21 think that would be more appropriate not to</p> <p>22 hold up Mr. Schiano's appeal for an</p>	<p>Page 22</p> <p>1 GEORGE SCHIANO: I will -- I guess that's</p> <p>2 fine. I could see -- forgive me.</p> <p>3 (Crosstalk.)</p> <p>4 BY GEORGE SCHIANO:</p> <p>5 Q Hello. It's nice to finally meet you. I</p> <p>6 know we've spoken several times over the years on a</p> <p>7 variety of matters, Ms. Alexander.</p> <p>8 So I'm going to talk about the violation</p> <p>9 notice-- let's jump right into it -- that you sent</p> <p>10 me. And if you would turn to page 23 and confirm</p> <p>11 for the record that you are looking at the violation</p> <p>12 notice.</p> <p>13 A Yes, sir.</p> <p>14 Q Thank you. And would you be kind enough</p> <p>15 to read for the record only -- first of all, can you</p> <p>16 confirm the date of the notice?</p> <p>17 A Date of the notice is January 16, 2024.</p> <p>18 Q Thank you. And who is the inspector</p> <p>19 responsible for the notice and the investigation?</p> <p>20 A Me.</p> <p>21 Q Okay.</p> <p>22 A Kristen Alexander.</p>

Appeals Board Meeting

<p style="text-align: right;">Page 23</p> <p>1 Q Is the inspector also listed as Jordan 2 Raines? 3 A Jordan Raines is the -- 4 Q Is the inspector on the notice of 5 violation, Jordan Raines, for the record? 6 A No. 7 Q Thank you. Can you read only the first 8 sentence in bold in that first box? 9 A "An investigation of the premises above 10 has revealed violations of the Virginia Uniform 11 Statewide building code, the USBC." 12 Q Thank you. And you're the investigator 13 that performed the investigation, right? 14 A I'm the investigator that issued the 15 notice of violation, correct. 16 Q Okay. And you investigated the premises 17 located above that is 7480 Falkland Drive, right? 18 A I investigated the permit that was issued. 19 Q Okay. I'd like you for the record again, 20 slowly, to read the first sentence again, please. 21 A "An investigation of the premises" -- 22 Q Stop right there.</p>	<p style="text-align: right;">Page 25</p> <p>1 BY GEORGE SCHIANO: 2 Q So Ms. Alexander, you never actually 3 investigated my house, the property of the premises, 4 correct? 5 A I investigated the permit that was issued. 6 Q Can you answer yes or no, please? It's a 7 yes-or-no question. 8 JOHN HELTZEL: That was -- oh, my gosh. 9 That was -- it was -- no. She made it very 10 clear. 11 GEORGE SCHIANO: Okay, I'll move on. 12 JOHN HELTZEL: Please. 13 BY GEORGE SCHIANO: 14 Q So your investigation really was only of 15 the permit file, correct? 16 A Correct. 17 Q And tell me what violations you saw in the 18 permit file. 19 A The permit was issued and there are no 20 required approved inspections. 21 Q And why were the inspections required, 22 Ms. Alexander?</p>
<p style="text-align: right;">Page 24</p> <p>1 ERIC MAYS: Mr. Chair, I'm going to 2 object. 3 GEORGE SCHIANO: This isn't a court. 4 ERIC MAYS: Sir, you're treating it as a 5 court, so I'm going to behave as it's court. 6 This is now badgering. 7 JOHN HELTZEL: Let's just try to get 8 through this. 9 ERIC MAYS: This is badgering, sir. And if 10 you want this to be a court, I have a right to 11 object. That is not normal for this hearing. 12 JOHN HELTZEL: Can -- I -- no, I hear you. 13 Look, we're all adults here. I want to try to 14 get through this and I want to listen, and we 15 want to process this. So we can do that 16 amicably. 17 But I would say we talked about concise 18 and asking somebody to read something twice 19 now, it's -- we've got a lot of time invested 20 in this. So I would ask you to -- let's be 21 direct and let's move on. 22 GEORGE SCHIANO: I'll try to do better.</p>	<p style="text-align: right;">Page 26</p> <p>1 A Per code, they have to have an approved 2 inspection within six months of issuance of the 3 permit. 4 Q Okay. How about if a citizen abandons the 5 permit? 6 A It -- it -- 7 Q If -- if -- Let me just say, do all 8 abandoned permits still require a final inspection? 9 A They do. 10 Q Okay. So if someone changes their mind, 11 Ms. Alexander, and does no work on the property, 12 they still need a final inspection? 13 A They can request a withdrawal. 14 Q What is the difference between a 15 withdrawal and an abandonment? 16 A An abandoned permit means that you haven't 17 done the requirements that are set forth and the 18 agreement that you had with the zoning approval and 19 the building permit issuance. 20 And a withdrawal is saying no work was 21 ever done, nothing was ever moved. I'm withdrawing 22 my request.</p>

Appeals Board Meeting

<p style="text-align: right;">Page 27</p> <p>1 Q Okay. And do you have any code section to 2 back that up, or is that just coming from your head? 3 A That's coming from the way we do business 4 here. 5 Q The way you do business? I'm not sure I 6 know what you mean by that. 7 Let's talk about the building code, 8 because my understanding is that the way that you do 9 business is -- 10 ERIC MAYS: Mr. Chair, I'm going to 11 object. I'm going to ask you to go back to 12 your bylaws and let's run the hearing the way 13 you normally run it. 14 This isn't a court of law. This is not 15 the adversarial court process. He testifies, 16 he presents his case, we present. We both ask 17 questions. And we're going to be here until 18 6:00. I can guarantee you right now that's 19 going to be the case. 20 JOHN HELTZEL: Well, I can guarantee it 21 won't be the case. Right. If that -- 22 ERIC MAYS: If we continue with this</p>	<p style="text-align: right;">Page 29</p> <p>1 run this hearing. 2 JOHN HELTZEL: Okay. 3 ERIC MAYS: And I will leave it there. 4 GEORGE SCHIANO: Can you please ask him to 5 stop interrupting me, Mr. Chair? 6 ERIC MAYS: You weren't even talking. 7 GEORGE SCHIANO: I'm in the middle of 8 presenting evidence. 9 JOHN HELTZEL: No, we're -- look, I'm 10 trying to give you both some breathing room 11 here because we want to resolve this. 12 So this isn't a court of law, and 13 neither -- so I will leave it at that. 14 What I would ask you, Mr. Schiano, is that 15 be -- aware that our -- we are the board and it 16 is, I think, on your -- in your best interest 17 to help us understand what your appeal is 18 directly and let us evaluate your -- your 19 position. 20 And the same with Mr. Mays. I think -- 21 and if having a witness to support your point 22 is beneficial, please do. But I do sense that</p>
<p style="text-align: right;">Page 28</p> <p>1 tenor, it will be. 2 JOHN HELTZEL: I understand. 3 ERIC MAYS: It's your call. 4 JOHN HELTZEL: So Mr. Mays, I appreciate 5 what you're saying. 6 I don't -- I would literally have to -- 7 we'd have to pull up the bylaws and sort this 8 out. If somebody is interested to my right of 9 digging that up and seeing is there a reason 10 why we can't, or one or the other, to support 11 what Mr. Mays is saying. 12 J. SAWYERS: I didn't -- but I didn't see 13 them. I'm sorry to interrupt, Mr. Chair. 14 JOHN HELTZEL: No, that's all right. 15 J. SAWYERS: But I am looking at the 16 appeals manual, which I think has some relevant 17 information in it. I didn't see anything in 18 the bylaws pertaining to witnesses and the 19 calling of witnesses. 20 JOHN HELTZEL: Okay. 21 ERIC MAYS: Mr. Chair, if I can just give 22 a -- it is totally your purview how you want to</p>	<p style="text-align: right;">Page 30</p> <p>1 you're -- you're really focusing on the 2 procedures and the paperwork and the 3 individuals and rereading a line once or twice. 4 That's -- in the end, that's probably not going 5 to be terribly relevant for us. 6 We want to get to the quick here. What is 7 your real point here? Is this farm use or not? 8 And whether the paperwork was done 100 percent 9 accurately or not, honestly, I don't think 10 that's going to make a heck of a lot of 11 difference amongst the four of us. We want to 12 know, what's your position on this? What's 13 Mr. May's position on this. Let's go. 14 GEORGE SCHIANO: Okay. 15 ERIC MAYS: Mr. Chair, may I speak? 16 JOHN HELTZEL: Please. 17 ERIC MAYS: I think the reason I'm having 18 a reaction is because Mr. Schiano is not taking 19 direct testimony. He's cross-examining 20 Ms. Alexander based on what's here, and he's 21 not getting the answer he wants, what he's 22 looking for.</p>

<p style="text-align: right;">Page 31</p> <p>1 So this isn't direct testimony. This is 2 the equivalent of a cross-examination of a 3 month-worth of key email conversations. So 4 that's kind of really why I think I'm having a 5 reaction is it's a cross-examination. It's not 6 direct testimony. 7 JOHN HELTZEL: I hear what you're saying. 8 No, I appreciate that. And this isn't my area 9 of expertise by any means. I'm not a judge. 10 I'm not an attorney. 11 But I do think that -- and the way I would 12 appreciate this happening is that you use a 13 witness to support your point, not to -- as 14 Mr. Mays is using the term -- cross-examine. I 15 don't even know what exactly that -- that 16 means. 17 But I think if you have someone here that 18 can support your position, by all means, do it. 19 But to -- to pick apart one other person's 20 position on this or a detail of it, I'm not 21 sure it's helping. 22 GEORGE SCHIANO: I -- I disagree with your</p>	<p style="text-align: right;">Page 33</p> <p>1 Mrs. Alexander agrees even though she called 2 herself the investigator, she never 3 investigated the premises, which she claims she 4 did in the notice of violation. That's 5 relevant. 6 JOHN HELTZEL: Okay. Let me -- let me -- 7 let me try a slightly different approach. I 8 understand you have a process, something in 9 mind how you want to present this. Can you 10 give me a rough idea how much time you think 11 you need to do that, regardless of how you do 12 that? Let's -- 13 GEORGE SCHIANO: With or without 14 interruptions? If I continue to get 15 interrupted, I'm going to need a lot of time. 16 JOHN HELTZEL: Okay. Assuming there's no 17 significant interruption, can you give me a 18 time frame so we know what we're really dealing 19 with here. 20 GEORGE SCHIANO: Okay. Can I ask you 21 before I provide a response, what the rules of 22 bylaws allow me with respect to time? Is there</p>
<p style="text-align: right;">Page 32</p> <p>1 estimation that the exchange is not relevant. 2 I completely disagree. 3 It's -- it's -- I was trying to establish, 4 Mr. Chairman, before being interrupted -- and I 5 hope that I can have all my time cut back 6 because I don't think it's fair how much I've 7 been interrupted. 8 This is my time. My appeal, and my time. 9 This isn't cross-examination. Whether I 10 prevent -- present testimony or someone else in 11 my direct, it's the same thing. It's evidence 12 in the case in chief. 13 So it doesn't matter who provides it as 14 long as it's in my case in chief or my direct. 15 Cross-examination never happens on the first 16 run. It's after a witness has already been 17 questioned and then the other side gets -- gets 18 to question. 19 So again, I continue to be interrupted and 20 I take objection to Mr. Mays that is using 21 strong-handed tactics to stall and objurgate. 22 The reason why this is relevant is because</p>	<p style="text-align: right;">Page 34</p> <p>1 a time limit? 2 JOHN HELTZEL: I think we did, a year or 3 two ago, establish what we would consider an 4 acceptable -- Mike, could you -- 5 This is out of the appeals manual. If 6 that's the right -- well, maybe in the bylaws, 7 too, but it says 20 minutes here for hearings. 8 GEORGE SCHIANO: Per witness. 9 MIKE KITCHEN: 20 minutes, ten minutes. 10 JOHN HELTZEL: No, not per witness. 11 (Crosstalk.) 12 JOHN HELTZEL: You have 20 minutes. 13 Mr. Mays has 20 minutes. And then we ask 14 questions. Do you feel that's -- 15 GEORGE SCHIANO: I feel I can do it in 20 16 minutes if I'm not interrupted at all. That is 17 for Mr. Mays. Obviously, Mr. Chairman, can 18 interrupt me as much as he wishes, but I don't 19 think that it is proper or courteous or fair to 20 be constantly interrupted by Mr. Mays. 21 JOHN HELTZEL: Sure. That's fine. 22 So in 20 minutes, if you can -- again, I'm</p>

<p style="text-align: right;">Page 35</p> <p>1 allowing some flexibility here because you 2 clearly have something in mind what you're 3 trying to point out here. If you can box us 4 into -- I know we've burned up some of your 5 time, so to speak, but -- and then if you've 6 got another 15, let's even go 20 minutes, 7 however you feel comfortable presenting that. 8 But I would also remind you that it's 9 really -- you're talking to the four of us 10 and -- and I don't think that -- again, I'll 11 reiterate. In the end, it's going to be so 12 much about some of these specifics, about some 13 of the language in the violation notice. 14 I think the issue here is if -- has been 15 made -- I read through all this -- the issue is 16 bigger. It's a bigger -- it's a big-picture 17 issue here. And whether it's an incorrect date 18 or semantics, I'm not sure that makes a whole 19 lot of difference. So just remember who your 20 audience is, I guess is what I'm trying to say. 21 MIKE KITCHEN: Mr. Chair, if I could just 22 offer up too the application for appeal on</p>	<p style="text-align: right;">Page 37</p> <p>1 A Yes, sir. After -- 2 Q Well, let me ask the questions. 3 And did you pass it? 4 A The subpanel only, yes, sir. 5 Q Thank you. If you go to the next line 6 where it says, "A, info only." Would you just read 7 that line, please? 8 A "Information only. No inspection 9 performed. Informational purposes only. No 10 inspection performed." 11 Q Thank you. Stop. Right there. 12 So you didn't perform an inspection on any 13 of these items below that line, right? 14 A Yes, sir. 15 Q No inspection was performed? 16 A No inspection was performed. 17 GEORGE SCHIANO: Okay. So here, we 18 established that Mrs. Alexander performed no 19 inspection of the building. And we also just 20 confirmed, in my estimation, that Mr. Raines 21 performed no inspection of the building. 22 This question is for Mr. Raines or Ms.</p>
<p style="text-align: right;">Page 36</p> <p>1 page 28, has four specific items that are being 2 appealed. So if we can stick to those four 3 items, I think that will help. 4 JOHN HELTZEL: Sure. 5 GEORGE SCHIANO: Plus, the two that I had 6 asked the chairman to also consider and append, 7 which are related. 8 Mr. Chairman, whenever you're ready, 9 I'll -- 10 JOHN HELTZEL: Okay. Please proceed, 11 keeping in mind some of the things that you 12 asked yourself, being courteous and -- and 13 efficient with your -- with our time. 14 GEORGE SCHIANO: Thank you. 15 I call Jordan Raines. 16 BY GEORGE SCHIANO: 17 Q Hello, Mr. Raines. You -- you -- if you 18 will turn your attention to page 22. Do you have it 19 before you? 20 A Yes. 21 Q You performed a subpanel in the subject 22 building?</p>	<p style="text-align: right;">Page 38</p> <p>1 Alexander. 2 Do you have any photos of the perceived 3 violations in the building at all? Any photos? 4 JORDAN RAINES: I do not. 5 KRISTIN ALEXANDER: We have aerial photos 6 of the building being moved. 7 GEORGE SCHIANO: Building being moved, but 8 you didn't violate me for that, right? You 9 violated me for file inspections one 113.3. 10 Do you have any photos of, like, the 11 trusses, lack of wind bracing, anything else? 12 Do you have any photos? 13 KRISTIN ALEXANDER: I actually violated 14 you for 113.3, required inspection not 15 obtained. 16 GEORGE SCHIANO: So you don't have photos. 17 Okay. I'll stop there, and I'll move on. 18 I call Mr. Mays to answer some questions. 19 ERIC MAYS: I object. 20 JOHN HELTZEL: Yeah. You'll have an 21 opportunity to ask him questions after his 22 presentation or testimony.</p>

Appeals Board Meeting

<p style="text-align: right;">Page 39</p> <p>1 GEORGE SCHIANO: Mr. Chairman, it's 2 possible to be both a party and a witness at 3 the same time. I need him to speak to the 4 documents that he's responsible for in my 5 evidence. Unless he confirms what's stated in 6 the evidence, the evidence doesn't have the 7 same force with this panel. 8 There's no prejudice to me asking 9 questions to Mr. Mays. There was no prejudice 10 before with Mr. Raines, nor Ms. Alexander. I 11 should be allowed to question my witness. 12 JOHN HELTZEL: Well, you will have an 13 opportunity to question Mr. Mays and the points 14 that he makes. 15 Do you guys all agree with that? 16 (Crosstalk.) 17 ROY PAVONE: I believe you're running the 18 meeting; no one else. 19 J. SAWYERS: It's his presentation. 20 JOHN HELTZEL: Now, I prefer that we stick 21 with our standard. You'll have the opportunity 22 to ask questions.</p>	<p style="text-align: right;">Page 41</p> <p>1 this is a copy of the manufacturer of the LVL 2 beam inside the building. And if you look 3 where it says "loads," I'm going to here for 4 everyone, it says, "Project design loads. 5 Floor live is 40 PSF; dead is 10 PSF." 6 This is -- meets Prince William County 7 codes, and it renders any argument that 8 Mr. Mays will make that the building's second 9 floor is somehow unsafe. We have evidence here 10 that it is safe. 11 Again, we have a 40 PSF live load and a 12 dead load that is the minimum, by the way, 13 under the -- under the Virginia Building Code, 14 and we meet the minimum there. So any argument 15 to the contrary is refuted by this document, 16 that Mr. Mays has, by the way -- by the way, 17 David Lee got this document and that's why 18 Mr. Lee, the chief approver under Mr. Mays, 19 granted the building permit. He wouldn't have 20 done it had he felt that I was proposing 21 something that was unsafe or not in compliance 22 with the building code, so...</p>
<p style="text-align: right;">Page 40</p> <p>1 GEORGE SCHIANO: Thank you very much, 2 Mr. Chairman. 3 On page 20 -- Mr. Chairman, may I ask, is 4 my entire application submitted into evidence, 5 or do I have to submit it in piece by piece? 6 Is it already in evidence? The package? 7 JOHN HELTZEL: It is. I believe we've -- 8 we've been sent and yeah, we've all had -- 9 GEORGE SCHIANO: Okay. And is it fair to 10 say that the chairman and the other members of 11 the board have reviewed or will review the 12 entirety of the package before rendering a 13 decision? 14 JOHN HELTZEL: I -- I have. I can't speak 15 for the rest of the board members. 16 GEORGE SCHIANO: Can we speak on record, 17 please? 18 MIKE KITCHEN: Yes. I have reviewed it. 19 ROY PAVONE: I've reviewed it. 20 J. SAWYERS: I have as well. 21 GEORGE SCHIANO: Thank you very much. 22 Okay. So I just want to say, on page 20,</p>	<p style="text-align: right;">Page 42</p> <p>1 Next, I want to turn everyone's attention 2 to page 2. Thank you. 3 It's -- Building Officials Document is the 4 title. Summary of Case History and Pertinent 5 Facts. 6 So if we go to paragraph 2, it reads, "On 7 October 1, 2021, a new zoning approval was 8 issued for the same detached accessory 9 structure." 10 That's an untrue statement. I have two 11 detached accessory structures on my property. 12 Mr. Mays knows that. 13 The tax roll showed it. I have a barn 14 that was built in the '90s that is 15 approximately 24-by-24. I have a cow right now 16 that lives in the barn, which is approved under 17 the recent overlay changes in 2021. That's a 18 fenced-in paddock. That alone constitutes that 19 there's a valid farming operation occurring on 20 my property, just because I have a cow. 21 But the cows for that building -- yeah, 22 we're not talking about that building. We're</p>

<p style="text-align: right;">Page 43</p> <p>1 talking about a much larger building on the 2 other side of my house, which is a two-story 3 structure.</p> <p>4 So this statement that -- if you go to 5 number 1, ZNA 2017 -- that it's the same 6 structure as number 2, is incorrect. The -- 7 the barn is 24-by-24, and the subject building 8 is 24-by-28 and two stories.</p> <p>9 My barn is not two stories right now. My 10 barn is one story. And although I got approval 11 from the zoning administrator in 2017 to make 12 it two stories -- which I need to do and will 13 do because I need to store more hay -- that's 14 not the subject building of this appeal. So 15 Mr. Mays was confused when he assumed that we 16 were talking about the same accessory 17 structure.</p> <p>18 Moving on to page -- paragraph 3. At the 19 end, he states, "The first deficiency in the 20 LVL beam supporting loft was undersized." 21 Well, gentlemen, that's the evidence that 22 I just submitted before with the load, and I'll</p>	<p style="text-align: right;">Page 45</p> <p>1 used for farm use on a property that has a bona 2 fide farming operation. I mentioned the cow.</p> <p>3 And so, the LVL is fine. And framing in 4 the wall, incorrectly bracing the wall without 5 removing the decorative garage door is also 6 fine. So both assertions at the end of -- 7 there are three -- made by the building 8 inspector is incorrect.</p> <p>9 If we go to paragraph 5 on the next page, 10 do you see where it says, "Status canceled for 11 two item"?</p> <p>12 What this doesn't show you was this 13 inspector -- who I understand is a supervisor 14 by the name. His first name is George. What 15 this doesn't say is that although the combo was 16 canceled because I had voluntarily abandoned 17 it. I voluntarily abandoned it by choosing not 18 to respond to the building official's demand 19 that I renew the permits or show evidence of 20 active work.</p> <p>21 So what the building inspector did in 22 response to me voluntarily abandoning the</p>
<p style="text-align: right;">Page 44</p> <p>1 hold it up now, which is page 20. That refutes 2 Mr. Mays' assertion that the LVL is 3 insufficient.</p> <p>4 He also states the second deficiency is 5 the inadequate wind bracing, which required, 6 per the footnote there -- required or 7 placeholder -- the removal of the one -- one of 8 the garage doors and installation of a frame 9 wall. That's an untrue statement.</p> <p>10 I did not have to remove -- according to 11 the Virginia Building Code, you don't have to 12 remove a garage door. You simply have to brace 13 on the inside.</p> <p>14 So from the exterior of my home, you 15 cannot see the wall bracing. But you could 16 see -- because my wife wanted it -- two garage 17 doors to match our house. They're pretty 18 garage doors. White with black wrought iron 19 trim that matches the garage door in my house.</p> <p>20 So this is the subject building. This 21 building is a shed, according to the zoning 22 administrator. It's a set -- and it's being</p>	<p style="text-align: right;">Page 46</p> <p>1 building permit -- or I didn't want it 2 anymore -- is he canceled a residential combo.</p> <p>3 But what it doesn't show you is that the 4 plumbing and the electric in the ground was 5 already approved and backfilled. It's 6 completely fine. The inspector went in my 7 basement. He saw how it was hooked up to -- to 8 my main panel. Fine. Fine. Fine.</p> <p>9 Paragraph 6, last sentence, Mr. May says, 10 "The construction work was incomplete and not 11 approved for occupancy."</p> <p>12 Well, duh. You don't need an 13 occupancy-and-use permit on an accessory -- 14 detached accessory structure. Occupancy does 15 not come into play under the -- under the 16 building code for -- for an accessory 17 structure. So it's a moot point that occupancy 18 wasn't approved by the building official 19 because it isn't required to be approved 20 because it's not a dwelling.</p> <p>21 Paragraph 8, we talked about this a 22 little, "Failure to obtain required</p>

<p style="text-align: right;">Page 47</p> <p>1 inspections."</p> <p>2 Well, they're not required if the building</p> <p>3 is exempt, number 1. And they're not required</p> <p>4 unless Mr. Mays could prove that the wall</p> <p>5 bracing was never done, which they have no</p> <p>6 photos. And they have no inspection, by the</p> <p>7 way.</p> <p>8 And Mr. Mays can't -- can't contradict</p> <p>9 that we have an LVL that meets the required</p> <p>10 load capacity, 10 and 40, under the building</p> <p>11 code. They can't, and they will not be able to</p> <p>12 refute that.</p> <p>13 Because remember, no inspection, according</p> <p>14 to Mr. Raines, was ever performed and</p> <p>15 Mrs. Alexander said she's never been in the</p> <p>16 building.</p> <p>17 Now, going to paragraph 10. This is where</p> <p>18 I think this board really wants to hear. This</p> <p>19 is where the interest really is. And this is</p> <p>20 the real one too, that makes everything else I</p> <p>21 said moot. And that is the farm building</p> <p>22 worksheet, the exemption worksheet.</p>	<p style="text-align: right;">Page 49</p> <p>1 Lancaster County. They put it together like a</p> <p>2 Lego box right in front of my eyes. Me and my</p> <p>3 wife and kids watched. It was in 2016.</p> <p>4 And what does the record show? I got</p> <p>5 zoning approval.</p> <p>6 And what does the building affidavit</p> <p>7 worksheet that Mr. Mays himself approved say?</p> <p>8 Evidence that a farm is being operated on an</p> <p>9 agricultural lot, which I have, is the zoning</p> <p>10 approval for the use -- does it say "use"?</p> <p>11 Does it say "use"? No. Building. And I'll</p> <p>12 show it to you right now.</p> <p>13 Page 25, Farm Building and Structure</p> <p>14 Building Code Exemption Worksheet. I completed</p> <p>15 this form because I wanted to show Mr. Mays</p> <p>16 that I'm cooperative. He'd like to say that</p> <p>17 I'm -- he might like to say that I'm difficult,</p> <p>18 but I believe in being a good citizen.</p> <p>19 This form is only for a proposed use.</p> <p>20 Does everyone see that?</p> <p>21 I'm not proposing to use it. It's been a</p> <p>22 farm building on farm property since 2016. But</p>
<p style="text-align: right;">Page 48</p> <p>1 Mr. Mays has here, in paragraph 10: "Dear</p> <p>2 Mr. Schiano, I received your email. The</p> <p>3 submission, which I attached, is deficient and</p> <p>4 incomplete. Please provide the following</p> <p>5 information." Stop right there.</p> <p>6 Why is it deficient and incomplete? Well,</p> <p>7 if you read my package, Mr. Mays can't say why</p> <p>8 it's deficient and incomplete. He wants to say</p> <p>9 that by FEA.</p> <p>10 He doesn't care that he's regulated by</p> <p>11 Virginia law and Prince William County's</p> <p>12 written policies, not some ephemeral policies</p> <p>13 that he carries in his head, like he tried to</p> <p>14 do earlier with the bylaws.</p> <p>15 Written policies. What are the written</p> <p>16 policies? This is what you got to ask</p> <p>17 Mr. Mays. What are the written policies to</p> <p>18 process a farm building exemption request?</p> <p>19 Do you know what the record shows? They</p> <p>20 didn't have any until May of 2019.</p> <p>21 When was this building moved onto my</p> <p>22 property? I bought it from the Amish in</p>	<p style="text-align: right;">Page 50</p> <p>1 because Mr. Mays questioned that, what did I</p> <p>2 do? I modified this document. You see the</p> <p>3 crossing out? I just -- I did materially</p> <p>4 monitor it.</p> <p>5 I removed where it said "proposed" because</p> <p>6 I wasn't proposing anything. I was declaring,</p> <p>7 to show that this building of this use has been</p> <p>8 established way before this. And by the way,</p> <p>9 how do we know that this form --</p> <p>10 We'll probably get to it when we get to</p> <p>11 Mr. Mays. But this form -- there was no form</p> <p>12 before this form. This is important. They</p> <p>13 rolled out a brand-new policy on August 12,</p> <p>14 2019, which was three years after I was farming</p> <p>15 my land and using the building for farming</p> <p>16 purposes. How was I using it? This is the new</p> <p>17 building, not the barn.</p> <p>18 Back then, I had both stables. I didn't</p> <p>19 have my cow then. I had both stables rented it</p> <p>20 out, was making money.</p> <p>21 On this side, I had another horse in this</p> <p>22 building on one side. On the side of it, I had</p>

<p style="text-align: right;">Page 51</p> <p>1 my farming equipment, manure spreader. I had 2 my side-by-side 4x4 parked in there. Upstairs 3 is completely filled with hay. This is in 4 2016. 5 What does the 2016 zoning approval say? 6 It's approved to be used as a shed. That's 7 exactly the way I used it. 8 What it didn't say, it's approved only to 9 use as a shed for personal items. Why would I 10 need that? I have a giant house. I have lots 11 of property. I could get another shed, a 12 Rubbermaid shed for that. 13 This was for agricultural use in 2016. 14 And the zoning administrator approved it for 15 any use. Any use. 16 If you go to, please, number 39 -- 17 page 39. This is a printout of the code 18 32-301-02: "Uses permitted by right. The 19 following uses shall be permitted by right. In 20 A-1 district." 21 Read the bottom of paragraph 1: 22 "Accessory structures." Well, what kind of</p>	<p style="text-align: right;">Page 53</p> <p>1 GEORGE SCHIANO: Yeah, there might be 2 several, gentlemen, but this is the zoning 3 approval from 2016. It's very important that 4 we -- 5 MIKE KITCHEN: Page 46. 6 GEORGE SCHIANO: Thank you. I'll keep 7 going if the -- if we have it. 8 But in the 2016 zoning approval, the -- 9 this building, the subject building was -- 10 was -- was authorized to be used as a shed. 11 And that's exactly how it was used. 12 And by the way, the only time that it 13 wasn't used as a shed was when? In 2021, where 14 I tried -- under the new -- under the 2012 15 zoning approval, where I got permission to 16 attach the shed to my house with a breezeway. 17 But they refused to make it -- to -- they 18 refuse to deem it a dwelling. They refused, 19 even with a breezeway. That's why they never 20 permitted the shower. They said you could have 21 a toilet and a sink, but not a shower. 22 You know why? Because they did not deem</p>
<p style="text-align: right;">Page 52</p> <p>1 accessory structures? "Not limited to barns, 2 sheds, and stables shall be permitted as 3 required for bona fide agricultural uses." 4 Well, raising horses and cows on your 5 property is a bona fide agricultural use. I 6 also grow shade and ornamental trees on my 7 property right now. I grew them from seed, so 8 they're still small, right? They're still 9 small. They're not ready to be sold. That's a 10 bona fide agricultural use under the code. 11 This says here that if you have two acres 12 or more, you could have these uses by right. 13 That's all I did. And in 2016, I exercised my 14 right to use my land and the building under 15 this code. 16 And by the way, no one said anything when 17 I went to the zoning administrator window, and 18 they gave me the zoning approval. By the way, 19 I could find the zoning approval. It's part of 20 the record. I don't want to just -- 21 MIKE KITCHEN: Page 46. 22 ROY PAVONE: Forty-six.</p>	<p style="text-align: right;">Page 54</p> <p>1 it -- they deemed it still like a garage kind 2 of thing or a shed, right? 3 So much red tape that I have with Eric 4 Mays in this department that me and my wife 5 decided just to voluntarily abandon it and 6 bring the building back to the way it was which 7 is an agricultural and accessory structure 8 that's used primarily for agricultural use. 9 That's how the building is used now. It's 10 used to store tools that I use for my 11 agriculture operation. It's used to -- as an 12 overflow of saddlery to the barn. The entire 13 floor is filled with hay. It has right now my 14 Polaris Ranger four-wheeler inside. It still 15 has the horse manure spreader that was there 16 from 2016. 17 Those are all bona fide farm uses on a 18 plot of land that at least in part has a 19 farming operation. Because I have a tree farm 20 on my lot, and I have a Jersey cow on my lot, 21 which by the way, I plan on selling fractional 22 shares to so that the co-owners along with me</p>

<p style="text-align: right;">Page 55</p> <p>1 can enjoy the milk along with me and my family, 2 which is lawful at least right now under 3 Virginia Code. 4 You can't do it -- you can't have 5 customers without a special permit, but you can 6 share ownership of the cow, and provided the 7 ownership shares are reasonable. Those who are 8 owners can enjoy the cow. They could come to 9 my house and play with the cow. They could 10 come to my house and take milk from the cow. 11 They could also, if we decide to slaughter the 12 cow, enjoy the meat from the cow. 13 So these are my current and future plans 14 for both the land and the building. I'm going 15 to need refrigeration for the milk, hence 16 another use of this building. 17 Let me try to wrap up. 18 JOHN HELTZEL: Thank you. 19 GEORGE SCHIANO: Probably what's most 20 important -- and I'll wrap up with this, and I 21 hope that you gentlemen got to review this, 22 probably last night while you were sitting in</p>	<p style="text-align: right;">Page 57</p> <p>1 inseminate my cow. I brought my cow to 2 Staunton, Virginia, but the calf's not due 3 until October. When that happens, I'll be able 4 to get more milk. Probably three to five 5 gallons a day. 6 Right now, I'm getting between a gallon 7 and a gallon and a half, but it's only for my 8 family, right? These are all bona fide farming 9 operations, but they're not commercial. 10 Another thing that the Review board says 11 is you can't do what Mr. Mays wants to believe 12 he can do, pull out words out of the dictionary 13 for farm or farming that benefit his case. 14 Wouldn't that be nice? 15 The Review board said unequivocally that 16 the code section for the -- and the building 17 code is clear. It needs no help, gentlemen. 18 No help. All the definitions you need are in 19 the code section itself, so you're not -- it's 20 unambiguous. You're not permitted under the 21 rules of construction to go outside the 22 immediate code section.</p>
<p style="text-align: right;">Page 56</p> <p>1 bed, right? And that is -- I'm going to try to 2 find it. I'm a little disorganized. And that 3 is -- that -- this is very important. 4 The two cases from the Virginia Technical 5 board -- two cases are in here. And Eric Mays 6 hates them. Do you know why? 7 First of all, Eric Mays is required, as 8 well as this board, to follow all rulings. We 9 all know this, right guys, from the Virginia 10 Technical board. The Virginia Technical board 11 said that whether a finding -- you know, the 12 fact that an operation doesn't -- isn't 13 commercial, doesn't make money, is moot. It's 14 moot. You don't have to make a dime to prove 15 that an operation is a bona fide farming 16 operation. 17 I'm not making money. I did before in 18 2016. I did rent stalls, but right now, my 19 trees are too small. Right? You know, I don't 20 have enough milk yet. 21 I paid the -- to artificial 22 intelligence -- excuse me -- artificially</p>	<p style="text-align: right;">Page 58</p> <p>1 You can't even go, gentlemen, to another 2 part of the Virginia code for a definition. 3 The ruling of the Virginia -- of the Technical 4 board said you cannot even go out of the 5 limited farm exemption code. It's all there. 6 It's comprehensive. 7 By the way, Mr. Mays knew that when he 8 approved the form. It's his form. 9 I think -- he said it's deficient and 10 incomplete. Do you agree with that? I 11 completed every line. 12 And by the way, did you see what other 13 jurisdictions have, Loudoun County and 14 Goochland? Why didn't he do that? He's a 15 Johnny come lately. He's going to complain 16 now? Why didn't he put in there -- 17 ERIC MAYS: Mr. Chair, I object to being 18 pointed to. 19 JOHN HELTZEL: Yeah, I understand. 20 GEORGE SCHIANO: I'll pull it in. 21 JOHN HELTZEL: It is an aggressive 22 movement there. He's sliding closer and</p>

<p>1 closer. 2 And if you could wrap it up. 3 GEORGE SCHIANO: Sure. Sure. 4 And you know, for Goochland, for Stafford, 5 you know, for Loudon, they all did what 6 Mr. Mays chose not to do. 7 What do they put? They put caveats in 8 there. First of all, some of them make it a 9 sworn affidavit that you got to get notarized. 10 Prince William County decided that wasn't 11 necessary. They decided the form is good 12 enough. 13 The other counties, some of them had put 14 in a disclosure there: We reserve the right to 15 come in and inspect your property. 16 If you read the email exchange, Mr. Mays 17 has been begging, slobbering all over me to 18 come out and inspect my property. I told him 19 if he doesn't have a warrant, he's not coming 20 out to my property. And I will call the cops 21 if he does, if he doesn't have a warrant. And 22 he knows that he's not allowed on my property</p>	<p>Page 59</p>	<p>1 JOHN HELTZEL: But before you do that, 2 Mr. Mays, I would ask that we can start to 3 temper things a little bit. It's getting a 4 little intense, a little bit of rhetoric. So 5 let's see if we can just keep -- keep 6 everything cool here, get through this. Let us 7 do our jobs over here. So, Mr. Mays? 8 BY ERIC MAYS: 9 Q So Mr. Schiano, let me try and work 10 backwards from some of your statements. 11 You testified to the board that I demanded 12 entry to your property. Can you please provide 13 evidence that I demanded it as opposed to requesting 14 it? 15 A I'll recant my statement, and I'll side 16 that it was a request and not a demand. 17 Q Okay. And are you familiar with the law 18 requires a code official to request entry and to be 19 refused entry prior to getting a search warrant? 20 A I am aware. 21 Q Okay. So you do understand why I 22 requested three times, and you refused three times?</p>	<p>Page 61</p>
<p>1 without a warrant or exigent circumstances. 2 So -- but his -- his building exemption 3 worksheet doesn't say that he is authorized to 4 demand an inspection of my property, which he 5 did here, by the way. 6 So again, that's what I said earlier. 7 You're -- just because you're a building 8 inspector, you can't go outside your own 9 written policies. You can't. That's 10 unauthorized. 11 Thank you. 12 JOHN HELTZEL: Is that it? 13 GEORGE SCHIANO: That's it for now. 14 JOHN HELTZEL: Okay. Thank you. 15 GEORGE SCHIANO: I'm ready whenever you 16 are, Mr. Mays. Let's go. Let's see what you 17 got. 18 JOHN HELTZEL: All right. Mr. Mays, do 19 you have any questions for Mr. Schapiro -- 20 Schiano. I'm sorry. I'm sure you hear that 21 all the time. 22 GEORGE SCHIANO: I understand.</p>	<p>Page 60</p>	<p>1 It's because I have to request. I can't demand 2 because it's your right to say no, what you said. 3 A I understand your explanation. 4 Q Okay. All right. Thank you for that. 5 All right. So working back to the State 6 Technical Review board. Are you aware that I've 7 been serving on the State Technical Review Board 8 over 14 years as a member of that board? 9 A It's not relevant, but I'm not aware. 10 Q Were you aware that I attended both of the 11 hearings that you placed in the package? 12 A No, but I'm shocked. 13 Q Are you aware that I'm the member of the 14 board who made the motion to adopt those final 15 orders? 16 A I was not aware. 17 Q Okay. And -- 18 A So you're real smart. 19 Q No. No, no, no, no, no. 20 A I guess that's what you're trying to -- 21 Q I'm trying to play by the rules and only 22 ask you questions. In full disclosure, I'm trying</p>	<p>Page 62</p>

<p style="text-align: right;">Page 63</p> <p>1 to think if that's a question or if this is 2 something I say for my own testimony. So I just -- 3 I just wanted to know if you were aware of my level 4 of knowledge and you answered that you were not 5 aware of that. Thank you for that. 6 Now going -- you bounced around a little 7 bit, so I'm going to bounce around a little bit too. 8 So I think I want to go to the approved plans for 9 just a second because you made a couple statements. 10 A Sure. 11 Q And I believe the approved plans start on 12 page 15. And if you turn to page 16, in the middle 13 of that, there's a red bubble and it says, "4/1 14 three-quarters, 16 LVL. 15 Is that your handwriting or the plan 16 reviewer's handwriting? 17 A I can't say whose handwriting. I can only 18 say that it's not mine. 19 Q Okay, well, then -- okay. Then -- so that 20 is not your handwriting. 21 Are you aware that for homeowners, and 22 only for homeowners, the plan reviewers are</p>	<p style="text-align: right;">Page 65</p> <p>1 A I don't recall. 2 Q Did you not have the approved plans on 3 site for all the inspections? 4 A I did not. 5 Q Okay. If you'll go to page 17 of the 6 approved plans. There is a bubble of handwriting 7 that's in black. It says, "Enclosed fully, 2-by-6 8 framing." 9 Is that your handwriting? 10 A Yeah, it is. 11 Q Okay. So then it says, "Enclosed fully, 12 2-by-6." 13 And then, if you also refer to page 19. 14 Page 19, if you look at the top left of elevation -- 15 or if you turn it to landscape, it's the top right 16 -- you will see there's red marks through the 17 roll-up door and the abbreviation is CS-WSP. Do you 18 understand what that means? 19 A I do not. 20 Q Okay. I think that indicates that -- just 21 for your information, that indicates you're supposed 22 to remove the garage door, and you're supposed to</p>
<p style="text-align: right;">Page 64</p> <p>1 authorized to make revisions on your behalf so that 2 we can approve a plan? 3 A That's -- sir, I would object to that. If 4 I knew that that was a law, I would have objected. 5 I don't agree with that. 6 Q No, it's not a law. It's a business -- 7 it's a customer service we provide. 8 So everywhere -- are you aware that 9 everywhere you see a bubble in red with the red 10 writing, that is the plan reviewer making 11 corrections so that they can approve the plan and 12 you can get -- 13 A I'm not aware and would have objected 14 then, and I'll object now. I've never seen it 15 before. 16 Q I'm sorry. These are a copy of the 17 approved plans. 18 A I'd never seen -- 19 Q Did you not obtain the building permit? 20 A Yes. 21 Q Did you not have a set of approved plans 22 with the building permit?</p>	<p style="text-align: right;">Page 66</p> <p>1 put in the -- I believe it's the structural part of 2 the wall. 3 A What does CS stand for? 4 Q It's a type of wall bracing. I -- 5 actually, let me ask Mr. Roop to answer that. 6 CHAD ROOP: So it's just the -- it's a 7 brace wall panel, is what it is. 8 GEORGE SCHIANO: What does WSP stand for? 9 CHAD ROOP: Wood structural panel. 10 GEORGE SCHIANO: Thank you. 11 CHAD ROOP: So it's a structural sheath 12 that goes on the outside to tie the brace wall 13 lines together? 14 GEORGE SCHIANO: Are you David? Are you 15 David Lee? 16 CHAD ROOP: No. 17 ERIC MAYS: No, I identified him earlier 18 as Chad Roop. 19 And just for clarification, I'm not sure 20 David Lee approved these. I think it may have 21 Allan -- just for clarification. 22 GEORGE SCHIANO: I have email exchanges as</p>

<p style="text-align: right;">Page 67</p> <p>1 a rebuttal, if you would like to see it.</p> <p>2 ERIC MAYS: And that's fine. They both</p> <p>3 work in my office.</p> <p>4 BY ERIC MAYS:</p> <p>5 Q Sitting today, is the roll-up door still</p> <p>6 in place?</p> <p>7 A The garage door is still there.</p> <p>8 Q And under direct testimony, you just said</p> <p>9 you had to put some bracing behind there.</p> <p>10 A That's correct.</p> <p>11 Q Do you understand that bracing doesn't</p> <p>12 comply with the approved plans that we're looking at</p> <p>13 here?</p> <p>14 A I don't understand that, and I disagree.</p> <p>15 You have no way of knowing that because, again, an</p> <p>16 inspection was never performed. How would you know</p> <p>17 that I have not fully complied with the approved</p> <p>18 plans?</p> <p>19 Q Okay. Well, unfortunately -- okay. So</p> <p>20 I'm going to make a statement, but it's actually got</p> <p>21 a question at the end of it.</p> <p>22 So part of the challenge we're having is</p>	<p style="text-align: right;">Page 69</p> <p>1 you. Between an appeal made to the board and --</p> <p>2 Q So the State --</p> <p>3 A -- which I intend to do here if I lose,</p> <p>4 it's like that.</p> <p>5 Q Likewise.</p> <p>6 A Okay.</p> <p>7 Q Anyway. No, no --</p> <p>8 A No, you won't. You won't go -- you won't</p> <p>9 go --</p> <p>10 Q The State Technical --</p> <p>11 A It'll be a waste of taxpayer dollars, my</p> <p>12 dollars.</p> <p>13 Q Mr. Schiano, if I can ask my question,</p> <p>14 please.</p> <p>15 So the State Technical Review board is put</p> <p>16 in place to do two functions: One is to hear</p> <p>17 appeals, and the second is to issue interpretations.</p> <p>18 Do you understand the legal difference between those</p> <p>19 two documents?</p> <p>20 A It's no different than someone getting an</p> <p>21 interpretation from the zoning administrator.</p> <p>22 That's a separate ministerial act that that</p>
<p style="text-align: right;">Page 68</p> <p>1 based on the form of communication we've had, the</p> <p>2 questions I was trying to get to. I don't know.</p> <p>3 You've heard them, and maybe I should've ask it</p> <p>4 before. So let me follow the line of question that</p> <p>5 tries to get to that issue.</p> <p>6 In fact, you said things today under</p> <p>7 direct testimony that you never put in an email.</p> <p>8 You never told me you had a cow. You never told me</p> <p>9 what you else were doing. And frankly, it's sad</p> <p>10 that we had to wait to get to the board here for you</p> <p>11 to make those statements, but let's continue.</p> <p>12 One other point or question I need to ask</p> <p>13 you, because you made comments about the State</p> <p>14 Technical Review board: Do you understand the</p> <p>15 difference between an appeal and an interpretation</p> <p>16 to the State Technical Review board? And do you</p> <p>17 understand the legal difference that's really -- is</p> <p>18 really the relevant piece?</p> <p>19 A Yes.</p> <p>20 Q And what are those differences if you --</p> <p>21 since you understand them?</p> <p>22 A Between -- let me make sure I understand</p>	<p style="text-align: right;">Page 70</p> <p>1 individual is empowered to do for a fee. And the --</p> <p>2 just like the Attorney General for Virginia could --</p> <p>3 could issue a legal opinion. It's the same thing.</p> <p>4 Q Okay. So I will take your answer, and</p> <p>5 I'll save it later for the board. You do not</p> <p>6 understand the legal difference between an appeal</p> <p>7 and an interpretation, and I'll continue moving on.</p> <p>8 Okay. So go to page 11 of your document.</p> <p>9 A Of the package?</p> <p>10 Q Yes, sir.</p> <p>11 A Thank you.</p> <p>12 Q Can you please explain to the board what</p> <p>13 your and Mrs. Schiano's goal was in obtaining the</p> <p>14 zoning approval? What was the intended use for the</p> <p>15 building? Why did you seek that approval? And</p> <p>16 let's go ahead and go to the next step. Why did you</p> <p>17 submit a building permit application in conjunction</p> <p>18 with -- what was your plan on October 1, 2021?</p> <p>19 A Sure, Mr. Mays. To be clear, this is the</p> <p>20 subject building. This is the two-story, 24-by-28</p> <p>21 structure. That is the only subject of this</p> <p>22 meeting.</p>

<p style="text-align: right;">Page 71</p> <p>1 Q Agreed.</p> <p>2 A Again, there's an additional detached</p> <p>3 accessory structure. We're not talking about it.</p> <p>4 So my family has grown. I have a large</p> <p>5 family that continues to grow. Our desire was to</p> <p>6 increase the dwelling -- our dwelling. And what I</p> <p>7 learned from Mr. -- you and from others is that that</p> <p>8 could not be done without the breezeway attaching</p> <p>9 both structures.</p> <p>10 You can't -- at least in my -- in the -- I</p> <p>11 don't think you can at all. You can't have two</p> <p>12 dwellings and they'll look at it as two dwellings if</p> <p>13 it's not completely attached. Well, that's where</p> <p>14 the breezeway came in, which was an afterthought.</p> <p>15 But when they wouldn't give me the shower,</p> <p>16 which I thought was preposterous, you're allowed to</p> <p>17 have as many bathrooms as you want in a house. It</p> <p>18 has nothing to do with your -- your septic system or</p> <p>19 how many people live in the home.</p> <p>20 They fought us so hard and wore us down.</p> <p>21 We eventually retreated. So that's why you see all</p> <p>22 of this legalese put in by me and Mrs. Schiano.</p>	<p style="text-align: right;">Page 73</p> <p>1 moved closer to the house --</p> <p>2 Q Okay.</p> <p>3 A -- because it looked too ugly to have a</p> <p>4 gigantic breezeway and we had some maple trees</p> <p>5 there.</p> <p>6 So yeah, the -- the green is the</p> <p>7 proposed -- of course, all this has been voluntarily</p> <p>8 abandoned by me. But the green is the proposed</p> <p>9 breezeway, and the pink is the actual 24-by-28</p> <p>10 two-story structure that the Amish built for me on</p> <p>11 site like a Lego box in 2016.</p> <p>12 Q All right. So is it an accurate</p> <p>13 characterization that you had a structure which was</p> <p>14 a farm structure which was exempt from the code, and</p> <p>15 it was your desire at this point to convert it from</p> <p>16 a farm structure to a habitable accessory structure?</p> <p>17 A That's correct.</p> <p>18 Q Okay. Do you understand in the building</p> <p>19 code a certificate of occupancy is required.</p> <p>20 However, there is an exception. If it's an</p> <p>21 accessory structure or it's an addition to the</p> <p>22 building, a final inspection can serve the purpose</p>
<p style="text-align: right;">Page 72</p> <p>1 You know why? We appealed this decision.</p> <p>2 And what Mr. Mays has been telling you is that right</p> <p>3 now there's an active appeal in the Circuit Court</p> <p>4 that I haven't had time to pick up.</p> <p>5 And by the way, that appeal is moot now,</p> <p>6 if I'm awarded at this level, because I'm giving it</p> <p>7 all up and I'm returning the building back to a farm</p> <p>8 building.</p> <p>9 So -- but the goal was, Mr. Mays, was to</p> <p>10 bring that building to -- as part of my dwelling.</p> <p>11 And when we were not successful, we backed down.</p> <p>12 Q Okay. Thank you for an explanation.</p> <p>13 Now -- so you get the zoning approval.</p> <p>14 The zoning approval is for a relocated, detached</p> <p>15 accessory structure. And on -- and on page 12 -- if</p> <p>16 you'll refer to page 12.</p> <p>17 A Sure.</p> <p>18 Q What does the first -- and this is for the</p> <p>19 board. What does the green and the yellow and pink</p> <p>20 represent?</p> <p>21 A Sure. Well, first of all, if I may,</p> <p>22 Mr. Mays, the arrow shows you where the shed was</p>	<p style="text-align: right;">Page 74</p> <p>1 of a certificate of occupancy. Did you understand</p> <p>2 that nuance?</p> <p>3 You testified to the board -- I said you</p> <p>4 need a certificate of occupancy and you testified,</p> <p>5 no, because it doesn't require that.</p> <p>6 Okay. If you want to do the black and</p> <p>7 white line, yes, but you still have to have a --</p> <p>8 A Yeah. This is Virginia. We go by literal</p> <p>9 black and white, Mr. Mays. There's nothing fuzzy in</p> <p>10 Virginia --</p> <p>11 Q Are you aware there's an exception that</p> <p>12 the building final inspections required for you to</p> <p>13 occupy that building under the building code?</p> <p>14 A Prove it.</p> <p>15 That's in Mr. Mays' head.</p> <p>16 Show me in the code. It's an untrue</p> <p>17 statement. I'm not aware of that untrue statement,</p> <p>18 sir.</p> <p>19 Q Okay.</p> <p>20 A Is it in this package? Did you -- did you</p> <p>21 submit it as part of your evidence?</p> <p>22 Q Sir, this is cross-examination, and I'm</p>

<p style="text-align: right;">Page 75</p> <p>1 just asking a question.</p> <p>2 I think it's clear you're a homeowner who</p> <p>3 doesn't have full knowledge of the code, and I think</p> <p>4 that's perfectly fine.</p> <p>5 A A certificate of occupancy is never</p> <p>6 required on an accessory structure, period.</p> <p>7 Accessory structures are exempt from the requirement</p> <p>8 of a use-and-occupancy permit.</p> <p>9 Q Okay. Would you agree that a final</p> <p>10 inspection approval is required for all the permits,</p> <p>11 to include trade permits before occupancy?</p> <p>12 A No. Only if the -- a violation exists.</p> <p>13 And you performed no investigation to prove beyond a</p> <p>14 reasonable doubt that any violation exists.</p> <p>15 Q All right. We'll --</p> <p>16 A It's all conjecture.</p> <p>17 Q We'll let that go.</p> <p>18 A Thank you.</p> <p>19 Q So back in 2021, early 2022, you had a</p> <p>20 desire to build a residential accessory structure.</p> <p>21 A No.</p> <p>22 Q I'm sorry. You had a desire to do an</p>	<p style="text-align: right;">Page 77</p> <p>1 A Mr. Mays, my testimony was clear. It was</p> <p>2 a farm building from the date that the Amish built</p> <p>3 it on my property, and it never ceased to be a farm</p> <p>4 building. During the time of this permit --</p> <p>5 Q Sir, why did you apply for a building</p> <p>6 permit, if it was a farm structure?</p> <p>7 A I made that clear in my testimony, sir.</p> <p>8 You weren't listening.</p> <p>9 I have a large family. I wanted to expand</p> <p>10 my family -- the value of it and the square footage</p> <p>11 to my dwelling for me, my wife, and my now 11</p> <p>12 children was more important than maintaining that</p> <p>13 building for it's farm-ness. Am I clear?</p> <p>14 Q (Non-responsive.)</p> <p>15 A I'll take that as a yes.</p> <p>16 Q No, you'll take that as a non-responsive,</p> <p>17 because that's what it is.</p> <p>18 So the day you obtained the building</p> <p>19 permit, you're claiming it was a farm building on</p> <p>20 that day?</p> <p>21 A It never --</p> <p>22 Q Just yes or no.</p>
<p style="text-align: right;">Page 76</p> <p>1 addition to your house, but you got an approval for</p> <p>2 an accessory structure.</p> <p>3 A It was a preexisting accessory structure.</p> <p>4 Q You then did pull building permits and</p> <p>5 plumbing, electric permits, correct?</p> <p>6 A Yes.</p> <p>7 Q You did request inspections; is that</p> <p>8 correct?</p> <p>9 A Yes.</p> <p>10 Q And at what point in this process did you</p> <p>11 decide to make it a farm building? And I want to</p> <p>12 qualify why I'm asking that is -- from the time</p> <p>13 Mr. Raines inspected in late, I believe, 2022, up to</p> <p>14 the point of the notice of violation, you had never</p> <p>15 given any indication that you were rescinding your</p> <p>16 building permits and the electrical and plumbing</p> <p>17 permits and you are now a farm structure. You only</p> <p>18 asserted that two weeks after receiving the notice</p> <p>19 of violation.</p> <p>20 So I'm interested in as to how long have</p> <p>21 you been using it as a farm building? What's your</p> <p>22 testimony?</p>	<p style="text-align: right;">Page 78</p> <p>1 A It never ceased to be exempt from the</p> <p>2 building code because I never got the final permit.</p> <p>3 I never brought it that far. I voluntarily</p> <p>4 abandoned the permit.</p> <p>5 Q When did --</p> <p>6 A I made a conscious choice --</p> <p>7 Q When did you --</p> <p>8 A -- after this gentleman over here came. I</p> <p>9 forget -- his name escapes me. But that was the</p> <p>10 list. After the inspection, we just threw our hands</p> <p>11 up.</p> <p>12 Q Okay. So you're saying that approximately</p> <p>13 January 2023, you began to use the building as a</p> <p>14 farm -- an exempt farm infrastructure?</p> <p>15 A We never -- we never did not use the</p> <p>16 building as a farm structure. Never. There was</p> <p>17 never a point in time -- where that --</p> <p>18 Q Do you understand --</p> <p>19 A -- that building.</p> <p>20 Q -- the day you pulled the building permit,</p> <p>21 it was not a farm structure. Do you understand</p> <p>22 that?</p>

Appeals Board Meeting

<p style="text-align: right;">Page 79</p> <p>1 And I'm okay if you decided to go back the 2 other direction. 3 A That's not what the code says. Pulling a 4 permit alone doesn't -- 5 Q Nevermind. 6 A -- change the status of the building. 7 Q I retract my question. I think my point's 8 been made. Thank you. 9 A It hasn't been made to me. When they came 10 to my building, it was filled with -- it was filled 11 with farm items. Upstairs was filled with hay the 12 day that the inspector -- when every inspector came 13 to my building it was filled with hay. How was that 14 not a farm building? 15 JOHN HELTZEL: Any other questions? 16 ERIC MAYS: Mr. Chairman, I think that 17 presents a clear picture, so I'm fine. 18 JOHN HELTZEL: Mr. Mays, I appreciate it. 19 Now we're going to turn it right back to 20 you, Mr. Mays. You've brought an opening 21 statement in your case, which can include 22 witnesses as well.</p>	<p style="text-align: right;">Page 81</p> <p>1 farm building before that, and I think that's 2 easy to dispense with that. 3 We already talked about the zoning 4 approval, and we talked about the planned 5 correction letter. 6 Now, point of clarification: David Lee 7 was the original reviewer, because you can 8 actually see that on page 13. He's the one 9 that wrote the correction letter. 10 And then when the resubmission occurred, I 11 believe it was Allen Towers who did the final 12 approval. I may be wrong about that, but they 13 both are residential reviewers. They're both 14 very competent, and they coordinate with each 15 other. 16 So here's my dilemma as a building 17 official. And unfortunately, working with 18 Mr. Schiano makes it very hard to work through 19 this dilemma. 20 We have a building that obtained a permit. 21 When you look at the approved plans, our plan 22 reviewers made additional changes to the plan</p>
<p style="text-align: right;">Page 80</p> <p>1 ERIC MAYS: Well, thank you, Mr. Chair. 2 And I want to thank you for you-all's 3 patience. 4 I think most of the -- most of my 5 testimony has actually occurred through the 6 process we've gone through. However, I do want 7 to do a quick overview just to make I didn't 8 miss any of the subtle points along the bumpy 9 road. 10 So let me just go ahead and start on page 11 2, paragraph 1. Mr. Schiano indicated that I 12 pulled the wrong zoning approval. I will take 13 him at his word, and say it's not germane. 14 The only reason I provided that was to 15 actually agree with Mr. Schiano that the 16 two-story building that was originally on his 17 property was a farm building. I was only 18 trying to provide evidence to support that 19 claim. I apologize for pulling the wrong 20 zoning approval. 21 So I think it's perfectly acceptable and 22 agreeable. The original construction was a</p>	<p style="text-align: right;">Page 82</p> <p>1 so they could approve it. 2 All those red marks tell me that those 3 plans were not approved, that those plans were 4 not code compliant. 5 The challenge I'm having is because 6 Mr. Schiano did not complete the inspection 7 process. I can't tell you with certainty if 8 it's safe or not safe. 9 I'm going with: Okay, we know the 10 foundation's safe. Absolutely. He's got an 11 approved inspection for that, so we're on a 12 thumbs-up on that. 13 However, when we get to the LVL, when we 14 also get to the wind bracing, he won't allow us 15 to do an inspection. I requested it from him 16 three -- three times. And -- and that was 17 before we got to the "It's a farm building" 18 decision. 19 So the angle I'm coming at is I have an 20 active building permit. It did go abandoned, 21 but it's still under the purview of the 22 building code. I know there are structural</p>

<p style="text-align: right;">Page 83</p> <p>1 problems that he corrected, or didn't he? 2 Now, if it's a farm building, he doesn't 3 have to. It can be as unsafe as he wants it to 4 be. The State law allows him to do that. As a 5 code official, I feel I have a requirement to 6 make sure this building is safe. 7 Now, could I have simply accepted the form 8 that he submitted and just made it all go away? 9 I absolutely could have accepted it. 10 Why didn't I? Because I am -- 11 GEORGE SCHIANO: Because I'm Catholic and 12 have a large family? 13 ERIC MAYS: Excuse me. You asked me not 14 to interrupt. I didn't interrupt. I stopped 15 for, like, two-thirds of the meeting. So you 16 will get to cross-examine me. 17 I'm sorry, Mr. Chair. I was out of order 18 right then. That was your purview. 19 All right. So the situation I'm in is I 20 have proof of an unsafe building that was 21 originally built as a farm structure. It's 22 being relocated, so structural modifications</p>	<p style="text-align: right;">Page 85</p> <p>1 reject and make a reschedule? 2 A We would normally reject it. 3 Q So in this case, was the work ready for 4 inspection? 5 A The bathroom was not roughed in. The half 6 bath wasn't roughed in so I couldn't perform an 7 inspection on the plumbing that was supposed to be 8 present in the detached structure. 9 There were -- there were junction boxes 10 and I believe a projector crock was installed in the 11 structure. I walked with your son. I believe he 12 told me that, that day. 13 We did walk upstairs, and we did walk 14 through the structure. But since it was not ready 15 for an inspection, that is the reason that I did not 16 perform an inspection. I performed a courtesy walk 17 through following our policy. 18 After I did the courtesy walkthrough and 19 informed your son, Mr. Schiano, that it would be 20 rejected, your wife came out and asked me to inspect 21 the subpanel, which I did, and gave approval to the 22 subpanel.</p>
<p style="text-align: right;">Page 84</p> <p>1 are needed. So I'm trying to determine, is it 2 truly a farm building or is this just a 3 let's-get-of-jail-free card and call it a farm 4 building and to heck with the safety 5 requirement? Which is his right. He can do 6 that. 7 But to go further, I do -- so, the 8 questions I want to ask Mr. Raines, weirdly, 9 might have been cross-examination since he got 10 called as Mr. Schiano's witness, but I decided 11 not to go there. So I do want to go back to 12 Mr. Raines for just a second. 13 BY ERIC MAYS: 14 Q And Mr. Raines, so back on page 22 when 15 you were answering Mr. Schiano's questions -- 16 I tell you what. Walk us through your 17 memory of the inspection. It was a long time ago, 18 so you know, whatever you remember. And then let's 19 go back to the report. 20 But first of all, Mr. Raines, let me ask 21 you a question. Is it our policy to do partial 22 inspections for combination, or do we normally</p>	<p style="text-align: right;">Page 86</p> <p>1 Q Okay. So our standard policy is, is you 2 would have rejected as not ready for an inspection 3 and left. In this case, you made a customer service 4 exception and went ahead and inspected the subpanel 5 that -- 6 A Correct. 7 Q -- was installed in the house. 8 A Correct. 9 Q And -- and this is consistent with what 10 you said to Ms. Schiano. You did approve the 11 subpanel installation? 12 A Correct. 13 Q And that included the subpanel and the 14 underground wiring to the -- where did your 15 inspection -- it included the panel house. We got 16 that piece. Did it also include the wiring going 17 to -- 18 A Correct. Mrs. Schiano let me into the 19 house through a side door on the basement. 20 Q Okay. 21 A I took the panel cover off of the service 22 panel in the house that had the feed going out to</p>

<p style="text-align: right;">Page 87</p> <p>1 the structure. I inspected it inside, and I 2 inspected it at the subpanel in the structure.</p> <p>3 ERIC MAYS: Okay. And so for the board, 4 the reason this is important is even if you do 5 determine it's a farm building, the electrical 6 permit, which was pulled, still needs to be 7 approved.</p> <p>8 Based on Mr. Jordan's testimony, we can 9 administratively approve that electrical permit 10 because in a farm building, it is covered from 11 the panel up to the means of connection in the 12 building. So he inspected what's regulated, 13 even if you determine it's a farm building.</p> <p>14 So that's just a point of clarification. 15 I think Mr. Schiano confused a few things so 16 that's why I wanted Mr. Raines to testify with 17 what he saw.</p> <p>18 BY ERIC MAYS: 19 Q Now, Mr. Raines -- so it wasn't ready for 20 inspection. Was it safe for occupancy at that time? 21 And again, I'll acknowledge we're talking 22 December of 2022.</p>	<p style="text-align: right;">Page 89</p> <p>1 discussion. Obviously, it's critical to 2 Mr. Schiano's case and that's why I want to 3 spend a little time on it.</p> <p>4 So if you will go to page 4 -- actually, 5 I'm sorry, before I go to page 4, I -- I'm 6 actually going to ask to talk about the -- the 7 appeal process at the state level. If you'll 8 go to page 65. And this is pertinent to what 9 you decide and how you interpret page 4. So on 10 page 65 is the Sidney Harris case.</p> <p>11 Everything I say now, I am not 12 representing the State Technical Review board. 13 I don't have the authority to represent that 14 board.</p> <p>15 However, I can testify to what I heard as 16 a -- as a member of that board that day. And I 17 can testify as to the motion in the final 18 order, since I'm the one who actually made the 19 motion. So I -- so I would just say I have a 20 lot of knowledge as to the intent of what the 21 importance of these two are. 22 Mr. Schiano's absolutely right. Whether</p>
<p style="text-align: right;">Page 88</p> <p>1 A At the time I was there, it was at 2 close-in -- close-in inspection, so everything was 3 simply roughed in. At that point, no structure is 4 ready for occupancy.</p> <p>5 Q And do you have -- even though you did not 6 do an inspection but you did a courtesy walk 7 through, do you have any recollection whether the 8 wind-bracing requirements and the LVL work had been 9 done?</p> <p>10 A The LVL was installed. I do not recall if 11 it was a 2-ply or 4-ply as stated on the plans, 12 because I cannot remember if the plans were provided 13 to me, which is another reason for "Not ready for 14 inspection. Full inspection required." That's why 15 I added that note.</p> <p>16 Q Okay.</p> <p>17 A There was a second floor installed on the 18 structure, and it did still have two garage bay -- 19 garage door sliders.</p> <p>20 ERIC MAYS: Okay. Thank you. 21 So Mr. Chairman, I think -- I think I'm 22 ready to go to the big picture part of the</p>	<p style="text-align: right;">Page 90</p> <p>1 you make money or don't make money has nothing 2 to do with whether something's called a farm 3 building. Perfectly agreed.</p> <p>4 I've never actually asked him the 5 question: Did you make money or didn't make 6 money? And I'm not proposing to ask that 7 question today or over the past month when I've 8 asked for additional information.</p> <p>9 The second piece where I think 10 Mr. Schiano -- I would not have expected him to 11 understand this, not even having been at the 12 hearing -- is in both cases, we had a situation 13 where both building officials were represented 14 by an attorney. And attorneys think under the 15 Code of Virginia, not under the building code. 16 So in those jurisdictions, they did use 17 definitions that were other sections of the 18 Code of Virginia.</p> <p>19 The board's decision was: Okay, fine. We 20 have all these other state laws for other 21 agencies and other departments. 22 And the technical review board's decision</p>

<p style="text-align: right;">Page 91</p> <p>1 was: You can't go use everybody's definition 2 in the Code of Virginia.</p> <p>3 But what the board did not say, they did 4 not countermand or change any direction that 5 code officials receive in our legal training. 6 When you're applying the building code, all our 7 legal training is if a word is not defined, 8 you'll look it up in the dictionary.</p> <p>9 So the two fatal flaws the two attorneys 10 made in these two cases was they didn't go to 11 the dictionary. They pulled definitions from 12 the Code of Virginia.</p> <p>13 Now, the TRB was hearing an interpreter -- 14 was not hearing an interpretation. And this is 15 very important, and I understand Mr. Schiano, 16 not understanding this. An interpretation when 17 issued is law, and everybody shall follow it.</p> <p>18 So he mixed two things up. An appeal does 19 not -- does not make it a law. An appeal is a 20 case-by-case basis, and it only applies to that 21 case.</p> <p>22 However, building officials, local appeals</p>	<p style="text-align: right;">Page 93</p> <p>1 those cases is both -- in both cases, the 2 appellants had evidence and had testimony that 3 was credible. And so that's why these two 4 appeals went that way and that's why I actually 5 made the motion.</p> <p>6 And just to say the other code officials 7 in my state aren't happy with me having done 8 that. And frankly, I certainly hope you would 9 hold me to the same standard in that regard.</p> <p>10 So what's different about this case? In 11 this case, when we go back to earlier in the 12 document, I am referencing the definition. You 13 will have to decide whether that definition is 14 appropriate or not.</p> <p>15 If you decide it's not appropriate, then 16 for Mr. Schiano's and my benefit, you need to 17 tell us what your definition is so if we're in 18 front of the TRB, we know what your decision 19 was based on.</p> <p>20 So -- and I'll just tell you straight up. 21 Every time I need to look up a definition, my 22 practice is to go to Dictionary.com and pull at</p>
<p style="text-align: right;">Page 92</p> <p>1 court, and the TRB do, in fact, refer to hold 2 appeals to see if they've ever set a precedent 3 or hey, we've considered this before, so we 4 should think about what we did two years ago.</p> <p>5 So it's not to say you don't look at it, 6 but Mr. Schiano absolutely was wrong. These 7 appeals are not law, so you are not bound by 8 them. I would strongly suggest that you use 9 them as a guidance document.</p> <p>10 And I -- and if this case does end up in 11 front of the Technical Review board, I can 12 guarantee you they will look at them. So it 13 makes sense that you would look at them as 14 well.</p> <p>15 So the first part was the definition. 16 There is no definition of farm, there is no 17 definition of farm building, farm structure, 18 operating farm in the building code, so we're 19 left with looking -- at going to the 20 dictionary. That's the legal training we 21 receive, and those were the two errors.</p> <p>22 The other thing that occurred in both of</p>	<p style="text-align: right;">Page 94</p> <p>1 least the first two definitions. And 2 obviously, if any of you go online, you can 3 look it up now. You know, I don't know who 4 owns it, who controls it, how often it gets 5 revised, but I found it to be a reliable source 6 of definitions.</p> <p>7 The other challenge with this case is 8 Mr. Schiano, beyond submitting the way -- 9 beyond submitting the exemption worksheet, has 10 refused, refused, to provide any information.</p> <p>11 And his approach has been: Your policy 12 says I have to fill out the form. I filled out 13 the form. That should be good enough.</p> <p>14 Well, to be honest, if he didn't have a 15 building permit with potentially unsafe 16 conditions with unapproved inspections, and 17 some approved, I probably would have gone that 18 route. If he had never pulled the building 19 permit to begin with and he had submitted it, 20 we wouldn't be here. But the coincidental 21 timing of declaring a farm structure with a 22 building permit still in existence, I couldn't</p>

Appeals Board Meeting

<p style="text-align: right;">Page 95</p> <p>1 walk away from that.</p> <p>2 So the facts are materially different.</p> <p>3 Today is the first day I'm hearing about cows</p> <p>4 and other things on the property.</p> <p>5 GEORGE SCHIANO: It's none of your</p> <p>6 business.</p> <p>7 ERIC MAYS: So -- so what is very typical</p> <p>8 in the appeals processes is new information</p> <p>9 comes out as you go through each step. At this</p> <p>10 point, I'm really not ready to relent it's a</p> <p>11 farm structure based solely on his testimony.</p> <p>12 And I'll just leave it at that for now.</p> <p>13 So I do want to go to the big picture</p> <p>14 because I think you have to start from a</p> <p>15 foundation, and I think this -- I believe the</p> <p>16 -- these are the pertinent sections that</p> <p>17 you-all will have to struggle through.</p> <p>18 So Section 102.3, exemptions, outlines of</p> <p>19 farm buildings and structures -- and of course,</p> <p>20 not residential and not restaurants and not in</p> <p>21 the floodplain -- are exempt from the code. So</p> <p>22 that's nothing new to us.</p>	<p style="text-align: right;">Page 97</p> <p>1 we're discussing this. And I'm not clear if</p> <p>2 there are crops and livestock. Again, I have</p> <p>3 an open building permit.</p> <p>4 GEORGE SCHIANO: I have a picture of my</p> <p>5 cow that I'd like to show the board and</p> <p>6 Mr. Mays, please, and enter it into evidence.</p> <p>7 JOHN HELTZEL: Yeah.</p> <p>8 ERIC MAYS: And then, of course, part 2 is</p> <p>9 land and water devoted to raising animals,</p> <p>10 fish, and plants, oyster farm, or tree farm.</p> <p>11 So first question I have for you -- well,</p> <p>12 I'm advocating this is the definition I</p> <p>13 applied.</p> <p>14 JOHN HELTZEL: Okay.</p> <p>15 ERIC MAYS: And I understand the ambiguity</p> <p>16 in applying it. But if you follow my logic,</p> <p>17 that's the definition of farm, and now you have</p> <p>18 farm -- the business of operating a farm.</p> <p>19 Well, that's a traditional dictionary using the</p> <p>20 term within a term.</p> <p>21 So, is Mr. Schiano -- does -- is he</p> <p>22 farming? Does he have the business of</p>
<p style="text-align: right;">Page 96</p> <p>1 We also have the definition of farm</p> <p>2 buildings and structures. I also added in the</p> <p>3 section for minimum inspections because earlier</p> <p>4 -- in the first two weeks of the notice of</p> <p>5 violation, Mr. Schiano was focused on: Why do</p> <p>6 I have to have these inspections? And then it</p> <p>7 was like in the second week, the discussion</p> <p>8 turned to the exemption. So I just presented</p> <p>9 that here, if you needed to know what those</p> <p>10 sections are.</p> <p>11 And the most pertinent thing I guess, I'm</p> <p>12 really putting on here, is the definitions that</p> <p>13 I got from Dictionary.com. And here's my</p> <p>14 logic: You have to be a farm first before you</p> <p>15 can be an operating farm, before you can be a</p> <p>16 farm building. That's my simple logic.</p> <p>17 So if I start with farm, it's a tract of</p> <p>18 land, usually with a house or barn or silo, on</p> <p>19 which crops and often livestock are raised for</p> <p>20 livelihood. Well, it is a track of land. It</p> <p>21 does have a house. I'm not sure -- it does</p> <p>22 have one barn based on testimony. I think</p>	<p style="text-align: right;">Page 98</p> <p>1 operating a farm?</p> <p>2 And -- and I put the word "livelihood"</p> <p>3 here. I normally don't go this far but since</p> <p>4 the first definition of farm said use for</p> <p>5 livelihood, I don't think livelihood means</p> <p>6 money and even if it did mean money, it would</p> <p>7 not be applicable in Virginia. And again, I've</p> <p>8 already agreed to that.</p> <p>9 But Dictionary.com says: A means of</p> <p>10 supporting one's existence, especially</p> <p>11 financially or vocationally.</p> <p>12 And so there is a hint of money in there</p> <p>13 on the word "financially." But frankly, I can</p> <p>14 see a family farm using their products to</p> <p>15 support their family and the part of -- you</p> <p>16 know, what they eat it -- eat at the table, so</p> <p>17 nothing there.</p> <p>18 So -- so, really, the struggle that I'm</p> <p>19 having is: Is it a farm?</p> <p>20 Prior to this date, Mr. Schiano has</p> <p>21 provided no real evidence, testimony, and --</p> <p>22 GEORGE SCHIANO: I don't need to.</p>

<p style="text-align: right;">Page 99</p> <p>1 ERIC MAYS: -- and he has refused entry 2 prior to this date. I'm pretty sure he's not 3 allowing entry even today. I don't even think 4 he would let you-all the property if you wanted 5 to look at it. 6 So I don't have evidence. It's an 7 operating farm beyond his statements, and I 8 have an abandoned building permit. If I did 9 not have the abandoned building permit, I would 10 have stuck to this statement long ago, and you 11 would have never heard of this case. And so 12 that's the Catch-22 that I'm in. 13 If you do decide this is an operating 14 farm, and if you decide these are farm 15 buildings, the electric and plumbing permits 16 still need to be fully inspected and closed 17 out. The electrical permit can be closed out 18 based on Mr. Raines' previous inspection. And 19 I believe half of the plumbing did get 20 approved. But there's still an outstanding 21 issue. 22 I did not put that in the package,</p>	<p style="text-align: right;">Page 101</p> <p>1 BY GEORGE SCHIANO: 2 Q Mr. Mays, am I permitted to have a cow on 3 my property? If I -- 4 A The building code does not care if you 5 have a cow on your property or not. 6 Q How about zoning? You're in charge of 7 zoning. 8 A No, sir. I'm not in charge of zoning. 9 Q Okay. I'm sorry. 10 A I will -- I will tell you my basic 11 understanding is you -- 12 Q No, no. 13 A -- you are an A1 property. You have an 14 approved nonconforming use. So my best guess is you 15 are allowed to have farm animals on your property. 16 Q Yes. And when Mr. Raines performed the 17 inspection, that was the last inspection of that 18 building, right? 19 A Absolutely. The last time we were 20 physically on the property. 21 Q Thank you. 22 And he was on with permission, right? My</p>
<p style="text-align: right;">Page 100</p> <p>1 frankly, because I didn't realize I needed to 2 talk about that today. But certainly, once you 3 make your decision, whichever way you go, we 4 can talk about that later among -- between 5 Mr. Schiano and I, hopefully without your 6 intervention. 7 So that rounds out everything, and I guess 8 I'm ready for Mr. Schiano's cross-examination. 9 JOHN HELTZEL: Okay. Thank you, Mr. Mays. 10 Mr. Schiano, I'm going to turn back to 11 you, if you have any specific questions for 12 Mr. Mays. 13 GEORGE SCHIANO: Sure. I would like 14 permission from the chair to show Mr. Mays my 15 cow. 16 JOHN HELTZEL: Why not? 17 GEORGE SCHIANO: It's a Jersey Cow. 18 Can -- can I please approach -- 19 JOHN HELTZEL: Sure. 20 GEORGE SCHIANO: I just want us -- 21 JOHN HELTZEL: That's fine. We get it. 22 It's a cow. All right.</p>	<p style="text-align: right;">Page 102</p> <p>1 permission by way of the permit. It's implied 2 permission? 3 A Yes. 4 Q Okay. Thank you. 5 And the day that Mr. Mays -- Raines was on 6 my property, the electrical and plumbing lines that 7 are servicing the subject building were backfilled 8 in, right? 9 A How about you ask Mr. Raines that 10 question? 11 JORDAN RAINES: Yes. They were backfilled 12 in at the time I was there. 13 GEORGE SCHIANO: Mr. Raines, you reviewed 14 the file when you saw where the backfilling, 15 the concealment was approved -- the exterior 16 concealment, right? 17 JORDAN RAINES: The -- the exterior 18 concealment of your plumbing lines was -- and 19 the trench for your electric feed to the 20 detached structure was approved -- 21 GEORGE SCHIANO: It was approved by 22 George, right?</p>

<p style="text-align: right;">Page 103</p> <p>1 JORDAN RAINES: There is a note on one of 2 those inspections with one outstanding item 3 inside of your dwelling plumbing related. 4 GEORGE SCHIANO: Do you recall what it is? 5 JORDAN RAINES: I do not recall off the 6 top of my head. I do not have the report in 7 front of me. But there is a report for one 8 outstanding -- I believe it's one -- 9 GEORGE SCHIANO: Okay. And -- 10 JORDAN RAINES: -- outstanding item. 11 GEORGE SCHIANO: Let me just go on the 12 record that if that's a bona fide violation, 13 when I submit to that by law, I have to 14 cooperate with that. They have a right to 15 address that. I'm not saying that it is, but 16 that -- but that's, in fact, the case. I care 17 about it. I want to remediate that. I'm 18 unaware of it. Okay. 19 So thank you. 20 BY GEORGE SCHIANO: 21 Q Do you have evidence to contradict my 22 testimony that there are no current violations of</p>	<p style="text-align: right;">Page 105</p> <p>1 Q So you -- so -- 2 A -- from a building -- 3 Q -- you cannot contradict my testimony. 4 A You asked me a question. Can you let me 5 complete my answer? 6 Q No. I'm not going to allow you because 7 right now -- 8 A Mr. Chair -- is it -- 9 Q I want -- a point and we're struggling 10 here. 11 JOHN HELTZEL: We're listening. We're -- 12 we're all smart people here. We're tuned into 13 this. 14 BY GEORGE SCHIANO: 15 Q Again, the question was about do you have 16 any evidence that contradicts my direct testimony 17 that as we sit here today, you and I, there is not 18 an -- a building of -- 19 A Okay. So this is what happens. 20 Q Don't talk to me about plans. Talk to me 21 about evidence. 22 A The evidence is we have an approved plan</p>
<p style="text-align: right;">Page 104</p> <p>1 the building code inside the building? 2 A All I have is an approved plan that tells 3 me there are violations since you won't allow us 4 entry and Mr. Raines did not inspect. No. 5 Q Mr. Mays, the plans aren't in response to 6 a physical inspection where someone was able to 7 ascertain that there was a violation, right? 8 They're before any activity. That was never planned 9 to -- 10 A Well, if you're building a brand-new 11 structure that's never been erected, yes. This 12 building was already in existence and being 13 relocated and being re-purposed. 14 Q So the plans -- the plans were approved 15 when? That red letter -- what was the approximate 16 date of the red letter? 17 A If your question is -- yes, and approved 18 plans are required to get a permit. When you get 19 the permit, you do the work on the plan. 20 The missing link we have -- 21 Q So -- 22 A -- is you never asked for inspection --</p>	<p style="text-align: right;">Page 106</p> <p>1 that shows deficiencies. And until we do a final -- 2 Q A deficiency in the plan, right? 3 A -- and still -- 4 Q Not in the building? 5 A -- until we do a final inspection -- 6 Q Mr. Mays, the deficiencies were in the 7 plan, right? Not in the building. There's a 8 difference, right? 9 A No. The deficiencies were in the 10 building. 11 Q Are -- are you telling me that -- 12 A Are you telling me you submitted the plans 13 to -- 14 Q Are you telling me -- are you telling me 15 that -- 16 (Crosstalk.) 17 Q Are you telling me that Mr. Lee -- 18 JOHN HELTZEL: I don't think this one is 19 helping us to understand. How about we jump to 20 another question? 21 GEORGE SCHIANO: Yeah, I think so. 22 ERIC MAYS: Good. Thank you.</p>

<p style="text-align: right;">Page 107</p> <p>1 BY GEORGE SCHIANO:</p> <p>2 Q Do you have any evidence that contradicts</p> <p>3 the desk -- the direct testimony that I provided</p> <p>4 this board today, that the subject building is, in</p> <p>5 fact, a farm building because it is located on a</p> <p>6 property with -- where at least in part there are</p> <p>7 bona fide farming operations and the building is</p> <p>8 being used to support the operations.</p> <p>9 A You've provided no evidence either way.</p> <p>10 Q I'm asking you --</p> <p>11 A I've asked for it multiple times.</p> <p>12 Q I -- I said that there was a cow.</p> <p>13 A Sir, you submitted a worksheet and then</p> <p>14 that worksheet --</p> <p>15 Q I signed an affidavit, right.</p> <p>16 A You signed an affidavit.</p> <p>17 Q I signed an affidavit.</p> <p>18 A I asked for evidence to support your</p> <p>19 statement.</p> <p>20 (Crosstalk.)</p> <p>21 Q Okay. So do you have any evidence that</p> <p>22 contradicts my attestations in the worksheet, which</p>	<p style="text-align: right;">Page 109</p> <p>1 JOHN HELTZEL: You still have the table</p> <p>2 for any questions. If you can bundle it up</p> <p>3 into maybe even a yes-or-no question, that</p> <p>4 would be great.</p> <p>5 We'll also -- by the way, we'll also have</p> <p>6 an opportunity to ask you questions and you may</p> <p>7 find yourself with an opportunity to clarify.</p> <p>8 GEORGE SCHIANO: Sure.</p> <p>9 BY GEORGE SCHIANO:</p> <p>10 Q Mr. Mays, why haven't you refunded my</p> <p>11 application fee? I asked you several times to do</p> <p>12 that for the unused portion of the permit under the</p> <p>13 code section?</p> <p>14 A Okay. So there's a couple steps for this.</p> <p>15 First, you have an abandoned permit, and this matter</p> <p>16 is not resolved. And it may be resolved today, but</p> <p>17 prior to this meeting, it's not resolved.</p> <p>18 So if you want -- afterwards, depending</p> <p>19 what happens, we can go back to that, but let me go</p> <p>20 back to our policy. And this is actually, I</p> <p>21 believe, in our fee schedule, which is adopted by</p> <p>22 the board.</p>
<p style="text-align: right;">Page 108</p> <p>1 is signed by me and my wife?</p> <p>2 A Do you have any evidence --</p> <p>3 Q Sir, I'm going to take that as a no.</p> <p>4 Do you have any evidence to provide this</p> <p>5 board today that contradicts that there's a cow on</p> <p>6 my property right now? Do you?</p> <p>7 A Will you give me permission to enter your</p> <p>8 property and take pictures?</p> <p>9 Q So I'll take that as a no too.</p> <p>10 GEORGE SCHIANO: I have no further</p> <p>11 questions for Mr. Mays.</p> <p>12 JOHN HELTZEL: Okay.</p> <p>13 GEORGE SCHIANO: I do have a closing</p> <p>14 statement when we're ready for that.</p> <p>15 JOHN HELTZEL: Oh, a closing statement,</p> <p>16 huh? Let's see.</p> <p>17 GEORGE SCHIANO: I will be about a minute.</p> <p>18 MIKE KITCHEN: I believe it's our turn.</p> <p>19 JOHN HELTZEL: What's that? Yeah,</p> <p>20 unfortunately, you had the opportunity for</p> <p>21 testimony and that's come and gone.</p> <p>22 GEORGE SCHIANO: Okay.</p>	<p style="text-align: right;">Page 110</p> <p>1 It is: Minimum fee permits do not receive</p> <p>2 refunds.</p> <p>3 Most residential permits and most</p> <p>4 accessory structure residential permits, it's a</p> <p>5 minimum fee. So even -- even if you apply for a fee</p> <p>6 -- or even if you withdraw the permit, and you</p> <p>7 request the refund, under the fee schedule, it would</p> <p>8 not. You'd get a letter back saying because it's a</p> <p>9 minimum fee, you're not receiving any money, and</p> <p>10 that would go for all three permits.</p> <p>11 Now, in this case, if you were -- if you</p> <p>12 were to withdraw all the permits for electric and</p> <p>13 plumbing, we're going to go into a Catch-22 that we</p> <p>14 have unpermitted regulated work, even if it is a</p> <p>15 farm structure.</p> <p>16 Q Thank you.</p> <p>17 A So that's a long-winded way to say the fee</p> <p>18 schedule tells us how to apply refunds.</p> <p>19 GEORGE SCHIANO: Thank you.</p> <p>20 JOHN HELTZEL: Is that it?</p> <p>21 GEORGE SCHIANO: That's it.</p> <p>22 JOHN HELTZEL: Okay. Thank you.</p>

<p style="text-align: right;">Page 111</p> <p>1 Okay. That concludes the testimony. Now 2 it goes to the board members for any questions. 3 ROY PAVONE: I could go. 4 JOHN HELTZEL: Go ahead, Roy. 5 ROY PAVONE: Question on the permit 6 application and how this building was handled. 7 Was this building moved in its current 8 condition, nothing added to it or was a second 9 floor added or? 10 GEORGE SCHIANO: Yes. There is some 11 confusion. Mr. Raines mentioned the LVL on the 12 second floor doesn't apply. There's -- there's 13 confusion. 14 When I purchased the building in 2016, it 15 looks exactly the way it looks now: Two-story 16 structure, 24-by-28. The difference is that 17 it's been moved, and it's been put on a 18 concrete slab. 19 ROY PAVONE: Okay. So this may or may not 20 matter, but the -- so the picture we have on 21 the permit is the building in its current 22 condition?</p>	<p style="text-align: right;">Page 113</p> <p>1 quarter by 16, which is what the plan reviewer 2 put on there; not what this document has as 3 what's important. 4 GEORGE SCHIANO: So this document is like 5 a sell-sheet that the Amish have when you want 6 to come and look at the building. 7 ROY PAVONE: Uh-huh. 8 GEORGE SCHIANO: The building is called 9 the Mega and we went up to Lancaster County 10 and -- and they give you the sell sheet. 11 But I would submit that it's not an 12 official sheet and to defer to the 13 manufacturer's technical sheet, which is 14 provided as a supplement to this sheet. 15 ROY PAVONE: Okay. So you're saying 16 basically that the correct LVL on -- the -- the 17 cut sheet is what's in the building? 18 GEORGE SCHIANO: Yes. 19 ROY PAVONE: So then your only real issue 20 is the wind bracing, whatever the case may be, 21 taking that one -- 22 GEORGE SCHIANO: Which I filled in.</p>
<p style="text-align: right;">Page 112</p> <p>1 GEORGE SCHIANO: Picture on the permit? 2 ROY PAVONE: It's page 16, the approved 3 drawing. 4 GEORGE SCHIANO: Let me check on that, if 5 you don't mind. Page 16, section detail? 6 ROY PAVONE: Yeah. Uh-huh. 7 GEORGE SCHIANO: That is what the 8 building -- that's exactly the size of the 9 building. 10 ROY PAVONE: Okay. So everything in black 11 is what was existing. Does that mean that the 12 existing headers are in black, two 13 3-and-a-half-by-16 LVL is what's installed 14 there now? Because as I understand, the red 15 notice was put on by the plan reviewer. 16 GEORGE SCHIANO: Right. And the LVL was 17 clarified with that supplemental -- what I was 18 talking about, the different loads. That 19 technical sheet came from the manufacturer. 20 ROY PAVONE: Right. And that's what I was 21 looking at. If you look at the use that 22 defines the LVL as 4-ply of an inch and three</p>	<p style="text-align: right;">Page 114</p> <p>1 ROY PAVONE: You filled it in? There's no 2 door there now? 3 GEORGE SCHIANO: No. Remember I 4 testified, sir, that the garage door -- my wife 5 still wanted the carriage door to match my 6 house. Because what that would have done -- 7 there's two -- it would have been funny with 8 just siding in one door off to the side, so it 9 just locked down with a pull down. 10 ROY PAVONE: Yeah. 11 GEORGE SCHIANO: But it's not meant to be 12 open because there's a wall there -- 13 ROY PAVONE: Yeah. 14 GEORGE SCHIANO: -- of 2-by-6 directly 15 behind it. 16 ROY PAVONE: Okay. So it sounds like that 17 you complied with the permit paperwork. 18 GEORGE SCHIANO: That's why my position, 19 sir, is that either way -- you know, Mr. Mays 20 needs to overcome this issue. And then he has 21 a giant rock, in my opinion, to push up a hill 22 on the farm building exemption issues. Either</p>

<p style="text-align: right;">Page 115</p> <p>1 way, I believe that this panel has to rule in 2 my favor. 3 ERIC MAYS: Mr. Pavone, just a point. 4 What he testified to is not a component. 5 The installation he just testified to the 6 garage door is not. 7 ROY PAVONE: Needs a structure -- 8 ERIC MAYS: And if it's a farm building, 9 then it'll be -- 10 ROY PAVONE: Okay. So that's my next 11 question. Does moving the farm building and 12 applying for a building permit relinquish the 13 farm use of that building? 14 ERIC MAYS: Yes. It's a change of use. 15 So a farm building is an unregulated, exempt 16 structure. Now that you want to use it, it's 17 now becoming regulated. 18 So we treat that as a change of use, which 19 means it has to comply with all the current 20 codes under which the permit is issued. And 21 this, I believe, was under the 2015 code or 22 '18. I can't -- handwriting-wise, I think it</p>	<p style="text-align: right;">Page 117</p> <p>1 For example Mr. Schiano, when he made the 2 decision on January of approximately 2023, 3 based on his testimony, to go back to being a 4 farm structure, he should have consulted zoning 5 on whether he needed another approval or not. 6 I will not testify whether he did or didn't 7 because I'm not the zoning administrator. 8 But at minimum, he should have withdrawn 9 the building permit and say, "I decided to go 10 back to it being a farm structure." He didn't 11 do that. 12 We didn't start having a conversation 13 until we discovered it was abandoned, and we 14 issued the notice of violations, and that was 15 only two weeks after we started the 16 conversation that he decided it was now a farm 17 building. However, according to his testimony, 18 it's been a farm building since January of 19 2023. 20 ROY PAVONE: Well, and that's -- that's 21 kind of my question. If it was originally 22 allowed as a farm building, so what's thrown it</p>
<p style="text-align: right;">Page 116</p> <p>1 was probably too long, but I could be wrong. 2 ROY PAVONE: But it's not allowed for the 3 applicant to rescind or withdraw his 4 application for a permit and just a -- or 5 grandfathered in? 6 ERIC MAYS: Well, okay. So we can -- 7 anybody can take an existing structure with a 8 CO, and they can convert it to a farm building. 9 The question is: Do you believe it, or do you 10 not believe it? 11 And then to believe it, I'm more of the 12 trust and verify. So I trust Mr. Schiano might 13 have a farm, he might be using this farm, and I 14 simply want confirmation. 15 Because you know, we've actually had cases 16 where people had abandoned houses on their 17 property, and they literally were abandoned, 18 vacant, and violation notices were issued, and 19 they decided to start storing hay in it. 20 And -- and so you can go back and forth if 21 you want to go back and forth, but there's a 22 couple of steps you need to take:</p>	<p style="text-align: right;">Page 118</p> <p>1 out is the permanent application. So he just 2 has to go through and submit -- 3 ERIC MAYS: He's never submitted a 4 building permit application. However, his 5 intention originally was for it to be a 6 building addition. Zoning wouldn't allow that, 7 so he decided to go with the accessory 8 residential use, which does require a building 9 permit. He's the one that made the change to 10 it being a regulated building. 11 ROY PAVONE: Okay. That's all I had. 12 J. SAWYERS: This is a question to 13 Mr. Mays. 14 What exactly is the process for abandoning 15 an active permit, or permit? 16 ERIC MAYS: Okay. So the legal -- the 17 legal steps -- so within the uniform statewide 18 building code, there's I think, two separate 19 paragraphs that talks about plans being 20 abandoned and talks about permits being 21 abandoned. And if there's no activity of -- 22 activity and construction means approved</p>

Page 119

1 inspections. So if there's no activity for six
 2 months, the code official has the -- the right
 3 to abandon the permit. It's considered
 4 abandoned.
 5 Prince William County, we decided to
 6 become proactive on that issue as opposed to
 7 being reactive. And so we actually have an
 8 automated process that if we go for nine months
 9 with no activity on a permit, the computer
 10 automatically closes it as abandoned. Doesn't
 11 mean it goes away. Doesn't mean there aren't
 12 violations.
 13 An email goes to any of the contacts, so
 14 they get notice it's been abandoned. So
 15 Mr. and Mrs. Schiano should have received an
 16 email notifying them in October of last year
 17 that it was abandoned.
 18 Now, what happens is when you get into the
 19 abandoned world, depending on the severity --
 20 Okay. It's abandoned; is it unsafe?
 21 And so we have a protocol internally that
 22 we set up where we -- based on that protocol,

Page 120

1 we relook at projects that are abandoned,
 2 determine if they're potentially unsafe and a
 3 public risk.
 4 So in Mr. Schiano's case, his came up.
 5 Frankly, the reason it came up is because I was
 6 cleaning out my emails and we had a bunch of
 7 exchanges about, "Hey, you're going from a farm
 8 building to a regulated building. There's
 9 things you're going to need to do."
 10 It was a positive exchange, at least
 11 that's how I remembered it. And then I'm like,
 12 "Wow, I hope you finished that."
 13 And unfortunately, I opened the permit
 14 that had been abandoned.
 15 Incidentally, in my mind, I know he has a
 16 large family and I'm thinking there's some work
 17 he needed to do to make sure it was safe. And
 18 now it's abandoned. Where are we?
 19 So if I'd heard it was a farm building in
 20 January of '23, we wouldn't be here. If he had
 21 provided some -- a little additional evidence,
 22 even a picture of his cow, we probably wouldn't

Page 121

1 be here. But Mr. Schiano exercised his right
 2 not to provide information, so that was his
 3 choice.
 4 J. SAWYERS: Thank you.
 5 ERIC MAYS: Uh-huh.
 6 J. SAWYERS: I guess the question for
 7 Mr. Schiano, did you receive the notification
 8 that the permit had been abandoned or permits
 9 had been abandoned?
 10 GEORGE SCHIANO: Yes, and I was happy. It
 11 saved me the step of having to formally
 12 withdraw.
 13 J. SAWYERS: Maybe this is a question I
 14 need to ask back to you, Mr. Mays.
 15 ERIC MAYS: Uh-huh.
 16 J. SAWYERS: Is there a -- is there a step
 17 that the -- that the permit holder would have
 18 to take after receiving the notice of
 19 abandonment?
 20 ERIC MAYS: In the -- the email actually
 21 gives you links that if you want to be
 22 reinstated, we have a reinstatement form. The

Page 122

1 majority of them go out.
 2 Most people submit and ask for
 3 reinstatement. In most cases, people just got
 4 behind because of life or they forgot to do
 5 something. So a large majority of our payment
 6 permits are reinstated. Upon reinstatement,
 7 they get another nine months to finish out the
 8 project, so . . .
 9 J. SAWYERS: And if they don't request a
 10 reinstatement, is there a process to actually
 11 formally -- I don't know if "closeout" is the
 12 right word -- right phrase, but --
 13 ERIC MAYS: Based on resources, we decide
 14 which ones to go look at or verify just do a
 15 permit review or record review: Is this
 16 potentially unsafe or not?
 17 J. SAWYERS: Okay. So it's really your
 18 duty as a building official -- to act --
 19 ERIC MAYS: Interestingly enough, there is
 20 no legal requirement for us to act once it's
 21 abandoned -- and it's abandoned.
 22 As a building official, I -- for example,

<p style="text-align: right;">Page 123</p> <p>1 by happenstance, a school permit was abandoned. 2 I think a lot of us would care about that. And 3 so we took the approach of defining risk 4 categories and which ones are we going to 5 proactively follow up on versus which ones it's 6 the responsibility the owner that it wouldn't 7 be abandoned. 8 Usually, when a homeowner sells the 9 property is when all of that comes to bear, 10 because usually the new buyer will become aware 11 of it. And then it's a question of, well, how 12 do we fix this? 13 So if you stay at the same place for ten 14 years, it may never come up. But it's the same 15 thing that happens with unfinished basements 16 without permits. People suddenly need permits 17 when they're trying to sell their house. 18 J. SAWYERS: Another question for 19 Mr. Schiano. 20 Is the breezeway or the porch constructed? 21 GEORGE SCHIANO: Nothing -- no, it is not. 22 J. SAWYERS: Okay. All right.</p>	<p style="text-align: right;">Page 125</p> <p>1 MIKE KITCHEN: Built in 1990s -- 2 GEORGE SCHIANO: Before I bought the 3 house. 4 MIKE KITCHEN: Okay. So the zoning permit 5 that you had pulled -- 6 ERIC MAYS: The first one ignored, I agree 7 with Mr. Schiano, is -- 8 MIKE KITCHEN: -- because it was for that 9 building. 10 ERIC MAYS: He testified to that fact. I 11 will accept that. 12 MIKE KITCHEN: Okay. All right. So we've 13 got a zoning permit that was pulled to the new 14 building. 15 ERIC MAYS: The zoning permit. 16 MIKE KITCHEN: It was approved to relocate 17 the building? 18 ERIC MAYS: Relocate it. Okay. All 19 right. 20 So -- and if something -- and then at some 21 point in time, you had decided that you wanted 22 to make it -- you were proposing improvements</p>
<p style="text-align: right;">Page 124</p> <p>1 GEORGE SCHIANO: No connection. 2 J. SAWYERS: That's all I had. 3 ROY PAVONE: I want to follow up on, if I 4 could, something that Mike brought up. 5 So the permit's abandoned. If he doesn't 6 reinstate it, can he still apply to have it put 7 back -- that building put back into farm use, 8 or is there a special process to wipe the 9 permit off the record? 10 ERIC MAYS: Well, we're actually in that 11 process now. He submitted the waiver request. 12 I asked for additional information. He was 13 offended by my request, so he refused. And so 14 we were actually in that process, but we just 15 ran into a brick wall. 16 MIKE KITCHEN: Okay. Just wanted to get a 17 little bit of clarification in regard -- 18 because there was reference made to another 19 building that's on the property that, I 20 believe, where the cow lives now. So that was 21 built in 2016 and there's -- okay. Well -- 22 GEORGE SCHIANO: Built in the 1990s.</p>	<p style="text-align: right;">Page 126</p> <p>1 to the structure and you went to Mr. Hugh and 2 he had said, you know, that in order to keep 3 that building from being defined as a separate 4 occupied residential structure on the property, 5 you had to connect it with the breezeway. 6 Okay. And so there's no breezeway in place. 7 GEORGE SCHIANO: Correct. 8 ROY PAVONE: So -- so the buildings are 9 still two separate structures today. 10 Okay. I just wanted to make that clear 11 because it sounded to me like it's -- if the 12 breezeway was in place, it's one structure. 13 Would that be a correct assumption? 14 ERIC MAYS: No. There's a nuance that 15 Mr. Schiano is probably better to talk to than 16 I, but I'll give it a shot and he'll correct 17 me. 18 So originally, when they wanted it to be 19 an addition, I think the zoning folks said, The 20 breezeway you want to build has to be fully 21 enclosed in habitable and conditioned. And 22 that's what I believe he was objecting to that</p>

<p style="text-align: right;">Page 127</p> <p>1 it had to be fully enclosed and conditioned. 2 So he did not get approval for an 3 addition. He got approval for an accessory 4 structure with a breezeway and a traditional 5 breezeway. 6 I assume we have no drawings, so I don't 7 know what he actually -- I assume he just meant 8 to put a roof over a walk area. 9 ROY PAVONE: Okay. 10 ERIC MAYS: But Mr. Schiano really -- will 11 correct me now if I missed that. 12 ROY PAVONE: Okay. Well, that's what I 13 wanted to make sure I had clarification on, 14 just to make sure that there wasn't some 15 connection between the two structures that made 16 it -- 17 ERIC MAYS: Even if -- even if he 18 installed the connection with the roof over it, 19 it would still be an accessory structure. 20 ROY PAVONE: Okay. 21 ERIC MAYS: So the only issue is, is that 22 being enclosed or not being enclosed.</p>	<p style="text-align: right;">Page 129</p> <p>1 going outside the form. He does it whenever he 2 feels like it, and I think it's discriminatory. 3 I think that it's unlawful, and I'm not going 4 to play a part of that. 5 My take is this: If you want that, do 6 what the other counties do and revise the form. 7 It's simple. 8 So you got to also understand that I'm a 9 very private person. If you go to the Prince 10 William County tax rolls -- tax rolls right 11 now, sir, and you look up 7480 Falkland Drive, 12 it says "Name withheld by the owner." 13 I live out in the country with my kids for 14 a reason. I don't want to be interrupted, and 15 I don't want to be visited by anyone from the 16 government. I don't think that makes me a bad 17 person -- 18 CHAD ROOP: Oh, no. 19 GEORGE SCHIANO: -- just because I like 20 privacy a little bit more than maybe other 21 people. 22 CHAD ROOP: Sure.</p>
<p style="text-align: right;">Page 128</p> <p>1 ROY PAVONE: Okay. All right. I think 2 that's all I have. 3 JOHN HELTZEL: Okay -- questions? 4 CHAD ROOP: Sounds good. Sure. I have a 5 couple more. You guys already hit a couple of 6 them. 7 So Mr. Schiano, I understand your -- your 8 appeal and maybe also reluctance to provide 9 additional information to support the fact that 10 it's farm used. 11 Do you feel like -- you know, and I don't 12 mean to put words in your mouth, but do you 13 feel like by simply preparing the waiver form 14 and indicate -- you indicating this is how I 15 use it, that should be sufficient? Your word 16 on the application should be sufficient? 17 GEORGE SCHIANO: I'm a rule follower. And 18 I followed the form perfectly. I didn't create 19 the form. I wasn't involved in the drafting of 20 the form. 21 I believe that Mr. Mays doesn't have a 22 policy, a formal policy, that is the County</p>	<p style="text-align: right;">Page 130</p> <p>1 Now, I just wanted you to understand your 2 objection. You just you feel -- you feel like 3 it's -- the form should be sufficient. The 4 fact that you indicated what you use -- 5 GEORGE SCHIANO: It was arbitrary and 6 capricious, is what I believe, sir, for 7 Mr. Mays to single me out and ask for more, in 8 his words, "evidence and facts" without telling 9 me what specifically. 10 He was careful in his testimony. He 11 didn't ask me for a tax return because he knew 12 he couldn't. He wanted me just to start 13 talking. Well, I did enough talking in the 14 form, in my opinion. 204 15 CHAD ROOP: Okay, well -- okay. I -- I 16 don't -- 17 GEORGE SCHIANO: And I finished the 18 conversation here today by proving that I have 19 a cow. We know where the cow lives. We know 20 what the Technical Review board says where a 21 lady had a horse for her own enjoyment, and 22 they said it's a farm in one of those rules.</p>

Page 131

1 CHAD ROOP: Well, that leads me to my next
2 questions.
3 So could you provide more -- or if you are
4 comfortable providing, would you provide more
5 detail on your farm operation?
6 You mentioned a cow. You have a picture
7 of a cow, and -- and you mentioned a horse, and
8 that you may have sapling or seedlings for some
9 shade trees?
10 GEORGE SCHIANO: Sure. I'd be happy to go
11 in further.
12 So, sir, I currently don't have a horse.
13 I previously had up to three horses on the
14 property. That would be around the time when I
15 got the zoning approval originally for this
16 building.
17 CHAD ROOP: Okay.
18 GEORGE SCHIANO: Again, it was a farm
19 building, and it never ceased to be a farm
20 building.
21 Even when Mr. Raines and other inspectors
22 were at the house -- I think it's important for

Page 132

1 this panel to understand my testimony. Just
2 because I'm proposing changing the use, it
3 isn't abandoning existing approved use. That's
4 important.
5 Now, to your point, I have currently just
6 one cow and I'm milking the cow just for my
7 family, but I'm proposing doing additional
8 milking in the fall.
9 The tree operation -- because the cow is
10 on the -- is really not -- the cow establishes
11 that it's an operating farm, but the cow lives
12 in the 1990 building. We're talking about this
13 building that the Amish built in 2016. There's
14 no animals in that building.
15 Now, that building is a shed. It's called
16 a shed in the zoning approval. It has rafters
17 that are now sitting all directly on the
18 concrete.
19 It literally lifted the shed -- I called
20 the Amish company. They lifted it with
21 something called a mule, and they placed it on
22 the concrete slab. So it's still a traditional

Page 133

1 shed; it's just very large.
2 So in there, I have my tools and I have my
3 equipment and supplies to operate the farm.
4 But --
5 JOHN HELTZEL: I'm sorry to interrupt.
6 Just -- could you clarify the operation of your
7 farm?
8 GEORGE SCHIANO: Sure. So one operation
9 is the cow. The cow alone under the -- one of
10 the rulings -- under one of the rulings, having
11 a cow alone means the property -- the entire
12 property -- that the property has a farm
13 operation.
14 And that's in the case law because there's
15 a woman there won on appeal because she had a
16 horse and the -- they said that she's simply
17 raising and enjoying her own horse. And the
18 ruling says clearly, that alone means that it's
19 a farm.
20 JOHN HELTZEL: Okay. I read the ruling.
21 GEORGE SCHIANO: Okay.
22 JOHN HELTZEL: I understand it.

Page 134

1 GEORGE SCHIANO: But I'm also raising
2 trees.
3 JOHN HELTZEL: Okay.
4 GEORGE SCHIANO: I have crape myrtles on
5 my property, I have red rockets, and I have
6 Natchez crape myrtles. I have a total of 12.
7 I'm trying to get them up to builder grade so I
8 could sell them in Paris --
9 JOHN HELTZEL: Okay.
10 GEORGE SCHIANO: -- for shopping centers,
11 because that's when they're really worth money.
12 So I bought them when they were very small, and
13 cultivate them. I add nitrogen, I check for pH
14 levels, make sure they have enough sunlight,
15 fertilize them, and protect them.
16 I also have Asian maple trees. I have 11
17 on my property. Those are very small, and
18 those I raised from seedling level.
19 Now, those are very difficult to keep from
20 the deer. And quite frankly, we might not deal
21 with those trees anymore because this is part
22 of our best practices of research. They don't

<p style="text-align: right;">Page 135</p> <p>1 seem to do very well. That's probably why they 2 sell for so much money, if you want a small red 3 maple tree. They just don't do good in 4 Virginia, and the deer love them.</p> <p>5 I also have ornamental shade trees. I'm 6 raising tulip poplars. I have about 27 that 7 I'm growing in a mound system, and that's 8 because if -- they could get closer to 9 sunlight. And they're surrounded by other 10 tulip poplars, and this is a method that they 11 cross-pollinate and increase -- increases the 12 shoots. So again, I'm waiting for them to get 13 to a certain level, and I do plan on selling 14 those.</p> <p>15 So I have my cow operation, which won't be 16 commercial, for one building. This building 17 will be a commercial enterprise which is 18 selling the trees and also refrigerating the 19 milk. So this is now proposed.</p> <p>20 In the fall, I'm going to sell portions 21 of -- maybe to five people, three to five 22 people -- of the cow to give them a legal right</p>	<p style="text-align: right;">Page 137</p> <p>1 GEORGE SCHIANO: Yeah. So there's hay 2 upstairs.</p> <p>3 JOHN HELTZEL: Okay. And downstairs?</p> <p>4 GEORGE SCHIANO: Downstairs, I have a -- 5 what is commonly called side-by-side or Polaris 6 Ranger. So I have a big property. I need it 7 to travel around the property, so I'm not 8 carrying things in a wheelbarrow.</p> <p>9 I have some implements for -- for the cow 10 side. I have a manure spreader that I attached 11 to the back of my side-by-side.</p> <p>12 I have various equipment and tools and 13 digging tools. I keep my personal tools 14 separate from the house that the kids commonly 15 use, like shovels and stuff. And then I have 16 my farm tools where they're generally a higher 17 quality tool, not something you get at Lowe's, 18 that I keep inside this building.</p> <p>19 JOHN HELTZEL: Got it. Okay. So I -- I'm 20 going to make a statement. I'm not asking 21 questions.</p> <p>22 The -- that is interesting and helpful</p>
<p style="text-align: right;">Page 136</p> <p>1 to enter my property and interact with the cow 2 and also get milk from the cow, which we will 3 provide in a refrigerator in this building.</p> <p>4 JOHN HELTZEL: So -- so all in, how many 5 trees have you planted and --</p> <p>6 GEORGE SCHIANO: I haven't counted them. 7 There are over -- there over 35 trees.</p> <p>8 JOHN HELTZEL: Okay. So the building 9 we're talking about is a pretty good size, two 10 stories. So could you clarify again, what's 11 going on inside that? How do you utilize that 12 space, two floors, to facilitate the operation 13 of one cow and 30 small trees?</p> <p>14 A Well, because upstairs, I need the space 15 for hay to feed my cow. So previously, it was 16 storage for horses.</p> <p>17 And then our plans, I declared -- even 18 when I went to the building permit process, they 19 make you declare your intended use of the upstairs. 20 I told them it's for storage, which was a true 21 statement. It's just going --</p> <p>22 JOHN HELTZEL: For the hay?</p>	<p style="text-align: right;">Page 138</p> <p>1 information. It seems like there was an 2 objection to providing that in writing with 3 this application when Mr. May said, "Give me 4 more information." Why -- why not explain that 5 when it was requested?</p> <p>6 GEORGE SCHIANO: Sure. I did share that. 7 I'm -- now, gentlemen, I'm required to provide 8 it now, right, because we're at a -- think 9 about it. I chose, as Mr. Mays rightfully 10 said, not to volunteer and I stand behind that. 11 I'm not -- I'm not a great person to volunteer 12 information. I like to stick to myself.</p> <p>13 But today, we're beyond that. Mr. Mays 14 managed to get me in this room.</p> <p>15 Congratulations.</p> <p>16 But I'm required now. I want to win; 17 that's the difference. That's why I'm -- but 18 you know, with all due respect, sir, it's moot 19 now because I wasn't required to share it 20 before and Mr. Mays admitted himself, had he 21 known about the cow, he would not -- you 22 probably wouldn't have been here.</p>

Page 139

1 So now we're all here. We know about the
 2 cow. He doesn't contest that there's a cow.
 3 We know from the ruling from the Virginia
 4 Technical board that a horse, cow, alone on a
 5 property means that it's a farm, right?
 6 So we know we have a building on an
 7 operating farm, and I've testified -- and he's
 8 not contradicted -- that I have a 4x4 in there,
 9 that our farming implements there, and that the
 10 top level is completely filled with hay.
 11 That's what you're dealing with here, as far as
 12 that goes.
 13 JOHN HELTZEL: Okay. But to clarify this,
 14 the fact that you have a farm and if it's -- we
 15 all acknowledge that you have a farm operation,
 16 it doesn't mean that any building can be built.
 17 It has -- without -- with or -- without
 18 conforming to the code, it allows buildings
 19 that are integral to the operation to be there.
 20 So just by saying, well, it's a farm -- we
 21 all acknowledge it's a farm -- doesn't mean you
 22 can build anything you want out there without

Page 140

1 regulation.
 2 GEORGE SCHIANO: Actually, Mr. Mays would
 3 disagree with you, sir. A farm building, if
 4 it's, in fact, a farm building, is 100 percent
 5 exempt from the building permit, period.
 6 JOHN HELTZEL: I agree with the farm
 7 building -- well, it doesn't matter.
 8 GEORGE SCHIANO: Well, we know what the
 9 definition of farm building is. It's in Mr. --
 10 it's in Mr. Mays' form. It has six ways that
 11 you could establish a farm building. One of
 12 them is storage.
 13 JOHN HELTZEL: Right.
 14 GEORGE SCHIANO: One -- you know.
 15 JOHN HELTZEL: Sure. No, I hear you. So
 16 yes. Okay.
 17 You mentioned tax records. Are you
 18 comfortable with sharing whether this property
 19 is taxed as a residential or agricultural or --
 20 GEORGE SCHIANO: It's not an AG? No.
 21 Remember, I'm -- I haven't sold anything yet,
 22 so no, there's not been any taxes --

Page 141

1 ROY PAVONE: But it is land use?
 2 JOHN HELTZEL: Well, it's -- right,
 3 because your taxes are different based on
 4 whether you're using it purely as residential
 5 or combination residential.
 6 GEORGE SCHIANO: I think that wouldn't
 7 apply. I'm not a tax expert. I think that's
 8 for -- that's -- wouldn't apply to my lot in my
 9 subdivision. I think that that --
 10 But to answer your question, no. I've not
 11 explored that and if there is some kind of law,
 12 I'm not in compliance with it. I don't know
 13 about it.
 14 JOHN HELTZEL: No. Yeah, I'm not implying
 15 any -- any noncompliance with law. Just what
 16 -- what is the -- the Office of Taxation or --
 17 I can't remember the rest -- but how do they
 18 view your property, whether it's residential or
 19 agricultural? That's what I was getting at.
 20 We took care of that. That's all my
 21 questions.
 22 ERIC MAYS: Mr. Chair, I didn't have an

Page 142

1 opportunity to respond to any of those
 2 questions --
 3 (Crosstalk.)
 4 JOHN HELTZEL: Chad, one more question.
 5 Mr. Mays, do you have any questions?
 6 ERIC MAYS: Well, just one follow up, and
 7 it's not to contradict Mr. Schiano, but to add
 8 for your review.
 9 The typical process for somebody
 10 submitting the form is they either email us or
 11 write us a letter and say this is what I'm
 12 doing. And then we provide them the form
 13 because they usually don't find the policy, and
 14 they usually don't find the form.
 15 So at the beginning of the process, we
 16 know what they're doing, and we know what they
 17 are doing or intend to do. And then we judge
 18 the veracity of their statements and then we
 19 work with them on the farming solution.
 20 In this case, we have a building permit
 21 that was issued, and only upon the issuance of
 22 a notice of violation was our decision to

<p style="text-align: right;">Page 143</p> <p>1 proclaim it a farm structure.</p> <p>2 GEORGE SCHIANO: That's not what the</p> <p>3 evidence says. So --</p> <p>4 ERIC MAYS: So what -- I'm just</p> <p>5 clarifying. I'm not contradicting him.</p> <p>6 JOHN HELTZEL: Sure.</p> <p>7 ERIC MAYS: I'm just telling you; he says</p> <p>8 he's not required to provide anything else.</p> <p>9 Well, historically, everybody else has.</p> <p>10 In fact, we even had one case in front of</p> <p>11 you a while back. They actually had something</p> <p>12 called a bona fide agricultural use. So that's</p> <p>13 just one point of clarification.</p> <p>14 The other point of verification and I</p> <p>15 think Mr. Schiano -- I want to make sure he</p> <p>16 didn't create confusion for you-all.</p> <p>17 If you have a farm structure and a portion</p> <p>18 of it is not used for farm use, well, then</p> <p>19 that's a non-separating mixed use so you have</p> <p>20 to deal with prior separation --</p> <p>21 The most two common things we see is</p> <p>22 somebody decides to start parking their private</p>	<p style="text-align: right;">Page 145</p> <p>1 county records.</p> <p>2 JOHN HELTZEL: Gotcha.</p> <p>3 GEORGE SCHIANO: Mr. Chairman, I'd like to</p> <p>4 address -- he made some -- some -- he alleged</p> <p>5 something very important that I somehow waited</p> <p>6 to tell him about -- could you do kind of like</p> <p>7 a farm play after it? I have a right to</p> <p>8 address that because the record says something</p> <p>9 different.</p> <p>10 JOHN HELTZEL: Go ahead.</p> <p>11 GEORGE SCHIANO: Thank you. On page 33, I</p> <p>12 have an email -- I appreciate, Mr. Chair --</p> <p>13 that I wrote to Mr. Mays. It was dated</p> <p>14 February 7th.</p> <p>15 If you look at what he says up top, "Your</p> <p>16 decision to convert the shed to a farm building</p> <p>17 occurred after the written issuance of the</p> <p>18 notice of violation."</p> <p>19 And then I responded here, "This statement</p> <p>20 is unsupported by the facts. Nowhere in our</p> <p>21 emails, communications, or the signed</p> <p>22 affidavit, did I say this."</p>
<p style="text-align: right;">Page 144</p> <p>1 vehicle --</p> <p>2 GEORGE SCHIANO: Yeah, but you never</p> <p>3 alleged that.</p> <p>4 ERIC MAYS: And -- and the -- in the barn.</p> <p>5 The other thing we've seen is people want to</p> <p>6 create a bedroom.</p> <p>7 JOHN HELTZEL: Yeah.</p> <p>8 ERIC MAYS: And -- and so just for</p> <p>9 clarity, it can go all over the place, and we</p> <p>10 just work with people on a one-on-one basis to</p> <p>11 work through those issues.</p> <p>12 JOHN HELTZEL: I understand.</p> <p>13 GEORGE SCHIANO: I'd like to respond.</p> <p>14 ROY PAVONE: For -- for the record the</p> <p>15 property is not in land use, so it's getting no</p> <p>16 tax benefit.</p> <p>17 CHAD ROOP: So it's -- so it's straight</p> <p>18 out of the (inaudible) one that is agricultural</p> <p>19 but is -- the land use is a discounted use for</p> <p>20 farming land use.</p> <p>21 JOHN HELTZEL: Right.</p> <p>22 CHAD ROOP: -- is not -- according to the</p>	<p style="text-align: right;">Page 146</p> <p>1 In fact, in our most recent email from you</p> <p>2 to me, dated February 4, 2024, we stated just</p> <p>3 the opposite when it said that the shed's</p> <p>4 current farm use was disclosed to both the</p> <p>5 zoning and building department in 2016.</p> <p>6 Quote, We say this because when we went</p> <p>7 to -- the building went up, after we received</p> <p>8 the initial zoning approval for the shed to</p> <p>9 discuss the proposed farm use, we were not</p> <p>10 provided the exemption worksheet or any other</p> <p>11 document, end quote.</p> <p>12 It's important to note that there was no</p> <p>13 worksheet in 2016. When -- when we got</p> <p>14 approved for this building, there was no formal</p> <p>15 policy.</p> <p>16 JOHN HELTZEL: For the original building.</p> <p>17 Yeah.</p> <p>18 GEORGE SCHIANO: And finally --</p> <p>19 JOHN HELTZEL: So then --</p> <p>20 GEORGE SCHIANO: -- finally, this policy</p> <p>21 that he's mentioning, it only applies to</p> <p>22 proposed projects. Remember, I crossed out the</p>

Page 147

1 word "proposed"?

2 So don't be tricked. I did this as a

3 courtesy to be helpful for Mr. Mays to try to

4 avoid getting here. Now he's wasted all of our

5 time.

6 I crossed out the word "proposed" on the

7 worksheet as a courtesy. He doesn't have --

8 make no mistake about it -- a current policy to

9 deal with -- to deal with situations like mine

10 where I was grandfathered in prior to

11 August 12, 2019. He has no policy for that.

12 JOHN HELTZEL: All right.

13 GEORGE SCHIANO: Thank you.

14 JOHN HELTZEL: Gentlemen, any other

15 questions?

16 ROY PAVONE: None here.

17 J. SAWYERS: None here.

18 JOHN HELTZEL: Okay. Any discussion

19 amongst us? Any thoughts or motions?

20 MIKE KITCHEN: I mean, it seems like all

21 of us are kicking around, we need to submit a

22 withdrawal, at least as a first step here. I

Page 148

1 mean, I don't want to assume for you guys,

2 obviously, but.

3 ROY PAVONE: Well, no, I think that's

4 accurate because that's one of the reasons I

5 asked the question, do they actually change the

6 views?

7 And there's -- information on the zoning

8 approval in 2021, says that only proposed

9 primary or residential use. So there's been a

10 permit pulled based on that. And I think that

11 sounds like it can be reverted back. There's

12 just a process to do it.

13 CHAD ROOP: Yeah, I agree. And certainly,

14 after all this, that would be my

15 recommendation. Clean this -- clean some of

16 this lingering paperwork up so it doesn't come

17 back.

18 So yeah, I agree, it needs to happen. I

19 think going -- the next step is what's the

20 likelihood based on what we've heard that it

21 would be still deemed this -- this particular

22 building, two-story building of this size,

Page 149

1 is -- is integral to the -- to the farm

2 operation.

3 ROY PAVONE: It sounds like he can

4 demonstrate that it is.

5 CHAD ROOP: Then I'd say, we -- I don't

6 know if this hearing is sufficient information

7 to Mr. Mays or does the application need to be

8 amended to document what's come up today.

9 Simply put that into the application is -- what

10 he was originally asking, is give me more

11 information.

12 And I heard why you said, "I don't want to

13 do that," but it's out on the table now. I

14 would say I think it's -- I think it's

15 important -- my opinion is it's important that

16 Mr. Mays does get that additional information

17 in writing as part of the -- as part of the

18 file. It's got to go -- it's got to go in

19 writing somewhere.

20 I mean, I'd -- I'd like to say that, you

21 know, when I fill out a permit application and

22 a checklist for all the plans I submit, that

Page 150

1 should be sufficient, and I walk away. I get

2 my plans rejected all the time, you know.

3 So they ask for lots more information. So

4 that's just part of the process.

5 J. SAWYERS: So -- I agree. That -- that

6 step needs to be taken and -- and if that

7 worksheet is accepted by the building

8 department, then there's still some inspections

9 or finals that need to be made, correct?

10 ERIC MAYS: For plumbing.

11 J. SAWYERS: For plumbing.

12 ERIC MAYS: The electrical, we can

13 administratively -- we would change the

14 description to say, "Electrical service panel

15 serving farm building," and Mr. Raines has

16 already inspected that. And then the plumbing,

17 we've got to go back and find out what the one

18 outstanding issue is.

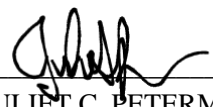
19 JOHN HELTZEL: All right. But that

20 plumbing is integral to the main -- the primary

21 building permit, which we're talking about

22 abandoning or withdrawing. It's already been

<p style="text-align: right;">Page 151</p> <p>1 abandoned.</p> <p>2 ERIC MAYS: Yes. There's stuff we'd have</p> <p>3 to do in the background: Either issue a new</p> <p>4 permit, but not charge fees for or administer</p> <p>5 -- or change what that permit says and de-link</p> <p>6 them.</p> <p>7 You can pull a plumbing permit and an</p> <p>8 electric permit to support a farm building</p> <p>9 without a building permit.</p> <p>10 Oh, and the last thing that was</p> <p>11 outstanding on plumbing was the ejector pump</p> <p>12 tie-in was not inspected.</p> <p>13 GEORGE SCHIANO: That's in the farm</p> <p>14 building stuff. It's moot.</p> <p>15 JOHN HELTZEL: It's not -- the ejector</p> <p>16 point was going to be --</p> <p>17 ERIC MAYS: It's the last point of</p> <p>18 disconnect.</p> <p>19 JOHN HELTZEL: The ejector pump was going</p> <p>20 to be for a bathroom that's not really needed.</p> <p>21 ERIC MAYS: I don't know what his plan is</p> <p>22 now. It keeps changing.</p>	<p style="text-align: right;">Page 153</p> <p>1 It would have to -- you would have to</p> <p>2 amend the zoning application as well, right,</p> <p>3 because the most recent one --</p> <p>4 ERIC MAYS: I suggest you don't go there.</p> <p>5 I think the zoning administrator needs to meet</p> <p>6 with Tim, and they decide -- I'm getting mixed</p> <p>7 information from zoning as well.</p> <p>8 JOHN HELTZEL: Okay. Fair enough.</p> <p>9 ERIC MAYS: So I would rather you not put</p> <p>10 zoning in the middle of this.</p> <p>11 JOHN HELTZEL: Great point. Great point.</p> <p>12 But I think that the idea is to clean up</p> <p>13 some of this because you don't want it to come</p> <p>14 back in five or ten years and these lingering</p> <p>15 things that weren't buttoned up.</p> <p>16 MIKE KITCHEN: And is -- you know, with</p> <p>17 what we're discussing here, is there a need to</p> <p>18 actually go to the property? I mean, it sounds</p> <p>19 like we've got inspections that need to be</p> <p>20 done. As part of that, would there be</p> <p>21 inspections -- an inspection to confirm the</p> <p>22 farm use of this specific structure?</p>
<p style="text-align: right;">Page 152</p> <p>1 ROY PAVONE: Okay. But I don't know if we</p> <p>2 decide that today, we either say yay or nay</p> <p>3 today.</p> <p>4 JOHN HELTZEL: Right. I think that's all</p> <p>5 we can do is say we uphold or we overturn,</p> <p>6 right? I think we can say either one and then</p> <p>7 provide some additional guidance or</p> <p>8 recommendations, i.e., I think we're all</p> <p>9 getting close to a -- it feels like a potential</p> <p>10 solution. It just requires some follow-up</p> <p>11 administrative work to close this thing out, I</p> <p>12 think.</p> <p>13 ROY PAVONE: No, that sounds like -- that</p> <p>14 sounds correct to me. I mean, my own opinion</p> <p>15 is we have to pull this permit that's out</p> <p>16 there. And then we have to go through the</p> <p>17 motions to get rid of it so we can go back as</p> <p>18 farm structure. And that's my --</p> <p>19 JOHN HELTZEL: Okay. And I think --</p> <p>20 doesn't Mr. --</p> <p>21 GEORGE SCHIANO: That's fine. Schiano.</p> <p>22 JOHN HELTZEL: Schiano.</p>	<p style="text-align: right;">Page 154</p> <p>1 ERIC MAYS: No. If -- if -- if there's an</p> <p>2 open permit and he schedules the inspection,</p> <p>3 which is embodiments of the property, we're</p> <p>4 going from there to there, if it's in plain</p> <p>5 view, it's in plain view. But we are not</p> <p>6 inspecting -- we are not there to say it's a</p> <p>7 farm or not a farm. We're there to inspect the</p> <p>8 plumbing and jumper. If something's in plain</p> <p>9 view, like a cow, that's probably helpful --</p> <p>10 JOHN HELTZEL: Okay.</p> <p>11 ERIC MAYS: -- to the cause. If the cow</p> <p>12 is not there, it means nothing. It may be in</p> <p>13 the other barn.</p> <p>14 JOHN HELTZEL: Mr. Mays, if you did</p> <p>15 receive supplemental information with this</p> <p>16 application that basically is consistent with</p> <p>17 our conversation today, can I ask you what you</p> <p>18 think the likelihood of it approving it,</p> <p>19 meaning --</p> <p>20 ERIC MAYS: If Mr. Schiano put in writing</p> <p>21 everything he testified today, with the extra</p> <p>22 picture, if he wants, I would accept it's a</p>

<p style="text-align: right;">Page 155</p> <p>1 farm building. I would go back to him and say: 2 Okay, the electric permit, we resolved that 3 administratively. The plumbing permit, we 4 still have one inspection to do. 5 However, he's already taken exception to 6 that piece, so I don't know where that leaves 7 you as a board. And we would void the building 8 permit and figure out how to separate the two 9 standalones for the plumbing and electric. 10 So yes, we could work with it. The only 11 objectionable -- 12 JOHN HELTZEL: Is that acceptable to you 13 to work through some of these paperwork -- 14 administrative loose ends and put this to rest? 15 GEORGE SCHIANO: I appreciate you asking 16 me. At the risk of sounding unnecessarily 17 difficult -- again, of someone who follows the 18 rules -- I came today. This is my appeal. 19 He is not -- in my opinion, they have not 20 come close to meeting the burden of proof. 21 On the notice of appeal, we have 22 uncoverted testimony. It would be a disgrace</p>	<p style="text-align: right;">Page 157</p> <p>1 KRIS JESSIE: Mr. Sawyer? 2 J. SAWYERS: Aye. 3 KRIS JESSIE: Mr. Pavone? 4 ROY PAVONE: Aye. 5 KRIS JESSIE: Okay. 6 JOHN HELTZEL: Okay. So motion carries. 7 We have to uphold Mr. Mays' violations. 8 GEORGE SCHIANO: Please put the factual 9 basis for your ruling in the written order, 10 which is per the code. 11 JOHN HELTZEL: Sure. 12 GEORGE SCHIANO: We appreciate that. 13 Thank you very much, everyone. 14 (Whereupon, the hearing in the 15 above-entitled matter was concluded at approximately 16 4:30 p.m.)</p>
<p style="text-align: right;">Page 156</p> <p>1 and a travesty if you do not rule in my favor. 2 But I get it. I'm from Prince William, 3 and I know about you kind of guys. So I knew 4 coming in here that I'd be ending up probably 5 in Richmond anyway. 6 So with all due respect to you, I don't 7 know you personally. You're probably guys, 8 just like me. But as a board, I do not think 9 highly of you. I don't think highly -- 10 ROY PAVONE: Can we go ahead and have a 11 motion -- 12 JOHN HELTZEL: Yeah, now it's the time 13 to -- let's -- is there a motion? 14 ROY PAVONE: Yeah, motion to uphold the 15 issue violation. 16 MIKE KITCHEN: Second. 17 JOHN HELTZEL: Any further discussion? 18 All right. 19 Can you confirm? 20 KRIS JESSIE: All right. We'll vote. 21 Mr. Kitchen? 22 MIKE KITCHEN: Aye.</p>	<p style="text-align: right;">Page 158</p> <p style="text-align: center;">CERTIFICATE OF REPORTER</p> <p>I, JULIET C. PETERMAN, a verbatim court reporter, do hereby certify that I took the foregoing proceedings by voice writing, which I thereafter reduced to written format; that the foregoing 157 pages represent a true, accurate, correct, and complete transcript to the best of my knowledge and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which these proceedings were held; and further, that I am not a relative or employee of any attorney or counsel employed by the parties hereto, nor financially or otherwise interested in the outcome of the action.</p> <div style="text-align: center;">  <hr style="width: 20%; margin: auto;"/> <p>JULIET C. PETERMAN Certified Court Reporter</p> </div>

WORD INDEX**< 1 >**

1 42:7 43:5 47:3
51:21 70:18
80:11
10 41:5 47:10, 17
48:1
100 17:5 30:8
140:4
102.3 95:18
107 1:18
11 70:8 77:11
134:16
113.3 38:9, 14
12 50:13 72:15,
16 134:6 147:11
13 81:8
14 62:8
15 35:6 63:12
157 158:7
16 22:17 63:12,
14 112:2, 5 113:1
17 65:5
18 115:22
19 65:13, 14
1990 132:12
1990s 124:22
125:1

< 2 >

2 42:2, 6 43:6
80:11 97:8
20 34:7, 9, 12, 13,
15, 22 35:6 40:3,
22 44:1
2012 53:14
2015 115:21
2016 49:3, 22
51:4, 5, 13 52:13
53:3, 8 54:16
56:18 73:11
111:14 124:21
132:13 146:5, 13
2017 43:5, 11

2019 5:12 48:20
50:14 147:11
2021 42:7, 17
53:13 70:18
75:19 148:8
2022 75:19 76:13
87:22
2023 78:13 117:2,
19
2024 1:12 22:17
146:2
2024-00007 4:6
204 130:14
22 36:18 84:14
23 22:10 120:20
24-by-24 42:15
43:7
24-by-28 43:8
70:20 73:9
111:16
25 49:13
27 135:6
28 36:1
2-by-6 65:7, 12
114:14
2-ply 88:11

< 3 >

3 43:18
30 136:13
32-301-02 51:18
33 145:11
35 136:7
39 51:16, 17
3-and-a-half-by-16
112:13

< 4 >

4 89:4, 5, 9 146:2
4/1 63:13
4:30 157:16
40 41:5, 11 47:10
46 52:21 53:5
4-ply 88:11
112:22

4x4 51:2 139:8

< 5 >

5 1:18 45:9
< 6 >
6 1:12 46:9
6:00 27:18
65 89:8, 10

< 7 >

7480 1:7 23:17
129:11
7th 145:14

< 8 >

8 46:21

< 9 >

90s 42:14

< A >

A/B 1:18
A1 101:13
A-1 51:20
abandon 54:5
119:3
abandoned 26:8,
16 45:16, 17 73:8
78:4 82:20 99:8,
9 109:15 116:16,
17 117:13 118:20,
21 119:4, 10, 14,
17, 19, 20 120:1,
14, 18 121:8, 9
122:21 123:1, 7
124:5 151:1
abandoning 45:22
118:14 132:3
150:22
abandonment
26:15 121:19
abandons 26:4
abbreviation
65:17
ability 158:9

able 7:7, 10
47:11 57:3 104:6
above-entitled
1:15 157:15
absolutely 17:7
82:10 83:9 89:22
92:6 101:19
accept 125:11
154:22
acceptable 34:4
80:21 155:12
accepted 83:7, 9
150:7
accessory 42:8, 11
43:16 46:13, 14,
16 51:22 52:1
54:7 71:3 72:15
73:16, 21 75:6, 7,
20 76:2, 3 110:4
118:7 127:3, 19
accommodating
21:8
accurate 20:8
73:12 148:4
158:7
accurately 30:9
accustomed 12:4
acknowledge 8:6
87:21 139:15, 21
acknowledged
5:14
acquiesce 20:4
acres 52:11
act 69:22 122:18,
20
action 1:15
158:11, 15
active 45:20 72:3
82:20 118:15
activity 104:8
118:21, 22 119:1,
9
actual 73:9
add 8:9 134:13
142:7

<p>added 88:15 96:2 111:8, 9 addition 7:22 73:21 76:1 118:6 126:19 127:3 additional 5:18, 19 10:12 71:2 81:22 90:8 120:21 124:12 128:9 132:7 149:16 152:7 additionally 7:22 8:9 address 103:15 145:4, 8 administer 151:4 administrative 21:1 152:11 155:14 administratively 87:9 150:13 155:3 administrator 43:11 44:22 51:14 52:17 69:21 117:7 153:5 admitted 138:20 adopt 62:14 adopted 109:21 adults 24:13 advance 9:22 14:19 adversarial 27:15 advocating 97:12 aerial 38:5 affidavit 49:6 59:9 107:15, 16, 17 145:22 afterthought 71:14 AG 140:20 agencies 90:21 agenda 9:20, 21 aggressive 58:21 ago 34:3 84:17 92:4 99:10</p>	<p>agree 39:15 58:10 64:5 75:9 80:15 125:6 140:6 148:13, 18 150:5 agreeable 80:22 Agreed 71:1 90:3 98:8 agreement 26:18 agrees 8:13 33:1 agricultural 49:9 51:13 52:3, 5, 10 54:7, 8 140:19 141:19 143:12 144:18 agriculture 54:11 ahead 12:20 70:16 80:10 86:4 111:4 145:10 156:10 ALEXANDER 2:16 16:18, 22 17:13 21:15 22:7, 22 25:2, 22 26:11 30:20 33:1 37:18 38:1, 5, 13 39:10 47:15 Allan 66:21 alleged 144:3 145:4 Allen 81:11 allow 15:4 33:22 82:14 104:3 105:6 118:6 allowed 39:11 59:22 71:16 101:15 116:2 117:22 allowing 35:1 99:3 allows 83:4 139:18 ambiguity 97:15 amend 153:2 amended 149:8 amicably 24:16</p>	<p>Amish 48:22 73:10 77:2 113:5 132:13, 20 angle 82:19 animals 97:9 101:15 132:14 answer 11:11 25:6 30:21 38:18 66:5 70:4 105:5 141:10 answered 63:4 answering 84:15 anybody 19:16, 19 20:17 116:7 anymore 46:2 134:21 Anyway 69:7 156:5 apart 31:19 APL 4:6 APL2024-00007 1:7 apologize 80:19 Appeal 1:7, 8 4:6, 22 7:21 8:1 18:4, 5 20:22 21:2 29:17 32:8 35:22 43:14 68:15 69:1 70:6 72:3, 5 89:7 91:18, 19 128:8 133:15 155:18, 21 appealed 36:2 72:1 APPEALS 1:3, 17 3:3, 5 28:16 34:5 69:17 91:22 92:2, 7 93:4 95:8 appear 12:3 APPEARANCES 2:1 Appellant 2:2 appellants 93:2 append 8:7 36:6 applicable 98:7 applicant 116:3</p>	<p>application 7:21 8:1 35:22 40:4 70:17 109:11 111:6 116:4 118:1, 4 128:16 138:3 149:7, 9, 21 153:2 154:16 applied 97:13 applies 91:20 146:21 apply 77:5 110:5, 18 111:12 124:6 141:7, 8 applying 91:6 97:16 115:12 appreciate 15:19 21:7 28:4 31:8, 12 79:18 145:12 155:15 157:12 approach 33:7 94:11 100:18 123:3 appropriate 20:21 93:14, 15 approval 26:18 42:7 43:10 49:5, 10 51:5 52:18, 19 53:3, 8, 15 70:14, 15 72:13, 14 75:10 76:1 80:12, 20 81:4, 12 85:21 117:5 127:2, 3 131:15 132:16 146:8 148:8 approve 64:2, 11 82:1 86:10 87:9 approved 5:11, 21 8:17, 21 9:3 25:20 26:1 42:16 46:5, 11, 18, 19 49:7 51:6, 8, 14 58:8 63:8, 11 64:17, 21 65:2, 6 66:20 67:12, 17 81:21 82:3, 11 87:7 94:17 99:20</p>
--	---	--	---

<p>101:14 102:15, 20, 21 104:2, 14, 17 105:22 112:2 118:22 125:16 132:3 146:14</p> <p>approver 41:18</p> <p>approving 154:18</p> <p>approximate 104:15</p> <p>approximately 42:15 78:12 117:2 157:15</p> <p>arbitrary 130:5</p> <p>area 31:8 127:8</p> <p>argument 41:7, 14</p> <p>arrow 72:22</p> <p>artificial 56:21</p> <p>artificially 56:22</p> <p>ascertain 104:7</p> <p>Asian 134:16</p> <p>asked 8:1, 2, 5 36:6, 12 83:13 85:20 90:4, 8 104:22 105:4 107:11, 18 109:11 124:12 148:5</p> <p>asking 17:5 24:18 39:8 75:1 76:12 107:10 137:20 149:10 155:15</p> <p>asserted 76:18</p> <p>assertion 44:2</p> <p>assertions 45:6</p> <p>assist 16:17</p> <p>assume 127:6, 7 148:1</p> <p>assumed 43:15</p> <p>Assuming 33:16</p> <p>assumption 126:13</p> <p>attach 53:16</p> <p>attached 48:3 71:13 137:10</p> <p>attaching 71:8</p> <p>attended 62:10</p>	<p>attention 36:18 42:1</p> <p>attestations 107:22</p> <p>attorney 31:10 70:2 90:14 158:13</p> <p>attorneys 90:14 91:9</p> <p>audience 35:20</p> <p>August 50:13 147:11</p> <p>authority 6:19 7:4 89:13</p> <p>authorized 6:16 53:10 60:3 64:1</p> <p>automated 119:8</p> <p>automatically 119:10</p> <p>avoid 147:4</p> <p>awarded 72:6</p> <p>aware 29:15 61:20 62:6, 9, 10, 13, 16 63:3, 5, 21 64:8, 13 74:11, 17 123:10</p> <p>Aye 156:22 157:2, 4</p> <p>< B ></p> <p>back 10:10 11:2 27:2, 11 32:5 50:18 54:6 62:5 72:7 75:19 79:1, 19 84:11, 14, 19 93:11 100:10 109:19, 20 110:8 116:20, 21 117:3, 10 121:14 124:7 137:11 143:11 148:11, 17 150:17 152:17 153:14 155:1</p> <p>backed 72:11</p> <p>backfill 9:4</p> <p>backfilled 46:5</p>	<p>102:7, 11</p> <p>backfilling 102:14</p> <p>background 151:3</p> <p>backwards 61:10</p> <p>bad 129:16</p> <p>badgering 24:6, 9</p> <p>barn 42:13, 16 43:7, 9, 10 50:17 54:12 96:18, 22 144:4 154:13</p> <p>barns 52:1</p> <p>based 7:14 15:12 30:20 68:1 87:8 93:19 95:11 96:22 99:18 117:3 119:22 122:13 141:3 148:10, 20</p> <p>basement 9:2 46:7 86:19</p> <p>basements 123:15</p> <p>basic 101:10</p> <p>basically 9:22 113:16 154:16</p> <p>basis 91:20 144:10 157:9</p> <p>bath 85:6</p> <p>bathroom 85:5 151:20</p> <p>bathrooms 71:17</p> <p>bay 88:18</p> <p>beam 41:2 43:20</p> <p>bear 123:9</p> <p>becoming 115:17</p> <p>bed 56:1</p> <p>bedroom 144:6</p> <p>began 78:13</p> <p>begging 59:17</p> <p>beginning 1:19 142:15</p> <p>behalf 1:20 4:19, 20 21:10 64:1</p> <p>behave 24:5</p> <p>believe 9:13, 15 10:8 15:3 18:3 39:17 40:7 49:18</p>	<p>57:11 63:11 66:1 76:13 81:11 85:10, 11 95:15 99:19 103:8 108:18 109:21 115:1, 21 116:9, 10, 11 124:20 126:22 128:21 130:6</p> <p>beneficial 29:22</p> <p>benefit 13:9 57:13 93:16 144:16</p> <p>best 12:5 29:16 101:14 134:22 158:8</p> <p>better 24:22 126:15</p> <p>beyond 5:20 7:11 75:13 94:8, 9 99:7 138:13</p> <p>big 11:14 88:22 95:13 137:6</p> <p>bigger 35:16</p> <p>big-picture 35:16</p> <p>bit 9:19 16:1 61:3, 4 63:7 124:17 129:20</p> <p>black 44:18 65:7 74:6, 9 112:10, 12</p> <p>BOARD 1:3, 17 2:5 3:3, 5 8:2, 10, 13 9:6 10:14 18:11 21:2, 3 29:15 40:11, 15 47:18 56:5, 8, 10 57:10, 15 58:4 61:11 62:6, 7, 8, 14 68:10, 14, 16 69:1, 15 70:5, 12 72:19 74:3 87:3 89:12, 14, 16 91:3 92:11 97:5 107:4 108:5 109:22 111:2 130:20</p>
--	---	--	---

139:4 155:7 156:8 Board's 9:14 90:19, 22 bogged 18:22 bold 23:8 bona 6:6, 8 45:1 52:3, 5, 10 54:17 56:15 57:8 103:12 107:7 143:12 Bottom 20:11 51:21 bought 48:22 125:2 134:12 bounce 63:7 bounced 63:6 bound 92:7 box 23:8 35:3 49:2 73:11 boxes 85:9 brace 44:12 66:7, 12 bracing 38:11 44:5, 15 45:4 47:5 66:4 67:9, 11 82:14 113:20 brand-new 50:13 104:10 breathing 29:10 breezeway 53:16, 19 71:8, 14 73:4, 9 123:20 126:5, 6, 12, 20 127:4, 5 brick 124:15 brief 12:5, 8 briefe 12:2 bring 14:18 15:6 20:16 54:6 72:10 brings 15:22 16:20 brought 13:9 57:1 78:3 79:20 124:4 bubble 63:13 64:9 65:6	build 75:20 126:20 139:22 builder 134:7 BUILDING 1:3, 16, 17 2:13, 17 3:5 4:13 5:1, 2, 5, 7, 10, 11, 12, 17 6:4, 5, 6, 7, 8, 10, 15, 17, 18 7:6, 13, 14 8:4, 14 9:8, 11, 15 13:13 16:15, 18 23:11 26:19 27:7 36:22 37:19, 21 38:3, 6, 7 41:2, 13, 19, 22 42:3, 21, 22 43:1, 7, 14 44:11, 20, 21 45:7, 18, 21 46:1, 16, 18 47:2, 10, 16, 21 48:18, 21 49:6, 11, 13, 14, 22 50:7, 15, 17, 22 52:14 53:9 54:6, 9 55:14, 16 57:16 60:2, 7 64:19, 22 70:15, 17, 20 72:7, 8, 10 73:18, 22 74:12, 13 76:4, 11, 16, 21 77:2, 4, 5, 13, 18, 19 78:2, 13, 16, 19, 20 79:6, 10, 13, 14 80:16, 17 81:1, 16, 20 82:17, 20, 22 83:2, 6, 20 84:2, 4 87:5, 10, 12, 13 90:3, 13, 15 91:6, 22 92:17, 18 94:15, 18, 22 96:16 97:3 99:8, 9 101:4, 18 102:7 104:1, 10, 12 105:2, 18 106:4, 7, 10 107:4, 5, 7 111:6, 7, 14, 21 112:8, 9 113:6, 8, 17 114:22 115:8,	11, 12, 13, 15 116:8 117:9, 17, 18, 22 118:4, 6, 8, 10, 18 120:8, 19 122:18, 22 124:7, 19 125:9, 14, 17 126:3 131:16, 19, 20 132:12, 13, 14, 15 135:16 136:3, 8, 18 137:18 139:6, 16 140:3, 4, 5, 7, 9, 11 142:20 145:16 146:5, 7, 14, 16 148:22 150:7, 15, 21 151:8, 9, 14 155:1, 7 buildings 95:19 96:2 99:15 126:8 139:18 building's 41:8 built 42:14 73:10 77:2 83:21 124:21, 22 125:1 132:13 139:16 bumpy 80:8 bunch 120:6 bundle 109:2 burden 155:20 burned 35:4 business 27:3, 5, 9 64:6 95:6 97:18, 22 buttoned 153:15 buyer 123:10 Bylaws 15:15, 17 16:7 20:10, 13, 14, 20 27:12 28:7, 18 33:22 34:6 48:14 < C > calf's 57:2 call 3:3, 8 4:6 13:10, 18 14:3, 15, 21 16:8, 19 17:2, 13 19:3, 8, 15, 16	20:3, 17 21:9, 15 28:3 36:15 38:18 59:20 84:3 called 5:19 14:4 15:14 33:1 84:10 90:2 113:8 132:15, 19, 21 137:5 143:12 calling 17:12 19:12 28:19 canceled 45:10, 16 46:2 capacity 47:10 capricious 130:6 card 84:3 care 48:10 101:4 103:16 123:2 141:20 careful 130:10 carriage 114:5 CARRIE 1:8 4:21 carries 48:13 157:6 carrying 137:8 case 4:11 7:6 15:21 27:16, 19, 21 32:12, 14 42:4 57:13 79:21 85:3 86:3 89:2, 10 91:21 92:10 93:10, 11 94:7 99:11 103:16 110:11 113:20 120:4 133:14 142:20 143:10 case-by-case 91:20 cases 56:4, 5 90:12 91:10 93:1 116:15 122:3 Catch-22 99:12 110:13 categories 123:4 Catholic 83:11 cause 154:11 caveats 59:7
--	--	--	---

<p>ceased 77:3 78:1 131:19</p> <p>centers 134:10</p> <p>certain 135:13</p> <p>certainly 21:6 93:8 100:2 148:13</p> <p>certainty 82:7</p> <p>certificate 73:19 74:1, 4 75:5 158:1</p> <p>Certified 158:19</p> <p>certify 158:4</p> <p>CHAD 2:15 13:13 66:6, 9, 11, 16, 18 128:4 129:18, 22 130:15 131:1, 17 142:4 144:17, 22 148:13 149:5</p> <p>Chair 2:7 3:19 7:17 13:15 16:6 18:8 24:1 27:10 28:13, 21 29:5 30:15 35:21 58:17 80:1 83:17 100:14 105:8 141:22 145:12</p> <p>Chairman 2:6 3:3 4:18 12:1 13:7 14:2 15:4 18:2, 12, 18 19:7, 21 32:4 34:17 36:6, 8 39:1 40:2, 3, 10 79:16 88:21 145:3</p> <p>challenge 67:22 82:5 94:7</p> <p>chance 10:8, 15 11:4 12:19</p> <p>change 79:6 91:4 115:14, 18 118:9 148:5 150:13 151:5</p> <p>changes 26:10 42:17 81:22</p>	<p>changing 132:2 151:22</p> <p>characterization 73:13</p> <p>characterized 5:20</p> <p>charge 101:6, 8 151:4</p> <p>check 112:4 134:13</p> <p>checked 9:3</p> <p>checklist 149:22</p> <p>Chief 2:14 32:12, 14 41:18</p> <p>children 77:12</p> <p>choice 78:6 121:3</p> <p>choosing 45:17</p> <p>chose 59:6 138:9</p> <p>circle 10:10</p> <p>Circuit 72:3</p> <p>circumstances 60:1</p> <p>citizen 26:4 49:18</p> <p>citizens 6:21</p> <p>claim 80:19</p> <p>claiming 77:19</p> <p>claims 33:3</p> <p>clarification 66:19, 21 81:6 87:14 124:17 127:13 143:13</p> <p>clarified 112:17</p> <p>clarify 9:19 11:19 109:7 133:6 136:10 139:13</p> <p>clarifying 143:5</p> <p>clarity 144:9</p> <p>Clean 148:15 153:12</p> <p>cleaning 120:6</p> <p>clear 25:10 57:17 70:19 75:2 77:1, 7, 13 79:17 97:1 126:10</p> <p>clearly 35:2 133:18</p>	<p>close 152:9, 11 155:20</p> <p>closed 17:16 99:16, 17</p> <p>close-in 88:2</p> <p>closeout 122:11</p> <p>closer 58:22 59:1 73:1 135:8</p> <p>closes 119:10</p> <p>closing 108:13, 15</p> <p>co-appellate 4:20</p> <p>CODE 1:3, 16 2:13 3:5 5:2, 7 6:5, 15, 17, 20 7:6, 14 8:14 9:8, 16 16:7, 18 23:11 26:1 27:1, 7 41:13, 22 44:11 46:16 47:11 49:14 51:17 52:10, 15 55:3 57:16, 17, 19, 22 58:2, 5 61:18 73:14, 19 74:13, 16 75:3 78:2 79:3 82:4, 22 83:5 90:15, 18 91:2, 5, 6, 12 92:18 93:6 95:21 101:4 104:1 109:13 115:21 118:18 119:2 139:18 157:10</p> <p>codes 41:7 115:20</p> <p>coincidental 94:20</p> <p>combination 84:22 141:5</p> <p>combo 45:15 46:2</p> <p>come 12:10 46:15 55:8, 10 58:15 59:15, 18 108:21 113:6 123:14 148:16 149:8 153:13 155:20</p>	<p>comes 5:3 6:19 95:9 123:9</p> <p>comfortable 19:18 35:7 131:4 140:18</p> <p>coming 27:2, 3 59:19 82:19 156:4</p> <p>comments 68:13</p> <p>commercial 56:13 57:9 135:16, 17</p> <p>common 143:21</p> <p>commonly 137:5, 14</p> <p>communication 68:1</p> <p>communications 145:21</p> <p>company 132:20</p> <p>competent 81:14</p> <p>complain 58:15</p> <p>complete 82:6 105:5 158:8</p> <p>completed 49:14 58:11</p> <p>completely 5:15 32:2 46:6 51:3 71:13 139:10</p> <p>Complex 1:18</p> <p>compliance 41:21 141:12</p> <p>compliant 82:4</p> <p>complied 67:17 114:17</p> <p>comply 67:12 115:19</p> <p>component 115:4</p> <p>comprehensive 58:6</p> <p>computer 119:9</p> <p>concealment 8:18 102:15, 16, 18</p> <p>concise 12:9 24:17</p> <p>conclude 10:5</p>
---	---	---	---

<p>concluded 4:12 157:15</p> <p>concludes 12:18 111:1</p> <p>concrete 111:18 132:18, 22</p> <p>condition 111:8, 22</p> <p>conditioned 126:21 127:1</p> <p>conditions 94:16</p> <p>conduct 15:18</p> <p>Conference 1:18</p> <p>confirm 22:10, 16 153:21 156:19</p> <p>confirmation 116:14</p> <p>confirmed 37:20</p> <p>confirms 39:5</p> <p>conforming 139:18</p> <p>confused 43:15 87:15</p> <p>confusion 111:11, 13 143:16</p> <p>Congratulations 138:15</p> <p>conjecture 75:16</p> <p>conjunction 70:17</p> <p>connect 126:5</p> <p>connection 11:10 87:11 124:1 127:15, 18</p> <p>connections 9:7</p> <p>conscious 78:6</p> <p>consider 34:3 36:6</p> <p>considered 92:3 119:3</p> <p>consistent 9:11, 13, 15 86:9 154:16</p> <p>constantly 34:20</p> <p>constitutes 42:18</p> <p>constructed 123:20</p>	<p>construction 46:10 57:21 80:22 118:22</p> <p>consulted 117:4</p> <p>contacts 119:13</p> <p>contest 139:2</p> <p>continue 12:16 27:22 32:19 33:14 68:11 70:7</p> <p>continues 71:5</p> <p>contradict 47:8 103:21 105:3 142:7</p> <p>contradicted 139:8</p> <p>contradicting 143:5</p> <p>contradicts 105:16 107:2, 22 108:5</p> <p>contrary 41:15</p> <p>controls 94:4</p> <p>conversation 117:12, 16 130:18 154:17</p> <p>conversations 31:3</p> <p>convert 73:15 116:8 145:16</p> <p>cool 61:6</p> <p>cooperate 103:14</p> <p>cooperative 49:16</p> <p>coordinate 81:14</p> <p>co-owners 54:22</p> <p>cops 59:20</p> <p>copy 41:1 64:16</p> <p>correct 10:9, 17 21:4 23:15 25:4, 15, 16 67:10 73:17 76:5, 8 86:6, 8, 12, 18 113:16 126:7, 13, 16 127:11 150:9 152:14 158:8</p> <p>corrected 83:1</p> <p>correction 81:5, 9</p> <p>corrections 64:11</p>	<p>counsel 158:9, 13</p> <p>counted 136:6</p> <p>countermand 91:4</p> <p>counties 59:13 129:6</p> <p>country 129:13</p> <p>COUNTY 1:3, 16, 18 2:13 3:4 6:2, 22 8:17 14:22 20:3 41:6 49:1 58:13 59:10 113:9 119:5 128:22 129:10 145:1</p> <p>County's 5:7 48:11</p> <p>couple 63:9 109:14 116:22 128:5</p> <p>course 73:7 95:19 97:8</p> <p>Court 1:18 24:3, 5, 10 27:14, 15 29:12 72:3 92:1 158:3, 19</p> <p>courteous 18:19, 21 34:19 36:12</p> <p>courtesy 85:16, 18 88:6 147:3, 7</p> <p>cover 86:21</p> <p>covered 17:17 87:10</p> <p>cow 42:15, 20 45:2 50:19 54:20 55:6, 8, 9, 10, 12 57:1 68:8 97:5 100:15, 17, 22 101:2, 5 107:12 108:5 120:22 124:20 130:19 131:6, 7 132:6, 9, 10, 11 133:9, 11 135:15, 22 136:1, 2, 13, 15 137:9 138:21 139:2, 4 154:9, 11</p>	<p>cows 42:21 52:4 95:3</p> <p>crape 134:4, 6</p> <p>create 8:10 128:18 143:16 144:6</p> <p>created 5:21</p> <p>credible 93:3</p> <p>critical 89:1</p> <p>crock 85:10</p> <p>crops 96:19 97:2</p> <p>crossed 146:22 147:6</p> <p>cross-examination 31:2, 5 32:9, 15 74:22 84:9 100:8</p> <p>cross-examine 4:14 13:20 16:11 31:14 83:16</p> <p>cross-examined 16:11</p> <p>cross-examining 30:19</p> <p>crossing 50:3</p> <p>cross-pollinate 135:11</p> <p>Crosstalk 20:12 22:3 34:11 39:16 106:16 107:20 142:3</p> <p>CS 66:3</p> <p>CS-WSP 65:17</p> <p>cultivate 134:13</p> <p>current 9:12 55:13 103:22 111:7, 21 115:19 146:4 147:8</p> <p>currently 8:15 19:9 131:12 132:5</p> <p>customer 64:7 86:3</p> <p>customers 6:3 55:5</p> <p>cut 32:5 113:17</p>
---	---	---	--

cutting 11:13	deem 16:9 53:18, 22	detail 17:14 31:20 112:5 131:5	62:22
< D >	deemed 54:1 148:21	determine 84:1 87:5, 13 120:2	disconnect 151:18
date 22:16, 17 35:17 77:2 98:20 99:2 104:16	deer 134:20 135:4	Development 1:17 2:13	discounted 144:19
dated 145:13 146:2	defer 113:12	devoted 97:9	discovered 117:13
DAVES 2:10 3:13, 14, 21	deficiencies 106:1, 6, 9	dictionary 57:12 91:8, 11 92:20 97:19	discriminatory 129:2
David 41:17 66:14, 15, 20 81:6	deficiency 43:19 44:4 106:2	Dictionary.com 93:22 96:13 98:9	discuss 146:9
day 57:5 77:18, 20 78:20 79:12 85:12 89:16 95:3 102:5	deficient 48:3, 6, 8 58:9	difference 26:14 30:11 35:19 68:15, 17 69:18 70:6 106:8 111:16 138:17	discussing 97:1 153:17
dead 41:5, 12	defined 91:7 126:3	differences 68:20	discussion 17:14 20:20 21:1 89:1 96:7 147:18 156:17
deal 134:20 143:20 147:9	defines 112:22	different 21:5 33:7 69:20 93:10 95:2 112:18 141:3 145:9	disgrace 155:22
dealing 33:18 139:11	defining 123:3	difficult 49:17 134:19 155:17	dishonored 6:14
Dear 48:1	definition 58:2 91:1 92:15, 16, 17 93:12, 13, 17, 21 96:1 97:12, 17 98:4 140:9	digging 28:9 137:13	disorganized 56:2
December 87:22	definitions 57:18 90:17 91:11 94:1, 6 96:12	dilemma 81:16, 19	dispense 81:2
decide 13:9 14:21 19:11 55:11 76:11 89:9 93:13, 15 99:13, 14 122:13 152:2 153:6	de-link 151:5	dime 56:14	district 51:20
decided 54:5 59:10, 11 79:1 84:10 116:19 117:9, 16 118:7 119:5 125:21	demand 45:18 60:4 61:16 62:1	direct 11:12 14:21 24:21 30:19 31:1, 6 32:11, 14 67:8 68:7 105:16 107:3	Division 1:17 2:14
decides 143:22	demanded 5:17 61:11, 13	direction 79:2 91:4	document 41:15, 17 42:3 50:2 70:8 92:9 93:12 113:2, 4 146:11 149:8
decision 40:13 72:1 82:18 90:19, 22 93:18 100:3 117:2 142:22 145:16	demonstrate 149:4	directly 16:13 17:1 29:18 114:14 132:17	documents 39:4 69:19
declare 136:19	department 54:4 146:5 150:8	dirt 9:4	doing 68:9 132:7 142:12, 16, 17
declared 136:17	departments 90:21	disagree 31:22 32:2 67:14 140:3	dollars 69:11, 12
declaring 50:6 94:21	depending 17:13 109:18 119:19	disclosed 146:4	door 17:15 44:12, 19 45:5 65:17, 22 67:5, 7 86:19 88:19 114:2, 4, 5, 8 115:6
decorative 45:5	Deputy 2:15 13:13 16:14	disclosure 59:14	doors 44:8, 17, 18
	description 150:14		doubt 7:12 75:14
	design 41:4		downstairs 137:3, 4
	desire 71:5 73:15 75:20, 22		drafting 128:19
	desk 21:21 107:3		drawing 112:3
	detached 42:8, 11 46:14 71:2 72:14 85:8 102:20		drawings 127:6
			Drive 1:7 23:17 129:11
			due 57:2 138:18

<p>156:6 duh 46:12 duties 6:21 duty 122:18 Dvpmt 2:17 dwelling 46:20 53:18 71:6 72:10 77:11 103:3 dwellings 71:12</p> <p>< E > earlier 48:14 60:6 66:17 93:11 96:3 early 75:19 easy 81:2 eat 98:16 efficient 36:13 either 107:9 114:19, 22 142:10 151:3 152:2, 6 ejector 151:11, 15, 19 electric 8:15 46:4 76:5 99:15 102:19 110:12 151:8 155:2, 9 electrical 9:5, 9 76:16 87:5, 9 99:17 102:6 150:12, 14 elevation 65:14 email 31:3 48:2 59:16 66:22 68:7 119:13, 16 121:20 142:10 145:12 146:1 emails 120:6 145:21 embodiments 154:3 employed 158:10, 13 employee 20:3 158:12 empowered 70:1</p>	<p>Enclosed 65:7, 11 126:21 127:1, 22 ends 155:14 Enforcement 2:16 16:19 enjoy 55:1, 8, 12 enjoying 133:17 enjoyment 130:21 enter 97:6 108:7 136:1 enterprise 135:17 entire 40:4 54:12 133:11 entirety 40:12 entry 61:12, 18, 19 99:1, 3 104:4 ephemeral 48:12 equipment 51:1 133:3 137:12 equivalent 31:2 erected 104:11 ERIC 2:14 13:3, 15, 17 14:9, 12, 14 15:12, 16 16:6 17:21 18:8, 10 19:21 20:2, 19 21:5 24:1, 4, 9 27:10, 22 28:3, 21 29:3, 6 30:15, 17 38:19 54:3 56:5, 7 58:17 61:8 66:17 67:2, 4 79:16 80:1 83:13 84:13 87:3, 18 88:20 95:7 97:8, 15 99:1 106:22 115:3, 8, 14 116:6 118:3, 16 121:5, 15, 20 122:13, 19 124:10 125:6, 10, 15, 18 126:14 127:10, 17, 21 141:22 142:6 143:4, 7 144:4, 8 150:10, 12 151:2,</p>	<p>17, 21 153:4, 9 154:1, 11, 20 errors 92:21 escapes 78:9 especially 98:10 establish 32:3 34:3 140:11 established 7:2 37:18 50:8 establishes 132:10 estimation 32:1 37:20 evaluate 29:18 eventually 71:21 everybody 18:20 91:17 143:9 everybody's 91:1 everyone's 42:1 evidence 5:18 6:13 7:8, 11, 15 8:4, 16, 22 10:7, 13 11:10, 12 29:8 32:11 39:5, 6 40:4, 6 41:9 43:21 45:19 49:8 61:13 74:21 80:18 93:2 97:6 98:21 99:6 103:21 105:16, 21, 22 107:2, 9, 18, 21 108:2, 4 120:21 130:8 143:3 exactly 31:15 51:7 53:11 111:15 112:8 118:14 example 16:14 117:1 122:22 exception 73:20 74:11 86:4 155:5 exchange 32:1 59:16 120:10 exchanges 66:22 120:7</p>	<p>Excuse 14:10 20:15 56:22 83:13 exempt 6:5 7:13 8:14 9:7 47:3 73:14 75:7 78:1, 14 95:21 115:15 140:5 exempted 9:12 exemption 5:10, 20 47:22 48:18 49:14 58:5 60:2 94:9 96:8 114:22 146:10 exemptions 95:18 exercised 52:13 121:1 exercising 6:20 exigent 60:1 existence 94:22 98:10 104:12 existing 112:11, 12 116:7 132:3 exists 6:1 75:12, 14 expand 77:9 expect 12:11 expected 90:10 expecting 4:3 experience 12:9 expert 141:7 expertise 31:9 explain 70:12 138:4 explained 19:2 explaining 10:7 explains 10:19 explanation 62:3 72:12 explored 141:11 express 7:5 expressly 8:1 exterior 44:14 102:15, 17 extra 154:21</p>
---	---	---	---

eyes 49:2	110:15 114:22	fide 6:6, 8 45:2	125:6 147:22
< F >	115:8, 11, 13, 15	52:3, 5, 10 54:17	fish 97:10
facilitate 136:12	116:8, 13 117:4,	56:15 57:8	five 57:4 135:21
fact 56:12 68:6	10, 16, 18, 22	103:12 107:7	153:14
92:1 103:16	120:7, 19 124:7	143:12	fix 123:12
107:5 125:10	128:10 130:22	figure 155:8	flaws 91:9
128:9 130:4	131:5, 18, 19	file 25:15, 18	flexibility 35:1
139:14 140:4	132:11 133:3, 7,	38:9 102:14	floodplain 95:21
143:10 146:1	12, 19 137:16	149:18	floor 4:16 21:14
facts 5:19 7:14	139:5, 7, 14, 15, 20,	fill 94:12 149:21	41:5, 9 54:13
42:5 95:2 130:8	21 140:3, 4, 6, 9,	filled 5:15 51:3	88:17 111:9, 12
145:20	11 143:1, 17, 18	54:13 79:10, 11,	floors 136:12
factual 157:8	145:7, 16 146:4, 9	13 94:12 113:22	focused 96:5
failure 5:2 46:22	149:1 150:15	114:1 139:10	focusing 30:1
fair 12:5, 14 13:5	151:8, 13 152:18	final 8:20 26:8,	folks 126:19
18:19 32:6 34:19	153:22 154:7	12 62:14 73:22	follow 5:2 11:5
40:9 153:8	155:1	74:12 75:9 78:2	56:8 68:4 91:17
Falkland 1:7	farming 6:11	81:11 89:17	97:16 123:5
23:17 129:11	42:19 45:2 50:14,	106:1, 5	124:3 142:6
fall 132:8 135:20	15 51:1 54:19	finally 22:5	followed 128:18
familiar 61:17	56:15 57:8, 13	146:18, 20	follower 128:17
family 55:1 57:8	97:22 107:7	finals 150:9	following 48:4
71:4, 5 77:9, 10	139:9 142:19	financially 98:11,	51:19 85:17
83:12 98:14, 15	144:20	13 158:14	follows 155:17
120:16 132:7	farm-ness 77:13	find 17:7 52:19	follow-up 152:10
far 78:3 98:3	fatal 91:9	56:2 109:7	footage 77:10
139:11	favor 8:2 115:2	142:13, 14 150:17	footnote 44:6
farm 5:10 6:6, 7,	156:1	finding 56:11	force 39:7
8, 9, 10 9:11 30:7	FEA 48:9	fine 22:2 34:21	foregoing 158:5, 7
45:1 47:21 48:18	February 145:14	45:3, 6 46:6, 8	forget 78:9
49:8, 13, 22 54:17,	146:2	67:2 75:4 79:17	forgive 7:17
19 57:13 58:5	fee 8:4 70:1	90:19 100:21	11:13 22:2
72:7 73:14, 16	109:11, 21 110:1,	152:21	forgot 122:4
76:11, 17, 21 77:2,	5, 7, 9, 17	finish 122:7	form 5:11, 20 6:2
3, 6, 19 78:14, 16,	feed 86:22	finished 14:11, 13	49:15, 19 50:9, 11,
21 79:11, 14	102:19 136:15	120:12 130:17	12 58:8 59:11
80:17 81:1 82:17	feel 11:18 12:12	First 5:1 9:1	68:1 83:7 94:12,
83:2, 21 84:2, 3	16:1, 2 34:14, 15	13:15 21:16	13 121:22 128:13,
87:5, 10, 13 90:2	35:7 83:5 128:11,	22:15 23:7, 8, 20	18, 19, 20 129:1, 6
92:16, 17, 18	13 130:2	32:15 43:19	130:3, 14 140:10
94:21 95:11, 19	feels 129:2 152:9	45:14 56:7 59:8	142:10, 12, 14
96:1, 14, 15, 16, 17	fees 151:4	72:18, 21 84:20	formal 128:22
97:10, 17, 18 98:1,	felt 41:20	92:15 94:1 95:3	146:14
4, 14, 19 99:7, 14	fenced-in 42:18	96:4, 14 97:11	formally 121:11
101:15 107:5	fertilize 134:15	98:4 109:15	122:11
			format 158:6

forth 11:2 14:18 15:22 26:17 116:20, 21	generally 137:16	144:2, 13 145:3, 11 146:18, 20	152:16, 17 153:4, 18 155:1 156:10
Forty-six 52:22	gentleman 78:8	147:13 151:13	goal 70:13 72:9
fought 71:20	gentlemen 43:21 53:2 55:21 57:17	152:21 155:15	goes 11:3, 5 66:12 111:2
found 94:5	58:1 138:7 147:14	157:8, 12	119:11, 13 139:12
foundation 95:15	GEORGE 1:9	germane 80:13	going 3:22 9:18, 19 10:1, 3, 4, 5, 10, 22 19:8 22:8
foundation's 82:10	2:3 4:7, 9, 17, 19	getting 30:21 57:6 61:3, 19	24:1, 5 27:10, 11, 17, 19 30:4, 10
four 30:11 35:9 36:1, 2	7:19 9:1 10:16	69:20 141:19	33:15 35:11 41:3
four-wheeler 54:14	11:8, 20 12:1, 14, 17, 21 13:2, 6, 21	144:15 147:4	47:17 53:7 55:14
fractional 54:21	14:10, 13, 20 15:9	152:9 153:6	56:1 58:15 63:6, 7 67:20 79:19
frame 33:18 44:8	17:20 18:2, 7, 9, 12, 17 19:6, 17	giant 51:10 114:21	82:9 86:16, 22
framing 45:3 65:8	20:13 21:12, 15, 18 22:1, 4 24:3, 22 25:1, 11, 13	gigantic 73:4	89:6 92:19
frankly 68:9 93:8 98:13 100:1 120:5 134:20	29:4, 7 30:14	give 15:20, 22 17:2 28:21 29:10	100:10 105:6
front 49:2 92:11 93:18 103:7 143:10	31:22 33:13, 20	33:10, 17 71:15	108:3 110:13
full 62:22 75:3 88:14	34:8, 15 36:5, 14, 16 37:17 38:7, 16	108:7 113:10	120:7, 9 123:4
fully 11:15 65:7, 11 67:17 99:16 126:20 127:1	39:1 40:1, 9, 16, 21 45:14 53:1, 6	126:16 135:22	129:1, 3 135:20
functions 69:16	55:19 58:20 59:3	138:3 149:10	136:11, 21 137:20
funny 114:7	60:13, 15, 22 66:8, 10, 14, 22 83:11	given 76:15	148:19 151:16, 19 154:4
further 84:7 108:10 131:11 156:17 158:12	95:5 97:4 98:22	gives 121:21	Goochland 58:14 59:4
future 20:20 55:13	100:13, 17, 20	giving 72:6	good 49:18 59:11 94:13 106:22
fuzzy 74:9	101:1 102:13, 21, 22 103:4, 9, 11, 20	go 11:3 12:20 20:19 27:11	128:4 135:3 136:9
< G >	105:14 106:21	20:19 27:11	gosh 25:8
gallon 57:6, 7	107:1 108:10, 13, 17, 22 109:8, 9	30:13 35:6 37:5	Gotcha 145:2
gallons 57:5	110:19, 21 111:10	42:6 43:4 45:9	government 6:22 129:16
garage 44:8, 12, 16, 18, 19 45:5 54:1 65:22 67:7 88:18, 19 114:4 115:6	112:1, 4, 7, 16	51:16 57:21 58:1, 4 60:8, 16 63:8	grade 134:7
General 70:2	113:4, 8, 18, 22	65:5 69:8, 9 70:8, 16 74:8 75:17	grandfathered 116:5 147:10
	114:3, 11, 14, 18	79:1 80:10 82:20	granted 41:19
	121:10 123:21	83:8 84:7, 11, 19	great 109:4 138:11 153:11
	124:1, 22 125:2	88:22 89:4, 5, 8	green 72:19 73:6, 8
	126:7 128:17	91:1, 10 93:11, 22	grew 52:7
	129:19 130:5, 17	94:2 95:9, 13	ground 8:16 9:10 46:4
	131:10, 18 133:8, 21 134:1, 4, 10	98:3 100:3	
	136:6 137:1, 4	103:11 109:19	
	138:6 140:2, 8, 14, 20 141:6 143:2	110:10, 13 111:3, 4 116:20, 21	
		117:3, 9 118:2, 7	
		119:8 122:1, 14	
		129:9 131:10	
		144:9 145:10	
		149:18 150:17	

grow 52:6 71:5
growing 135:7
grown 71:4
guarantee 17:12
 27:18, 20 92:12
guess 22:1 35:20
 62:20 96:11
 100:7 101:14
 121:6
guidance 92:9
 152:7
guys 39:15 56:9
 128:5 148:1
 156:3, 7

 < H >
habitable 73:16
 126:21
half 17:17 57:7
 85:5 99:19
handled 111:6
hands 78:10
handwriting
 63:15, 16, 17, 20
 65:6, 9
handwriting-wise
 115:22
happen 12:11
 148:18
happening 31:12
happens 32:15
 57:3 105:19
 109:19 119:18
 123:15
happenstance
 123:1
happy 14:12
 93:7 121:10
 131:10
hard 71:20 81:18
Harris 89:10
hates 56:6
hay 43:13 51:3
 54:13 79:11, 13
 116:19 136:15, 22
 137:1 139:10

head 27:2 48:13
 74:15 103:6
headers 112:12
hear 24:12 31:7
 47:18 60:20
 69:16 140:15
heard 1:16 68:3
 89:15 99:11
 120:19 148:20
 149:12
hearing 24:11
 27:12 29:1 90:12
 91:13, 14 95:3
 149:6 157:14
hearings 15:18
 34:7 62:11
heck 30:10 84:4
He'd 49:16
held 158:11
he'll 126:16
Hello 22:5 36:17
help 20:10 29:17
 36:3 57:17, 18
helpful 137:22
 147:3 154:9
helping 31:21
 106:19
HELTZEL 2:6
 3:2, 9, 10, 20 4:2,
 5, 10 7:18 9:18
 10:18 11:14, 21
 12:7, 15, 19, 22
 13:5, 11 14:16
 15:5, 10, 19 17:15
 18:15, 20 19:14,
 18 20:1, 5, 15
 21:4, 7, 14, 17, 20
 24:7, 12 25:8, 12
 27:20 28:2, 4, 14,
 20 29:2, 9 30:16
 31:7 33:6, 16
 34:2, 10, 12, 21
 36:4, 10 38:20
 39:12, 20 40:7, 14
 55:18 58:19, 21
 60:12, 14, 18 61:1

79:15, 18 97:7, 14
 100:9, 16, 19, 21
 105:11 106:18
 108:12, 15, 19
 109:1 110:20, 22
 111:4 128:3
 133:5, 20, 22
 134:3, 9 136:4, 8,
 22 137:3, 19
 139:13 140:6, 13,
 15 141:2, 14
 142:4 143:6
 144:7, 12, 21
 145:2, 10 146:16,
 19 147:12, 14, 18
 150:19 151:15, 19
 152:4, 19, 22
 153:8, 11 154:10,
 14 155:12 156:12,
 17 157:6, 11
hereto 158:14
Hetzl 3:2
hey 6:4 92:3
 120:7
higher 137:16
highly 156:9
hill 114:21
hint 98:12
historically 143:9
History 42:4
Hit 11:17 128:5
hold 20:22 44:1
 92:1 93:9
holder 121:17
home 44:14 71:19
homeowner 75:2
 123:8
homeowners
 63:21, 22
honest 94:14
honestly 30:9
hooked 46:7
hope 11:1 32:5
 55:21 93:8
 120:12
hopefully 100:5

horse 50:21
 54:15 130:21
 131:7, 12 133:16,
 17 139:4
horses 52:4
 131:13 136:16
house 25:3 43:2
 44:17, 19 51:10
 53:16 55:9, 10
 71:17 73:1 76:1
 86:7, 15, 19, 22
 96:18, 21 114:6
 123:17 125:3
 131:22 137:14
houses 116:16
Hugh 126:1
huh 108:16

 < I >
i.e 152:8
idea 33:10 153:12
identified 19:4
 66:17
identify 17:18
ignored 125:6
immediate 57:22
implements 137:9
 139:9
implied 102:1
implying 141:14
importance 89:21
important 16:21
 50:12 53:3 55:20
 56:3 77:12 87:4
 91:15 113:3
 131:22 132:4
 145:5 146:12
 149:15
improvements
 125:22
inadequate 44:5
inaudible 144:18
inch 112:22
Incidentally
 120:15

<p>include 4:12 75:11 79:21 86:16</p> <p>included 86:13, 15</p> <p>incomplete 46:10 48:4, 6, 8 58:10</p> <p>incorrect 8:11 35:17 43:6 45:8</p> <p>incorrectly 45:4</p> <p>increase 71:6 135:11</p> <p>increases 135:11</p> <p>indicate 128:14</p> <p>indicated 3:21 80:11 130:4</p> <p>indicates 65:20, 21</p> <p>indicating 128:14</p> <p>indication 76:15</p> <p>individual 15:8 70:1</p> <p>individuals 30:3</p> <p>info 37:6</p> <p>information 5:18 14:5 28:17 37:8 48:5 65:21 90:8 94:10 95:8 121:2 124:12 128:9 138:1, 4, 12 148:7 149:6, 11, 16 150:3 153:7 154:15</p> <p>Informational 37:9</p> <p>informed 85:19</p> <p>infrastructure 78:14</p> <p>initial 146:8</p> <p>inseminate 57:1</p> <p>inside 41:2 44:13 54:14 87:1 103:3 104:1 136:11 137:18</p> <p>inspect 59:15, 18 85:20 104:4 154:7</p>	<p>inspected 76:13 86:4 87:1, 2, 12 99:16 150:16 151:12</p> <p>inspecting 154:6</p> <p>inspection 17:8, 10 26:2, 8, 12 37:8, 10, 12, 15, 16, 19, 21 38:14 47:6, 13 60:4 67:16 73:22 75:10 78:10 82:6, 11, 15 84:17 85:4, 7, 15, 16 86:2, 15 87:20 88:2, 6, 14 99:18 101:17 104:6, 22 106:5 153:21 154:2 155:4</p> <p>inspections 25:20, 21 38:9 47:1 65:3 74:12 76:7 84:22 94:16 96:3, 6 103:2 119:1 150:8 153:19, 21</p> <p>inspector 22:18 23:1, 4 45:8, 13, 21 46:6 60:8 79:12</p> <p>inspectors 131:21</p> <p>installation 44:8 86:11 115:5</p> <p>installed 85:10 86:7 88:10, 17 112:13 127:18</p> <p>instruct 18:13 19:9</p> <p>insufficient 44:3</p> <p>integral 139:19 149:1 150:20</p> <p>intelligence 56:22</p> <p>intend 15:5 16:19 69:3 142:17</p> <p>intended 70:14 136:19</p>	<p>intends 14:18</p> <p>intense 61:4</p> <p>intent 16:15 89:20</p> <p>intention 15:7 118:5</p> <p>interact 136:1</p> <p>interacted 17:1</p> <p>interest 29:16 47:19</p> <p>interested 28:8 76:20 158:14</p> <p>interesting 137:22</p> <p>Interestingly 122:19</p> <p>internally 119:21</p> <p>interpret 89:9</p> <p>interpretation 68:15 69:21 70:7 91:14, 16</p> <p>interpretations 69:17</p> <p>interpreter 91:13</p> <p>interpreting 6:20</p> <p>interrupt 28:13 34:18 83:14 133:5</p> <p>interrupted 18:18 32:4, 7, 19 33:15 34:16, 20 129:14</p> <p>interrupting 18:13 29:5</p> <p>interruption 33:17</p> <p>interruptions 33:14</p> <p>intervention 100:6</p> <p>introduce 20:6</p> <p>invested 24:19</p> <p>investigated 23:16, 18 25:3, 5 33:3</p> <p>investigation 22:19 23:9, 13, 21 25:14 75:13</p> <p>investigator 23:12, 14 33:2</p>	<p>involved 128:19</p> <p>iron 44:18</p> <p>issuance 26:2, 19 142:21 145:17</p> <p>issue 35:14, 15, 17 68:5 69:17 70:3 99:21 113:19 114:20 119:6 127:21 150:18 151:3 156:15</p> <p>issued 23:14, 18 25:5, 19 42:8 91:17 115:20 116:18 117:14 142:21</p> <p>issues 114:22 144:11</p> <p>issue's 7:10</p> <p>item 45:11 103:2, 10</p> <p>items 36:1, 3 37:13 51:9 79:11</p> <p>It'll 69:11 115:9</p> <p>its 5:2 6:8 9:12 111:7, 21</p> <p>< J ></p> <p>January 22:17 78:13 117:2, 18 120:20</p> <p>Jersey 54:20 100:17</p> <p>JESSIE 2:11 3:9, 11, 13, 15, 17, 19 4:1, 4 13:13, 16 15:15 18:6 156:20 157:1, 3, 5</p> <p>jobs 61:7</p> <p>JOHN 2:6 3:2, 9, 10, 20 4:2, 5, 10 7:18 9:18 10:18 11:14, 21 12:7, 15, 19, 22 13:5, 11 14:16 15:5, 10, 19 17:15 18:15, 20 19:14, 18 20:1, 5,</p>
--	---	--	---

15 21:4, 7, 14, 17,
20 24:7, 12 25:8,
12 27:20 28:2, 4,
14, 20 29:2, 9
30:16 31:7 33:6,
16 34:2, 10, 12, 21
36:4, 10 38:20
39:12, 20 40:7, 14
55:18 58:19, 21
60:12, 14, 18 61:1
79:15, 18 97:7, 14
100:9, 16, 19, 21
105:11 106:18
108:12, 15, 19
109:1 110:20, 22
111:4 128:3
133:5, 20, 22
134:3, 9 136:4, 8,
22 137:3, 19
139:13 140:6, 13,
15 141:2, 14
142:4 143:6
144:7, 12, 21
145:2, 10 146:16,
19 147:12, 14, 18
150:19 151:15, 19
152:4, 19, 22
153:8, 11 154:10,
14 155:12 156:12,
17 157:6, 11
Johnny 58:15
JORDAN 2:17
23:1, 3, 5 36:15
38:4 102:11, 17
103:1, 5, 10
Jordan's 87:8
judge 31:9
142:17
JULIET 158:3, 18
jump 22:9 106:19
jumper 154:8
junction 85:9
jurisdictions
58:13 90:16

< K >

keep 12:5 53:6
61:5 126:2
134:19 137:13, 18
keeping 36:11
keeps 151:22
key 31:3
kicking 147:21
kids 49:3 129:13
137:14
kind 18:22 22:14
31:4 51:22 54:1
117:21 141:11
145:6 156:3
KITCHEN 2:7
3:11, 12 34:9
35:21 40:18
52:21 53:5
108:18 124:16
125:1, 4, 8, 12, 16
147:20 153:16
156:16, 21, 22
knew 58:7 64:4
130:11 156:3
know 3:21 6:18
13:12 14:19 15:7
22:6 27:6 30:12
31:15 33:18 35:4
48:19 50:9 53:22
56:6, 9, 11, 19
59:4, 5 63:3
67:16 68:2 72:1
82:9, 22 84:18
93:18 94:3 96:9
98:16 114:19
116:15 120:15
122:11 126:2
127:7 128:11
130:19 138:18
139:1, 3, 6 140:8,
14 141:12 142:16
149:6, 21 150:2
151:21 152:1
153:16 155:6
156:3, 7
knowing 67:15

knowledge 63:4
75:3 89:20 158:9
known 138:21
knows 42:12
59:22
KRIS 2:11 3:9,
11, 13, 15, 17, 19
4:1, 4 13:13, 16
15:14, 15 18:6
156:20 157:1, 3, 5
Kristen 22:22
KRISTIN 2:16
21:15 38:5, 13

< L >
lack 38:11
lady 130:21
Lancaster 49:1
113:9
land 50:15 52:14
54:18 55:14
96:18, 20 97:9
141:1 144:15, 19,
20
landscape 65:15
language 35:13
large 71:4 77:9
83:12 120:16
122:5 133:1
larger 43:1
late 76:13
lately 58:15
latitude 15:20
16:1
law 6:15 27:14
29:12 48:11
61:17 64:4, 6
83:4 91:17, 19
92:7 103:13
133:14 141:11, 15
lawful 55:2
laws 90:20
leads 131:1
learn 14:6
learned 71:7

leave 19:10, 19
29:3, 13 95:12
leaves 155:6
Lee 41:17, 18
66:15, 20 81:6
106:17
left 7:20 65:14
86:3 92:19
legal 68:17 69:18
70:3, 6 91:5, 7
92:20 118:16, 17
122:20 135:22
legalese 71:22
Lego 49:2 73:11
**let's-get-of-jail-
free** 84:3
letter 81:5, 9
104:15, 16 110:8
142:11
level 17:14 63:3
72:6 89:7 134:18
135:13 139:10
levels 134:14
life 122:4
lifted 132:19, 20
likelihood 148:20
154:18
Likewise 69:5
limit 34:1
limited 52:1 58:5
line 5:14 20:11
30:3 37:5, 7, 13
58:11 68:4 74:7
lines 66:13 102:6,
18
lingering 148:16
153:14
link 104:20
links 121:21
list 78:10
listed 23:1
listen 10:22 24:14
listening 77:8
105:11
literal 74:8

<p>literally 28:6 116:17 132:19</p> <p>little 9:19 16:1 46:22 56:2 61:3, 4 63:6, 7 89:3 120:21 124:17 129:20</p> <p>live 41:5, 11 71:19 129:13</p> <p>livelihood 96:20 98:2, 5</p> <p>lives 42:16 124:20 130:19 132:11</p> <p>livestock 96:19 97:2</p> <p>load 41:11, 12 43:22 47:10</p> <p>loads 41:3, 4 112:18</p> <p>local 91:22</p> <p>located 6:7, 11 23:17 107:5</p> <p>locked 114:9</p> <p>loft 43:20</p> <p>logic 96:14, 16 97:16</p> <p>long 12:6 32:14 76:20 84:17 99:10 116:1</p> <p>long-winded 110:17</p> <p>look 19:2 20:14 24:13 29:9 41:2 65:14 71:12 81:21 91:8 92:5, 12, 13 93:21 94:3 99:5 112:21 113:6 122:14 129:11 145:15</p> <p>looked 73:3</p> <p>looking 12:22 22:11 28:15 30:22 67:12 92:19 112:21</p>	<p>looks 111:15</p> <p>loose 155:14</p> <p>lose 69:3</p> <p>lot 6:11 11:2 24:19 30:10 33:15 35:19 49:9 54:20 89:20 123:2 141:8</p> <p>lots 51:10 150:3</p> <p>Loudon 59:5</p> <p>Loudoun 58:13</p> <p>love 135:4</p> <p>Lowe's 137:17</p> <p>LVL 41:1 43:20 44:2 45:3 47:9 63:14 82:13 88:8, 10 111:11 112:13, 16, 22 113:16</p> <p>< M ></p> <p>main 46:8 150:20</p> <p>maintaining 77:12</p> <p>majority 122:1, 5</p> <p>making 50:20 56:17 64:10</p> <p>managed 138:14</p> <p>manager 16:19</p> <p>manual 28:16 34:5</p> <p>manufacturer 41:1 112:19</p> <p>manufacturer's 113:13</p> <p>manure 51:1 54:15 137:10</p> <p>maple 73:4 134:16 135:3</p> <p>March 1:12</p> <p>marks 65:16 82:2</p> <p>match 44:17 114:5</p> <p>matches 44:19</p> <p>materially 50:3 95:2</p>	<p>matter 32:13 109:15 111:20 140:7 157:15</p> <p>matters 22:7</p> <p>MAYS 2:14 4:13 6:14 7:7 8:3, 5, 11 10:1, 3, 19 11:3 12:22 13:3, 8, 15, 17 14:9, 12, 14, 18 15:10, 12, 16, 21 16:3, 6 17:21 18:3, 8, 10, 13 19:21 20:2, 10, 19 21:5 24:1, 4, 9 27:10, 22 28:3, 4, 11, 21 29:3, 6, 20 30:15, 17 31:14 32:20 34:13, 17, 20 38:18, 19 39:9, 13 41:8, 16, 18 42:12 43:15 44:2 47:4, 8 48:1, 7, 17 49:7, 15 50:1, 11 54:4 56:5, 7 57:11 58:7, 17 59:6, 16 60:16, 18 61:2, 7, 8 66:17 67:2, 4 70:19 72:2, 9, 22 74:9, 15 77:1 79:16, 18, 20 80:1 83:13 84:13 87:3, 18 88:20 95:7 97:6, 8, 15 99:1 100:9, 12, 14 101:2 102:5 104:5 106:6, 22 108:11 109:10 114:19 115:3, 8, 14 116:6 118:3, 13, 16 121:5, 14, 15, 20 122:13, 19 124:10 125:6, 10, 15, 18 126:14 127:10, 17, 21 128:21 130:7 138:9, 13, 20</p>	<p>140:2, 10 141:22 142:5, 6 143:4, 7 144:4, 8 145:13 147:3 149:7, 16 150:10, 12 151:2, 17, 21 153:4, 9 154:1, 11, 14, 20 157:7</p> <p>May's 30:13</p> <p>mean 20:9 27:6 98:6 112:11 119:11 128:12 139:16, 21 147:20 148:1 149:20 152:14 153:18</p> <p>meaning 154:19</p> <p>means 26:16 31:9, 16, 18 65:18 87:11 98:5, 9 115:19 118:22 133:11, 18 139:5 154:12</p> <p>meant 114:11 127:7</p> <p>meat 55:12</p> <p>meet 19:5 22:5 41:14 153:5</p> <p>meeting 3:6 13:4 39:18 70:22 83:15 109:17 155:20</p> <p>meets 16:5 41:6 47:9</p> <p>Mega 113:9</p> <p>member 62:8, 13 89:16</p> <p>members 40:10, 15 111:2</p> <p>memoranda 5:22</p> <p>memory 84:17</p> <p>mentioned 10:7 45:2 111:11 131:6, 7 140:17</p> <p>mentioning 146:21</p> <p>met 5:16</p> <p>method 135:10</p>
--	---	--	---

<p>MICHAEL 2:7, 9 3:11, 15 middle 29:7 63:12 153:10 MIKE 3:12 34:4, 9 35:21 40:18 52:21 53:5 108:18 124:4, 16 125:1, 4, 8, 12, 16 147:20 153:16 156:16, 22 milk 55:1, 10, 15 56:20 57:4 135:19 136:2 milking 132:6, 8 mind 26:10 33:9 35:2 36:11 112:5 120:15 mine 63:18 147:9 minimum 41:12, 14 96:3 110:1, 5, 9 117:8 ministerial 6:21 69:22 minute 108:17 minutes 34:7, 9, 12, 13, 16, 22 35:6 missed 127:11 missing 20:18 104:20 mistake 147:8 mixed 91:18 143:19 153:6 modifications 83:22 modified 50:2 money 50:20 56:13, 17 90:1, 5, 6 98:6, 12 110:9 134:11 135:2 monitor 50:4 month 90:7 months 26:2 119:2, 8 122:7 month-worth 31:3</p>	<p>moot 5:9 7:10 46:17 47:21 56:13, 14 72:5 138:18 151:14 motion 62:14 89:17, 19 93:5 156:11, 13, 14 157:6 motions 147:19 152:17 mound 135:7 mouth 128:12 move 24:21 25:11 38:17 moved 26:21 38:6, 7 48:21 73:1 111:7, 17 movement 58:22 Moving 43:18 70:7 115:11 mule 132:21 multiple 107:11 myrtles 134:4, 6 < N > name 3:2 9:1 45:14 78:9 129:12 names 13:8 14:12 Natchez 134:6 nay 152:2 necessary 16:9 59:11 need 26:12 33:11, 15 39:3 43:12, 13 46:12 51:10 55:15 57:18 68:12 74:4 93:16, 21 98:22 99:16 116:22 120:9 121:14 123:16 136:14 137:6 147:21 149:7 150:9 153:17, 19</p>	<p>needed 84:1 96:9 100:1 117:5 120:17 151:20 needs 57:17 87:6 114:20 115:7 148:18 150:6 153:5 neither 29:13 158:9 never 21:21 25:2 32:15 33:2 47:5, 15 53:19 64:14, 18 67:16 68:7, 8 75:5 76:14 77:3, 21 78:1, 2, 3, 15, 16, 17 90:4 94:18 99:11 104:8, 11, 22 118:3 123:14 131:19 144:2 Nevermind 79:5 new 42:7 50:16 53:14 95:8, 22 123:10 125:13 151:3 nice 22:5 57:14 night 55:22 nine 119:8 122:7 nitrogen 134:13 noncompliance 141:15 nonconforming 101:14 Non-responsive 77:14, 16 non-separating 143:19 normal 16:6 24:11 normally 27:13 84:22 85:2 98:3 notarized 59:9 note 88:15 103:1 146:12 notice 5:4, 9 7:9 8:8 22:9, 12, 16, 17, 19 23:4, 15</p>	<p>33:4 35:13 76:14, 18 96:4 112:15 117:14 119:14 121:18 142:22 145:18 155:21 notices 116:18 notification 121:7 notifying 119:16 Now's 10:8 12:19 nuance 74:2 126:14 number 43:5, 6 47:3 51:16 < O > object 13:22 15:12 24:2, 11 27:11 38:19 58:17 64:3, 14 objected 64:4, 13 objecting 126:22 objection 15:11 21:11 32:20 130:2 138:2 objectionable 155:11 objurgate 32:21 observers 18:1 obtain 46:22 64:19 obtained 38:15 77:18 81:20 obtaining 70:13 Obviously 34:17 89:1 94:2 148:2 occupancy 46:11, 14, 17 73:19 74:1, 4 75:5, 11 87:20 88:4 occupancy-and- use 46:13 occupied 126:4 occupy 74:13 occurred 80:5 81:10 92:22</p>
--	---	---	--

<p>145:17 occurring 42:19 October 42:7 57:3 70:18 119:16 offended 124:13 offer 35:22 office 67:3 141:16 official 4:13 5:6, 11, 12, 17 6:4, 17, 18 13:14 16:8, 15 46:18 61:18 81:17 83:5 113:12 119:2 122:18, 22 Officials 42:3 90:13 91:5, 22 93:6 official's 5:1 45:18 Oh 12:21 15:13 25:8 108:15 129:18 151:10 Okay 3:20 4:2, 5, 6 11:11 12:19 17:15 18:15, 21 19:18 21:7, 14 22:21 23:16, 19 25:11 26:4, 10 27:1 28:20 29:2 30:14 33:6, 16, 20 36:10 37:17 38:17 40:9, 22 60:14 61:17, 21 62:4, 17 63:19 65:5, 11, 20 67:19 69:6 70:4, 8 72:12 73:2, 18 74:6, 19 75:9 78:12 79:1 82:9 86:1, 20 87:3 88:16, 20 90:19 97:14 100:9 101:9 102:4 103:9, 18 105:19 107:21 108:12, 22</p>	<p>109:14 110:22 111:1, 19 112:10 113:15 114:16 115:10 116:6 118:11, 16 119:20 122:17 123:22 124:16, 21 125:4, 12, 18 126:6, 10 127:9, 12, 20 128:1, 3 130:15 131:17 133:20, 21 134:3, 9 136:8 137:3, 19 139:13 140:16 147:18 152:1, 19 153:8 154:10 155:2 157:5, 6 Once 4:12 10:19 30:3 100:2 122:20 one-on-one 144:10 ones 122:14 123:4, 5 one's 98:10 online 94:2 open 10:10 97:3 114:12 154:2 opened 120:13 opening 4:11 12:17 79:20 operate 9:10, 11 133:3 operated 49:8 operating 92:18 96:15 97:18 98:1 99:7, 13 132:11 139:7 operation 42:19 45:2 54:11, 19 56:12, 15, 16 131:5 132:9 133:6, 8, 13 135:15 136:12 139:15, 19 149:2 operations 57:9 107:7, 8</p>	<p>opinion 70:3 114:21 130:14 149:15 152:14 155:19 opportunity 4:14 10:4, 18, 20 12:13 16:2 17:2 38:21 39:13, 21 108:20 109:6, 7 142:1 opposed 61:13 119:6 opposite 146:3 order 3:6 8:10, 11 14:14 19:22 83:17 89:18 126:2 157:9 orders 62:15 original 80:22 81:7 146:16 originally 80:16 83:21 117:21 118:5 126:18 131:15 149:10 ornamental 52:6 135:5 other's 18:16 outcome 158:15 outlines 95:18 outside 57:21 60:8 66:12 129:1 outstanding 99:20 103:2, 8, 10 150:18 151:11 overcome 7:7 114:20 overflow 54:12 overlay 42:17 overrule 19:11, 15 overturn 152:5 overview 80:7 owner 123:6 129:12 owners 55:8 ownership 55:6, 7 owns 94:4</p>	<p>oyster 97:10 < P > p.m 157:16 package 40:6, 12 48:7 62:11 70:9 74:20 99:22 paddock 42:18 page 22:10 36:1, 18 40:3, 22 42:2 43:18 44:1 45:9 49:13 51:17 52:21 53:5 63:12 65:5, 13, 14 70:8 72:15, 16 80:10 81:8 84:14 89:4, 5, 8, 9, 10 112:2, 5 145:11 pages 158:7 paid 56:21 panel 5:6 9:3 39:7 46:8 66:7, 9 86:15, 21, 22 87:11 115:1 132:1 150:14 paperwork 30:2, 8 114:17 148:16 155:13 paragraph 42:6 43:18 45:9 46:9, 21 47:17 48:1 51:21 80:11 paragraphs 118:19 Paris 134:8 parked 51:2 parking 143:22 part 52:19 54:18 58:2 66:1 67:22 72:10 74:21 88:22 92:15 97:8 98:15 107:6 129:4 134:21 149:17 150:4 153:20</p>
--	--	---	--

<p>partial 84:21</p> <p>particular 148:21</p> <p>parties 1:20 18:16 158:10, 13</p> <p>party 39:2</p> <p>pass 37:3</p> <p>patience 80:3</p> <p>PAVONE 2:8 3:17, 18 39:17 40:19 52:22 111:3, 5, 19 112:2, 6, 10, 20 113:7, 15, 19 114:1, 10, 13, 16 115:3, 7, 10 116:2 117:20 118:11 124:3 126:8 127:9, 12, 20 128:1 141:1 144:14 147:16 148:3 149:3 152:1, 13 156:10, 14 157:3, 4</p> <p>payment 122:5</p> <p>people 12:9 17:16, 18, 21 71:19 105:12 116:16 122:2, 3 123:16 129:21 135:21, 22 144:5, 10</p> <p>perceived 38:2</p> <p>percent 17:5 30:8 140:4</p> <p>perfectly 75:4 80:21 90:3 128:18</p> <p>perform 37:12 85:6, 16</p> <p>performed 23:13 36:21 37:9, 10, 15, 16, 18, 21 47:14 67:16 75:13 85:16 101:16</p> <p>period 75:6 140:5</p> <p>permanent 118:1</p>	<p>permission 19:11, 20 20:2 53:15 100:14 101:22 102:1, 2 108:7</p> <p>permit 8:4, 18 23:18 25:5, 15, 18, 19 26:3, 5, 16, 19 41:19 46:1, 13 55:5 64:19, 22 70:17 75:8 77:4, 6, 19 78:2, 4, 20 79:4 81:20 82:20 87:6, 9 94:15, 19, 22 97:3 99:8, 9, 17 102:1 104:18, 19 109:12, 15 110:6 111:5, 21 112:1 114:17 115:12, 20 116:4 117:9 118:4, 9, 15 119:3, 9 120:13 121:8, 17 122:15 123:1 124:9 125:4, 13, 15 136:18 140:5 142:20 148:10 149:21 150:21 151:4, 5, 7, 8, 9 152:15 154:2 155:2, 3, 8</p> <p>permits 26:8 45:19 75:10, 11 76:4, 5, 16, 17 99:15 110:1, 3, 4, 10, 12 118:20 121:8 122:6 123:16</p> <p>permit's 124:5</p> <p>permitted 14:3 51:18, 19 52:2 53:20 57:20 101:2</p> <p>person 17:11 129:9, 17 138:11</p> <p>personal 51:9 137:13</p>	<p>personally 5:13 156:7</p> <p>person's 31:19</p> <p>persuades 5:6</p> <p>pertaining 28:18</p> <p>Pertinent 42:4 89:8 95:16 96:11</p> <p>PETERMAN 158:3, 18</p> <p>pH 134:13</p> <p>photos 38:2, 3, 5, 10, 12, 16 47:6</p> <p>phrase 122:12</p> <p>physical 104:6</p> <p>physically 101:20</p> <p>pick 31:19 72:4</p> <p>picture 79:17 88:22 95:13 97:4 111:20 112:1 120:22 131:6 154:22</p> <p>pictures 108:8</p> <p>piece 40:5 68:18 86:16 90:9 155:6</p> <p>pink 72:19 73:9</p> <p>place 6:12 67:6 69:16 123:13 126:6, 12 144:9</p> <p>placed 62:11 132:21</p> <p>placeholder 44:7</p> <p>plain 154:4, 5, 8</p> <p>plan 54:21 63:15, 22 64:2, 10, 11 70:18 81:21, 22 104:2, 19 105:22 106:2, 7 112:15 113:1 135:13 151:21</p> <p>planned 81:4 104:8</p> <p>plans 55:13 63:8, 11 64:17, 21 65:2, 6 67:12, 18 81:21 82:3 88:11, 12 104:5, 14, 18</p>	<p>105:20 106:12 118:19 136:17 149:22 150:2</p> <p>planted 136:5</p> <p>plants 97:10</p> <p>play 46:15 55:9 62:21 129:4 145:7</p> <p>please 3:7 4:10 7:18 18:9, 13 20:10 23:20 25:6, 12 29:4, 22 30:16 36:10 37:7 40:17 48:4 51:16 61:12 69:14 70:12 97:6 100:18 157:8</p> <p>plot 54:18</p> <p>plumbing 8:15 9:4, 9 46:4 76:5, 16 85:7 99:15, 19 102:6, 18 103:3 110:13 150:10, 11, 16, 20 151:7, 11 154:8 155:3, 9</p> <p>Plus 36:5</p> <p>point 14:2 16:20 19:21 29:21 30:7 31:13 35:3 46:17 68:12 73:15 76:10, 14 78:17 81:6 87:14 88:3 95:10 105:9 115:3 125:21 132:5 143:13, 14 151:16, 17 153:11</p> <p>pointed 58:18</p> <p>points 39:13 80:8</p> <p>point's 79:7</p> <p>Polaris 54:14 137:5</p> <p>policies 5:3, 22 15:13 48:12, 15, 16, 17 60:9</p> <p>policy 5:8, 16 6:1, 16 50:13 84:21 85:17 86:1 94:11</p>
--	--	---	--

<p>109:20 128:22 142:13 146:15, 20 147:8, 11 poplars 135:6, 10 porch 123:20 portion 8:3 109:12 143:17 portions 135:20 position 13:18 14:15 16:22 29:19 30:12, 13 31:18, 20 114:18 positive 120:10 possible 39:2 possibly 19:3 potential 152:9 potentially 94:15 120:2 122:16 practice 93:22 practices 6:12 134:22 precedent 92:2 preexisting 76:3 prefer 39:20 preferred 21:22 prejudice 14:6, 22 15:3 39:8, 9 prejudices 15:2 premises 23:9, 16, 21 25:3 33:3 preparing 128:13 preposterous 71:16 present 1:19 10:14 11:12 14:4, 7 27:16 32:10 33:9 85:8 presentation 10:11 20:7 38:22 39:19 presented 96:8 presenting 29:8 35:7 presents 15:21 27:16 79:17</p>	<p>pretty 44:17 99:2 136:9 prevent 32:10 previous 99:18 previously 131:13 136:15 primarily 54:8 primary 148:9 150:20 PRINCE 1:3, 16 3:4, 5 6:1, 21 41:6 48:11 59:10 119:5 129:9 156:2 printout 51:17 prior 61:19 98:20 99:2 109:17 143:20 147:10 privacy 129:20 private 129:9 143:22 proactive 119:6 proactively 123:5 probably 30:4 50:10 55:19, 22 57:4 94:17 116:1 120:22 126:15 135:1 138:22 154:9 156:4, 7 problems 83:1 procedures 7:2 30:2 proceed 36:10 proceedings 158:5, 11 process 16:7 24:15 27:15 33:8 48:18 76:10 80:6 82:7 89:7 118:14 119:8 122:10 124:8, 11, 14 136:18 142:9, 15 148:12 150:4 processes 95:8</p>	<p>proclaim 143:1 products 98:14 Project 41:4 122:8 projector 85:10 projects 120:1 146:22 promise 12:2, 4 pronounce 4:8 proof 10:7, 13 83:20 155:20 proper 34:19 property 25:3 26:11 42:11, 20 45:1 48:22 49:22 51:11 52:5, 7 59:15, 18, 20, 22 60:4 61:12 77:3 80:17 95:4 99:4 101:3, 5, 13, 15, 20 102:6 107:6 108:6, 8 116:17 123:9 124:19 126:4 131:14 133:11, 12 134:5, 17 136:1 137:6, 7 139:5 140:18 141:18 144:15 153:18 154:3 proposed 15:18 49:19 50:5 73:7, 8 135:19 146:9, 22 147:1, 6 148:8 proposing 41:20 49:21 50:6 90:6 125:22 132:2, 7 propriety 7:8 protect 134:15 protocol 11:15 16:5 119:21, 22 prove 47:4 56:14 74:14 75:13 provide 4:10 7:11 11:9 33:21 48:4 61:12 64:7 80:18 94:10</p>	<p>108:4 121:2 128:8 131:3, 4 136:3 138:7 142:12 143:8 152:7 provided 55:6 80:14 88:12 98:21 107:3, 9 113:14 120:21 146:10 provides 32:13 providing 9:22 131:4 138:2 proving 130:18 provisions 7:5 PSF 41:5, 11 public 120:3 pull 28:7 57:12 58:20 76:4 93:22 114:9 151:7 152:15 pulled 78:20 80:12 87:6 91:11 94:18 125:5, 13 148:10 Pulling 79:3 80:19 pump 151:11, 19 purchased 111:14 purely 141:4 purpose 73:22 purposes 37:9 50:16 purview 28:22 82:21 83:18 push 114:21 put 12:13 49:1 58:16 59:7, 13 66:1 67:9 68:7 69:15 71:22 98:2 99:22 111:17 112:15 113:2 124:6, 7 127:8 128:12 149:9 153:9 154:20</p>
--	---	---	---

<p>155:14 157:8 putting 96:12</p> <p>< Q ></p> <p>qualify 76:12 quality 137:17 quarter 113:1 question 17:5 25:7 32:18 37:22 39:11, 13 63:1 67:21 68:4, 12 69:13 75:1 79:7 84:21 90:5, 7 97:11 102:10 104:17 105:4, 15 106:20 109:3 111:5 115:11 116:9 117:21 118:12 121:6, 13 123:11, 18 141:10 142:4 148:5 questioned 32:17 50:1 questioning 15:21 questions 10:2, 19, 21 11:6 16:3 27:17 34:14 37:2 38:18, 21 39:9, 22 60:19 62:22 68:2 79:15 84:8, 15 100:11 108:11 109:2, 6 111:2 128:3 131:2 137:21 141:21 142:2, 5 147:15 quick 30:6 80:7 quite 134:20 quorum 3:19 Quote 146:6, 11</p> <p>< R ></p> <p>rafters 132:16 RAINES 2:17 17:6, 7, 12 23:2, 3, 5 36:15, 17 37:20, 22 38:4 39:10</p>	<p>47:14 76:13 84:8, 12, 14, 20 87:16, 19 99:18 101:16 102:5, 9, 11, 13, 17 103:1, 5, 10 104:4 111:11 131:21 150:15 raised 96:19 134:18 raising 52:4 97:9 133:17 134:1 135:6 ran 124:15 Ranger 54:14 137:6 reaction 30:18 31:5 reactive 119:7 read 22:15 23:7, 20 24:18 35:15 37:6 48:7 51:21 59:16 133:20 reads 42:6 ready 19:17 21:12 36:8 52:9 60:15 85:3, 14 86:2 87:19 88:4, 13, 22 95:10 100:8 108:14 real 11:14 30:7 47:20 62:18 98:21 113:19 realize 100:1 really 10:6 25:14 30:1 31:4 33:18 35:9 47:18, 19 68:17, 18 95:10 96:12 98:18 122:17 127:10 132:10 134:11 151:20 reason 14:6 19:14 28:9 30:17 32:22 80:14 85:15 87:4 88:13 120:5 129:14</p>	<p>reasonable 7:11 55:7 75:14 reasons 148:4 rebuttal 10:16 11:9, 10 67:1 recall 65:1 88:10 103:4, 5 recant 61:15 receipt 5:14 receive 91:5 92:21 110:1 121:7 154:15 received 48:2 119:15 146:7 receiving 76:18 110:9 121:18 recollection 17:10 88:7 recommendation 11:17 148:15 recommendations 152:8 record 8:12 19:13 22:11, 15 23:5, 19 40:16 48:19 49:4 52:20 103:12 122:15 124:9 144:14 145:8 records 140:17 145:1 red 54:3 63:13 64:9 65:16 82:2 104:15, 16 112:14 134:5 135:2 reduced 158:6 refer 65:13 72:16 92:1 reference 124:18 referencing 93:12 refrigerating 135:18 refrigeration 55:15 refrigerator 136:3</p>	<p>refund 8:3 110:7 refunded 109:10 refunds 110:2, 18 refuse 53:18 refused 53:17, 18 61:19, 22 94:10 99:1 124:13 refute 47:12 refuted 41:15 refutes 44:1 regard 93:9 124:17 regardless 33:11 regulated 48:10 87:12 110:14 115:17 118:10 120:8 regulation 140:1 reinstate 124:6 reinstated 121:22 122:6 reinstatement 121:22 122:3, 6, 10 reiterate 11:18 12:10 35:11 reject 85:1, 2 rejected 85:20 86:2 150:2 related 36:7 103:3 158:10 relative 158:12 relent 95:10 relevant 11:18 14:5 28:16 30:5 32:1, 22 33:5 62:9 68:18 reliable 94:5 relinquish 115:12 relocate 125:16, 18 relocated 72:14 83:22 104:13 relook 120:1 reluctance 128:8 remain 18:21</p>
---	--	--	---

21:22	47:2, 3, 9 52:3	rest 17:18, 21	65:15 72:2 73:12
remediate 103:17	56:7 73:19 74:12	40:15 141:17	75:15 79:19
remember 35:19	75:6, 10 88:14	155:14	83:18, 19 84:5
47:13 84:18	104:18 138:7, 16,	restaurants 95:20	89:22 100:22
88:12 114:3	19 143:8	resubmission	101:18, 22 102:8,
140:21 141:17	requirement 5:15	81:10	16, 22 103:14
146:22	75:7 83:5 84:5	retract 79:7	104:7 105:7
remembered	122:20	retreated 71:21	106:2, 7, 8 107:15
120:11	requirements	return 130:11	108:6 112:16, 20
remind 35:8	26:17 88:8	returning 72:7	119:2 121:1
remiss 18:3	requires 61:18	revealed 23:10	122:12 123:22
removal 44:7	152:10	reverted 148:11	125:12, 19 128:1
remove 44:10, 12	rereading 30:3	review 40:11	129:10 135:22
65:22	reschedule 85:1	55:21 57:10, 15	138:8 139:5
removed 50:5	rescind 116:3	62:6, 7 68:14, 16	140:13 141:2
removing 45:5	rescinding 76:15	69:15 89:12	144:21 145:7
rendering 40:12	research 134:22	90:22 92:11	147:12 150:19
renders 41:7	reserve 59:14	122:15 130:20	152:4, 6 153:2
renew 45:19	residential 46:2	142:8	156:18, 20
rent 56:18	75:20 81:13	reviewed 40:11,	rightfully 138:9
rented 50:19	95:20 110:3, 4	18, 19 102:13	rises 7:11
repeatedly 8:5	118:8 126:4	reviewer 64:10	risk 120:3 123:3
report 17:9	140:19 141:4, 5,	81:7 112:15	155:16
84:19 103:6, 7	18 148:9	113:1	road 80:9
REPORTER	resolve 29:11	reviewers 63:22	rock 114:21
158:1, 4, 19	resolved 109:16,	81:13, 22	rockets 134:5
report's 17:8	17 155:2	reviewer's 63:16	roll 3:8 42:13
represent 72:20	resources 122:13	revise 129:6	rolled 50:13
89:13 158:7	respect 5:8 6:2, 3	revised 94:5	rolls 129:10
represented 90:13	7:8 18:16 21:6	revisions 64:1	roll-up 65:17
representing 89:12	33:22 138:18	rhetoric 61:4	67:5
re-purposed	156:6	Richmond 156:5	roof 127:8, 18
104:13	Respectfully 19:7	rid 152:17	Room 1:18 15:8
request 8:7 19:5	respective 1:20	right 8:19 11:22	17:18, 22 19:10
26:13, 22 48:18	respond 45:18	16:15 17:11 18:5	21:10 29:10
61:16, 18 62:1	142:1 144:13	22:9 23:13, 17, 22	138:14
76:7 110:7 122:9	responded 145:19	24:10 27:18, 21	ROOP 2:15
124:11, 13	response 3:14	28:8, 14 34:6	13:13 16:14, 16
requested 61:22	33:21 45:22	37:11, 13 38:8	66:5, 6, 9, 11, 16,
82:15 138:5	104:5	42:15 43:9 48:5	18 128:4 129:18,
requesting 61:13	responsibility	49:2, 12 51:18, 19	22 130:15 131:1,
require 8:3 26:8	123:6	52:7, 8, 12, 14	17 144:17, 22
74:5 118:8	responsible 22:19	54:2, 13 55:2	148:13 149:5
required 9:10	39:4	56:1, 9, 18, 19	rough 33:10
25:20, 21 38:14		57:6, 8 59:14	roughed 85:5, 6
44:5, 6 46:19, 22		60:18 62:2, 4, 5	

<p>88:3 rounds 100:7 route 94:18 ROY 2:8 3:17, 18 39:17 40:19 52:22 111:3, 4, 5, 19 112:2, 6, 10, 20 113:7, 15, 19 114:1, 10, 13, 16 115:7, 10 116:2 117:20 118:11 124:3 126:8 127:9, 12, 20 128:1 141:1 144:14 147:16 148:3 149:3 152:1, 13 156:10, 14 157:4 Rubbermaid 51:12 rule 9:6 115:1 128:17 156:1 rules 8:2 14:2 33:21 57:21 62:21 130:22 155:18 ruling 9:14 58:3 133:18, 20 139:3 157:9 rulings 56:8 133:10 run 18:11 27:12, 13 29:1 32:16 running 39:17</p> <p>< S > sad 68:9 saddlery 54:12 safe 41:10 82:8, 10 83:6 87:20 120:17 safety 84:4 sapling 131:8 save 70:5 saved 121:11</p>	<p>saw 25:17 46:7 87:17 102:14 Sawyer 157:1 SAWYERS 2:9 3:15, 16 28:12, 15 39:19 40:20 118:12 121:4, 6, 13, 16 122:9, 17 123:18, 22 124:2 147:17 150:5, 11 157:2 saying 6:4 26:20 28:5, 11 31:7 78:12 103:15 110:8 113:15 139:20 says 34:7 37:6 41:3, 4 45:10 46:9 52:11 57:10 63:13 65:7, 11 79:3 94:12 98:9 129:12 130:20 133:18 143:3, 7 145:8, 15 148:8 151:5 Schapiro 60:19 schedule 109:21 110:7, 18 schedules 154:2 SCHIANO 1:9 2:3 4:7, 8, 9, 10, 17, 19, 21 5:4 7:19 10:16 11:8, 20 12:1, 14, 17, 21 13:2, 6, 21 14:10, 13, 20 15:9 16:20 17:4, 20 18:2, 7, 9, 12, 17 19:6, 17 20:4, 13 21:12, 15, 18 22:1, 4 24:3, 22 25:1, 11, 13 29:4, 7, 14 30:14, 18 31:22 33:13, 20 34:8, 15 36:5, 14, 16 37:17 38:7, 16 39:1 40:1, 9,</p>	<p>16, 21 48:2 53:1, 6 55:19 58:20 59:3 60:13, 15, 20, 22 61:9 66:8, 10, 14, 22 69:13 71:22 80:11, 15 81:18 82:6 83:11 85:19 86:10, 18 87:15 90:10 91:15 92:6 94:8 95:5 96:5 97:4, 21 98:20, 22 100:5, 10, 13, 17, 20 101:1 102:13, 21 103:4, 9, 11, 20 105:14 106:21 107:1 108:10, 13, 17, 22 109:8, 9 110:19, 21 111:10 112:1, 4, 7, 16 113:4, 8, 18, 22 114:3, 11, 14, 18 116:12 117:1 119:15 121:1, 7, 10 123:19, 21 124:1, 22 125:2, 7 126:7, 15 127:10 128:7, 17 129:19 130:5, 17 131:10, 18 133:8, 21 134:1, 4, 10 136:6 137:1, 4 138:6 140:2, 8, 14, 20 141:6 142:7 143:2, 15 144:2, 13 145:3, 11 146:18, 20 147:13 151:13 152:21, 22 154:20 155:15 157:8, 12 Schiano's 16:10 20:22 70:13 84:10, 15 89:2, 22 93:16 100:8 120:4</p>	<p>school 123:1 search 61:19 seated 21:19 second 5:5 41:8 44:4 63:9 69:17 84:12 88:17 90:9 96:7 111:8, 12 156:16 Secretary 2:11 3:7 section 27:1 57:16, 19, 22 95:18 96:3 109:13 112:5 sections 90:17 95:16 96:10 see 12:21 14:5 20:13 22:2 28:12, 17 44:15, 16 45:10 49:20 50:2 58:12 60:16 61:5 64:9 65:16 67:1 71:21 81:8 92:2 98:14 108:16 143:21 seed 52:7 seedling 134:18 seedlings 131:8 seeing 28:9 seek 70:15 seen 9:21 64:14, 18 144:5 sell 113:10 123:17 134:8 135:2, 20 selling 54:21 135:13, 18 sells 123:8 sell-sheet 113:5 semantics 35:18 sending 5:3, 8 sense 29:22 92:13 sent 22:9 40:8 sentence 23:8, 20 46:9</p>
---	---	---	---

separate 69:22 118:18 126:3, 9 137:14 155:8	97:5 100:14 showed 42:13 shower 53:20, 21 71:15	slab 111:18 132:22	specific 15:6 36:1 100:11 153:22
separation 143:20	shows 48:19 72:22 106:1	slaughter 55:11	specifically 130:9
septic 71:18	side 10:12, 20 32:17 43:2 50:21, 22 61:15 86:19	sliders 88:19	specifics 35:12
serve 73:22	side-by-side 51:2 137:5, 11	sliding 58:22	spend 89:3
service 64:7 86:3, 21 150:14	siding 114:8	slightly 33:7	spoken 22:6
servicing 102:7	Sidney 89:10	slobbering 59:17	spreader 51:1 54:15 137:10
serving 62:7 150:15	signed 107:15, 16, 17 108:1 145:21	slowly 23:20	square 77:10
set 26:17 44:22 64:21 92:2 119:22	significant 33:17	small 52:8, 9 56:19 134:12, 17 135:2 136:13	stables 50:18, 19 52:2
severity 119:19	silo 96:18	smart 62:18 105:12	Stafford 59:4
shade 52:6 131:9 135:5	simple 96:16 129:7	sold 52:9 140:21	stall 32:21
share 13:7 14:12 17:9 55:6 138:6, 19	simply 44:12 83:7 88:3 116:14 128:13 133:16 149:9	solely 95:11	stalls 56:18
shares 54:22 55:7	single 130:7	solution 142:19 152:10	stand 21:16, 18 66:3, 8 138:10
sharing 140:18	sink 53:21	somebody 16:12 21:10 24:18 28:8 142:9 143:22	standalones 155:9
sheath 66:11	sir 13:16 14:9, 13 20:1, 4 22:13 24:4, 9 37:1, 4, 14 64:3 70:10 74:18, 22 77:5, 7 101:8 107:13 108:3 114:4, 19 129:11 130:6 131:12 138:18 140:3	something's 90:2 154:8	standard 7:12 39:21 86:1 93:9
shed 44:21 51:6, 9, 11, 12 53:10, 13, 16 54:2 72:22 132:15, 16, 19 133:1 145:16 146:8	single 130:7	son 85:11, 19	standing 15:13
sheds 52:2	sir 13:16 14:9, 13 20:1, 4 22:13 24:4, 9 37:1, 4, 14 64:3 70:10 74:18, 22 77:5, 7 101:8 107:13 108:3 114:4, 19 129:11 130:6 131:12 138:18 140:3	sorry 3:4 21:17 28:13 60:20 64:16 75:22 83:17 89:5 101:9 133:5	start 61:2 63:11 80:10 95:14 96:17 116:19 117:12 130:12 143:22
shed's 146:3	single 130:7	sort 28:7	started 117:15
sheet 112:19 113:10, 12, 13, 14, 17	sink 53:21	sound 11:21 13:1	State 62:5, 7 68:13, 16 69:2, 10, 15 83:4 89:7, 12 90:20 93:7
shocked 62:12	sir 13:16 14:9, 13 20:1, 4 22:13 24:4, 9 37:1, 4, 14 64:3 70:10 74:18, 22 77:5, 7 101:8 107:13 108:3 114:4, 19 129:11 130:6 131:12 138:18 140:3	sounded 126:11	stated 8:12 39:5 88:11 146:2
shoots 135:12	sit 105:17	sounding 155:16	statement 4:11 12:18 42:10 43:4 44:9 61:15 67:20 74:17 79:21 99:10 107:19 108:14, 15 136:21 137:20 145:19
shopping 134:10	site 65:3 73:11	sounds 114:16 128:4 148:11 149:3 152:13, 14 153:18	statements 10:1 61:10 63:9 68:11 99:7 142:18
shot 10:6 11:5 126:16	sitting 55:22 67:5 132:17	source 94:5	states 8:11 43:19 44:4
should've 68:3	situation 21:21 83:19 90:12	space 136:12, 14	
shovels 137:15	situations 147:9	speak 10:3, 20 16:12 17:3 21:10 30:15 35:5 39:3 40:14, 16	
show 6:13 8:5, 16, 22 15:3 45:12, 19 46:3 49:4, 12, 15 50:7 74:16	six 26:2 119:1 140:10	special 55:5 124:8	
	size 112:8 136:9 148:22		

Statewide 23:11 118:17	111:16 115:7, 16 116:7 117:4, 10 126:1, 4, 12 127:4, 19 143:1, 17 152:18 153:22	sunlight 134:14 135:9	116:7, 22 121:18 129:5
Status 45:10 79:6	structures 42:11 51:22 52:1 71:9 75:7 95:19 96:2 126:9 127:15	supervisor 9:2 45:13	taken 150:6 155:5
Staunton 57:2	struggle 95:17 98:18	supplement 113:14	talk 22:8 27:7 89:6 100:2, 4 105:20 126:15
stay 21:19, 22 123:13	struggling 105:9	supplemental 112:17 154:15	talked 24:17 46:21 81:3, 4
step 8:21 70:16 95:9 121:11, 16 147:22 148:19 150:6	stuck 99:10	supplies 133:3	talking 29:6 35:9 42:22 43:1, 16 71:3 87:21 112:18 130:13 132:12 136:9 150:21
steps 109:14 116:22 118:17	stuff 19:1 137:15 151:2, 14	support 10:13 28:10 29:21 31:13, 18 80:18 98:15 107:8, 18 128:9 151:8	talks 118:19, 20
STEVE 2:10 3:13, 14	subdivision 141:9	supporting 43:20 98:10	tape 54:3
stick 36:2 39:20 138:12	subject 7:13 36:21 43:7, 14 44:20 53:9 70:20, 21 102:7 107:4	supposed 65:21, 22 85:7	tax 42:13 129:10 130:11 140:17 141:7 144:16
stop 17:4 18:13 23:22 29:5 37:11 38:17 48:5	submission 48:3	Sure 4:17 9:21 18:6 27:5 31:21 34:21 35:18 36:4 59:3 60:20 63:10 66:19 68:22 70:19 72:17, 21 83:6 96:21 99:2 100:13, 19 109:8 120:17 127:13, 14 128:4 129:22 131:10 133:8 134:14 138:6 140:15 143:6, 15 157:11	Taxation 141:16
stopped 83:14	submit 40:5 70:17 74:21 103:13 113:11 118:2 122:2 147:21 149:22	submitted 5:10 6:14 7:15 40:4 43:22 83:8 94:19 106:12 107:13 118:3 124:11	taxed 140:19
storage 136:16, 20 140:12	submitting 6:3 94:8, 9 142:10	surrounded 135:9	taxes 140:22 141:3
store 43:13 54:10	subpanel 36:21 37:4 85:21, 22 86:4, 11, 13 87:2	suttle 80:8	taxpayer 69:11
stories 43:8, 9, 12 136:10	successful 72:11	sworn 59:9	Technical 9:14 56:4, 10 58:3 62:6, 7 68:14, 16 69:10, 15 89:12 90:22 92:11 112:19 113:13 130:20 139:4
storing 116:19	suddenly 123:16	system 71:18 135:7	tell 18:10 19:7 25:17 82:2, 7 84:16 93:17, 20 101:10 145:6
story 43:10	sufficient 17:19 128:15, 16 130:3 149:6 150:1	< T >	telling 19:19 72:2 106:11, 12, 14, 17 130:8 143:7
straight 93:20 144:17	sufficiently 19:5	table 98:16 109:1 149:13	tells 104:2 110:18
strong-handed 32:21	suggest 92:8 153:4	tactics 32:21	temper 61:3
strongly 92:8	Summary 42:4	take 3:7 6:12 11:4 32:20 55:10 70:4 77:15, 16 80:12 108:3, 8, 9	ten 34:9 123:13 153:14
structural 66:1, 9, 11 82:22 83:22			tenor 17:14 28:1
structure 42:9 43:3, 6, 17 46:14, 17 49:13 54:7 70:21 71:3 72:15 73:10, 13, 14, 16, 21 75:6, 20 76:2, 3, 17 77:6 78:16, 21 83:21 85:8, 11, 14 87:1, 2 88:3, 18 92:17 94:21 95:11 102:20 104:11 110:4, 15			

term 31:14 97:20	things 4:22	TIME 1:19	training 91:5, 7
terribly 30:5	36:11 61:3 68:6	16:10 18:16	92:20
testified 61:11	87:15 91:18 95:4	24:19 32:5, 8	transcript 158:8
74:3, 4 114:4	120:9 137:8	33:10, 15, 18, 22	travel 137:7
115:4, 5 125:10	143:21 153:15	34:1 35:5 36:13	travesty 156:1
139:7 154:21	think 11:16	39:3 53:12 60:21	TRB 91:13 92:1
testifies 27:15	16:21 18:4, 19	72:4 76:12 77:4	93:18
testify 13:19	19:2 20:19, 21	78:17 84:17	treat 115:18
16:16, 22 87:16	28:16 29:16, 20	87:20 88:1 89:3	treating 24:4
89:15, 17 117:6	30:9, 17 31:4, 11,	93:21 101:19	tree 54:19 97:10
testifying 16:8	17 32:6 33:10	102:12 125:21	132:9 135:3
17:7	34:2, 19 35:10, 14	131:14 147:5	trees 52:6 56:19
testimony 30:19	36:3 47:18 58:9	150:2 156:12	73:4 131:9 134:2,
31:1, 6 32:10	63:1, 8 65:20	times 22:6 61:22	16, 21 135:5, 18
38:22 63:2 67:8	66:20 71:11 75:2,	82:16 107:11	136:5, 7, 13
68:7 76:22 77:1,	3 79:7, 16 80:4,	109:11	trench 102:19
7 80:5 87:8 93:2	21 81:1 87:15	timing 94:21	tricked 147:2
95:11 96:22	88:21 90:9, 14	title 42:4	tried 48:13 53:14
98:21 103:22	92:4 95:14, 15	today 4:21 7:15	tries 68:5
105:3, 16 107:3	96:22 98:5 99:3	9:20 20:20 67:5	trim 44:19
108:21 111:1	106:18, 21 115:22	68:6 90:7 95:3	true 13:21
117:3, 17 130:10	118:18 123:2	99:3 100:2	136:20 158:7
132:1 155:22	126:19 128:1	105:17 107:4	truly 84:2
Thank 3:20 4:5,	129:2, 3, 16	108:5 109:16	trusses 38:11
17 7:16 9:17	131:22 138:8	126:9 130:18	trust 116:12
15:16 21:12	141:6, 7, 9 143:15	138:13 149:8	try 12:4 24:7, 13,
22:14, 18 23:7, 12	148:3, 10, 19	152:2, 3 154:17,	22 33:7 55:17
36:14 37:5, 11	149:14 152:4, 6, 8,	21 155:18	56:1 61:9 147:3
40:1, 21 42:2	12, 19 153:5, 12	toilet 53:21	trying 29:10
53:6 55:18 60:11,	154:18 156:8, 9	told 59:18 68:8	32:3 35:3, 20
14 62:4 63:5	thinking 120:16	85:12 136:20	62:20, 21, 22 68:2
66:10 70:11	thought 71:16	tool 137:17	80:18 84:1
72:12 75:18 79:8	thoughts 147:19	tools 54:10 133:2	123:17 134:7
80:1, 2 88:20	three 19:3 45:7	137:12, 13, 16	tulip 135:6, 10
100:9 101:21	50:14 57:4 61:22	top 65:14, 15	tuned 10:22
102:4 103:19	82:16 110:10	103:6 139:10	105:12
106:22 110:16, 19,	112:22 131:13	145:15	turn 22:10 36:18
22 121:4 145:11	135:21	total 134:6	42:1 63:12 65:15
147:13 157:13	three-quarters	totally 28:22	79:19 100:10
thing 6:22 7:19	63:14	Towers 81:11	108:18
11:15 32:11 54:2	threw 78:10	track 96:20	turned 96:8
57:10 70:3 92:22	thrown 117:22	tract 96:17	twice 24:18 30:3
96:11 123:15	thumbs-up 82:12	trade 75:11	two 4:22 34:3
144:5 151:10	tie 66:12	traditional 97:19	36:5 42:10 43:8,
152:11	tie-in 151:12	127:4 132:22	9, 12 44:16 45:11
	Tim 153:6		52:11 56:4, 5

<p>69:16, 19 71:11, 12 76:18 88:18 89:21 91:9, 10, 18 92:4, 21 93:3 94:1 96:4 112:12 114:7 117:15 118:18 126:9 127:15 136:9, 12 143:21 155:8 two-story 43:2 70:20 73:10 80:16 111:15 148:22 two-thirds 83:15 type 11:15 66:4 typical 95:7 142:9</p> <p>< U > ugly 73:3 Uh-huh 112:6 113:7 121:5, 15 unambiguous 57:20 unapproved 94:16 unauthorized 60:10 unaware 103:18 uncoverted 155:22 underground 86:14 undersized 43:20 understand 11:16 20:9 28:2 29:17 33:8 45:13 58:19 60:22 61:21 62:3 65:18 67:11, 14 68:14, 17, 21, 22 69:18 70:6 73:18 74:1 78:18, 21 90:11 91:15 97:15 106:19 112:14 128:7 129:8 130:1 132:1 133:22 144:12</p>	<p>understanding 20:5, 16 27:8 91:16 101:11 unequivocally 57:15 unfinished 123:15 unfortunately 7:21 17:20 67:19 81:17 108:20 120:13 Uniform 23:10 118:17 unlawful 129:3 unnecessarily 155:16 unpermitted 110:14 unregulated 115:15 unsafe 41:9, 21 83:3, 20 94:15 119:20 120:2 122:16 unsupported 145:20 untrue 42:10 44:9 74:16, 17 unused 8:3 109:12 uphold 152:5 156:14 157:7 Upstairs 51:2 79:11 85:13 136:14, 19 137:2 USBC 23:11 use 6:8 9:12 30:7 31:12 45:1 49:10, 11, 19, 21 50:7 51:9, 13, 15 52:5, 10, 14 54:8, 10 55:16 70:14 78:13, 15 90:16 91:1 92:8 98:4 101:14 112:21 115:13, 14, 16, 18 118:8 124:7</p>	<p>128:15 130:4 132:2, 3 136:19 137:15 141:1 143:12, 18, 19 144:15, 19, 20 146:4, 9 148:9 153:22 use-and-occupancy 75:8 Uses 51:18, 19 52:3, 12 54:17 usually 96:18 123:8, 10 142:13, 14 utilize 136:11</p> <p>< V > vacant 116:18 valid 5:10 42:19 validity 7:9 value 77:10 variety 22:7 various 137:12 vehicle 144:1 veracity 142:18 verbatim 158:3 verification 143:14 verify 116:12 122:14 versus 123:5 Vice 2:7 view 141:18 154:5, 9 views 148:6 violate 5:7 7:1, 5 38:8 violated 38:9, 13 violation 5:4, 9 7:9 22:8, 11 23:5, 15 33:4 35:13 75:12, 14 76:14, 19 96:5 103:12 104:7 116:18 142:22 145:18 156:15</p>	<p>violations 23:10 25:17 38:3 103:22 104:3 117:14 119:12 157:7 Virginia 1:11 9:14 23:10 41:13 44:11 48:11 55:3 56:4, 9, 10 57:2 58:2, 3 70:2 74:8, 10 90:15, 18 91:2, 12 98:7 135:4 139:3 visited 129:15 vocationally 98:11 voice 158:5 void 155:7 voluntarily 45:16, 17, 22 54:5 73:7 78:3 volunteer 138:10, 11 vote 156:20</p> <p>< W > wait 68:10 waited 145:5 waiting 135:12 waiver 124:11 128:13 Walk 84:16 85:13, 16 88:6 95:1 127:8 150:1 walked 85:11 walkthrough 85:18 wall 44:9, 15 45:4 47:4 66:2, 4, 7, 12 114:12 124:15 want 10:14 12:12 13:10 14:16 17:9 18:21 19:16 24:10, 13, 14, 15 28:22 29:11 30:6, 11</p>
--	---	---	--

33:9 40:22 42:1 46:1 52:20 63:8 71:17 74:6 76:11 80:2,6 84:8,11 89:2 95:13 100:20 103:17 105:9 109:18 113:5 115:16 116:14,21 121:21 124:3 126:20 129:5,14,15 135:2 138:16 139:22 143:15 144:5 148:1 149:12 153:13 wanted 44:16 49:15 63:3 77:9 87:16 99:4 114:5 124:16 125:21 126:10,18 127:13 130:1,12 wants 30:21 47:18 48:8 57:11 83:3 154:22 warrant 59:19,21 60:1 61:19 waste 69:11 wasted 147:4 watched 49:3 water 97:9 way 9:20 27:3,5, 8,12 31:11 41:12, 16 47:7 50:8 51:7 52:16,18 53:12 54:6,21 58:7,12 60:5 67:15 72:5 93:4 94:8 100:3 102:1 107:9 109:5 110:17 111:15 114:19 115:1 ways 140:10 Wednesday 1:12 week 96:7 weeks 76:18 96:4	117:15 weirdly 84:8 Well 16:6 17:15 18:2 20:5 21:7 27:20 34:6 37:2 39:12 40:20 43:21 46:12 47:2 48:6 51:22 52:4 56:8 63:19 67:19 71:13 72:21 79:22 80:1 92:14 94:14 96:20 97:11,19 104:10 116:6 117:20 123:11 124:10,21 127:12 130:13,15 131:1 135:1 136:14 139:20 140:7,8 141:2 142:6 143:9,18 148:3 153:2,7 went 9:2 46:6 52:17 86:4 93:4 113:9 126:1 136:18 146:6,7 we're 4:2 10:1, 10,22 24:13 27:17 29:9 33:18 42:22 67:12,22 71:3 79:19 82:11 87:21 92:18 93:17 97:1 105:9, 11,12 108:14 110:13 124:10 132:12 136:9 138:8,13 139:1 150:21 152:8 153:17 154:3,7 we've 22:6 24:19 35:4 40:7,8 68:1 80:6 92:3 116:15 125:12 144:5 148:20 150:17 153:19 wheelbarrow	137:8 whichever 100:3 White 44:18 74:7,9 wide 6:19 wife 44:16 49:3 54:4 77:11 85:20 108:1 114:4 WILLIAM 1:3, 16 3:4,5 6:1,22 41:6 48:11 59:10 119:5 129:10 156:2 win 138:16 wind 38:11 44:5 82:14 113:20 wind-bracing 88:8 window 10:17 52:17 wipe 124:8 wiring 86:14,16 wishes 34:18 withdraw 110:6, 12 116:3 121:12 withdrawal 26:13, 15,20 147:22 withdrawing 26:21 150:22 withdrawn 117:8 withheld 129:12 witness 13:10 15:6 19:12,15 20:3,7,17 21:11, 16 29:21 31:13 32:16 34:8,10 39:2,11 84:10 witnesses 4:12,15 13:7,8,17,19 14:3,7,18 15:22 16:4,9 17:22 19:3,8 28:18,19 79:22 woman 133:15 won 133:15 Wood 66:9 Woodbridge 1:11	word 80:13 91:7 98:2,13 122:12 128:15 147:1,6 words 57:12 128:12 130:8 wore 71:20 work 26:11,20 45:20 46:10 61:9 67:3 81:18 85:3 88:8 104:19 110:14 120:16 142:19 144:10,11 152:11 155:10,13 working 62:5 81:17 works 9:20 worksheet 47:22 49:7,14 60:3 94:9 107:13,14, 22 146:10,13 147:7 150:7 world 119:19 worry 12:8 worth 134:11 Wow 120:12 wrap 55:17,20 59:2 write 142:11 writing 64:10 138:2 149:17,19 154:20 158:5 written 5:3,8,16, 22 6:1,15 7:1 48:12,15,17 60:9 145:17 157:9 158:6 wrong 80:12,19 81:12 92:6 116:1 wrote 81:9 145:13 wrought 44:18 WSP 66:8 < Y > yay 152:2
--	---	---	---

Yeah 11:14 12:1,
11 38:20 40:8
42:21 53:1 58:19
65:10 73:6 74:8
97:7 106:21
108:19 112:6
114:10, 13 137:1
141:14 144:2, 7
146:17 148:13, 18
156:12, 14
year 34:2 119:16
years 22:6 50:14
62:8 92:4 123:14
153:14
yellow 72:19
yes-or-no 25:7
109:3
you-all 95:17
99:4 143:16
you-alls's 80:2

< **Z** >

ZNA 43:5
zoning 26:18
42:7 43:11 44:21
49:5, 9 51:5, 14
52:17, 18, 19 53:2,
8, 15 69:21 70:14
72:13, 14 80:12,
20 81:3 101:6, 7,
8 117:4, 7 118:6
125:4, 13, 15
126:19 131:15
132:16 146:5, 8
148:7 153:2, 5, 7,
10