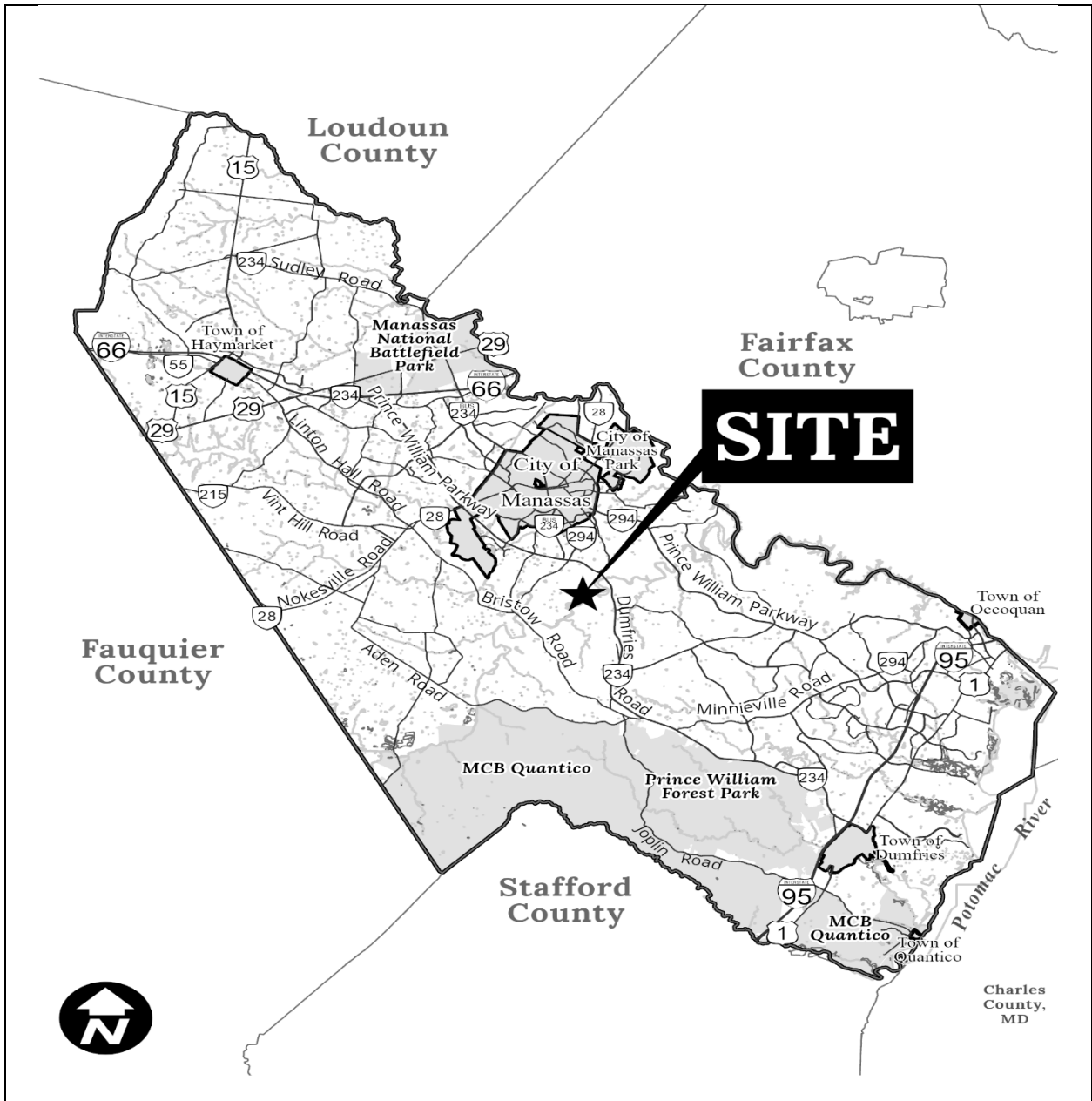


VARIANCE

Case Number: #VAR2026-00010



APPLICANT: Tom Basham	OWNER: Thomas R. & Erin N. Liljenquist
PROPERTY ADDRESS: 11874 Mandy Lane, Manassas, VA 20112	
MAGISTERIAL DISTRICT: Coles	LOT SIZE: 0.3959-acre
G.P.I.N.: 7893-08-6789	ZONING DISTRICT: A-1, Agricultural
SUBJECT OF VARIANCE: A request for a 15-foot setback variance from the requirements of Section 32-301.06(1) of the Prince William County Zoning Ordinance, reducing the required setback between a structure and a private right-of-way (Pearl Street) from 35 feet to 20 feet to construct a single-family detached dwelling.	





Board of Zoning Appeals

Paul F. Chamberlin, Chairman
Davon Gray, Vice Chairman
Joseph R. Pasanello
Clarence Hempfield, Jr.
Travis Goodman
Lucy Beauchamp
Robert Perry
Jonathon Francis, Esq., Alternate
Rex Luzader, Alternate
Kenneth Nixon, Alternate

STAFF REPORT

Variance Case #VAR2026-00010

Board of Zoning Appeals Public Hearing Date: July 20, 2026

Dispatch Date: July 6, 2026

REQUEST

To consider a variance of Section 32-301.06(1) of the Prince William County Zoning Ordinance in the A-1, Agricultural zoning district, for a 15-foot setback variance from the required 35-foot setback from a private right-of-way, to allow for the construction of a residential single-family detached dwelling unit with a 20-foot setback from Pearl Street (Attachment 1).

CODE OF VIRGINIA – SECTION 15.2-2201

***Variance** means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure when the strict application of the ordinance would result in unnecessary or unreasonable hardship to the property owner, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use which change shall be accomplished by a rezoning or by a conditional use.*

PART 301 - APPLICABLE A-1, AGRICULTURAL ZONING DISTRICT REGULATIONS

Section 32-301.06, "Setbacks," states the following:

- 1. All buildings, including accessory structures, shall be set back at least 35 feet from the front lot line, all streets, and all private access easements or rights-of-way.*
- 2. The minimum rear setback shall be 25 feet.*
- 3. The minimum side setback shall be 15 feet, except the side setback may be reduced to ten feet when properties of similar acreage within the vicinity have a ten-foot side yard setback.*

BACKGROUND

The subject property is identified as 11874 Mandy Lane, Manassas, VA 20112 (the "Property"). The Property is a 0.3959-acre lot zoned A-1, Agricultural, and the surrounding properties are also zoned A-1 and contain residential uses or are vacant. Tom Basham (the "Applicant"), on behalf of the property owners, is requesting relief from the requirement of the A-1 zoning district that requires a 35-foot setback from all streets and private access easements or rights-of-way. According to the Applicant's justification, development on the Property is severely restricted as it is surrounded by private rights-of-way, and there is a 30-foot elevation change across the Property. Therefore, the Applicant requests a variance from the 35-foot setback requirement to 20 feet from Pearl Street along the eastern portion of the Property in order to build a single-family detached dwelling unit only. The 35-foot setback requirement from Fleming Drive to the west and Mandy Lane to the north would still apply for the proposed dwelling. For any other proposed structure on the Property, all applicable Zoning Ordinance development standards would still apply. The Applicant has provided an exhibit (Attachment 2) showing the proposed location of a single-family detached dwelling on the Property with a 20-foot setback from Pearl Street.

The land area comprising the existing 0.3959-acre lot was originally made up of four (4) smaller lots that received lawful nonconforming status for lots less than 10 acres in the A-1 zoning district, as such lots were created prior to the adoption of the County's first Zoning Ordinance in 1958. The four lawfully nonconforming lots were recently consolidated to create the existing 0.3959-acre lot, pursuant to boundary line adjustment and lot consolidation case #PLT2026-00030, approved on January 13, 2026.

According to the Applicant, the owners of the Property made an effort to work with the Lake Jackson Citizens Association (LJCA) and a nearby property owner who owns the lots identified as 11881 Manning Road and 11877 Pearl Street, in an effort to vacate a portion of Pearl Street to consolidate with the subject Property and thereby eliminate the need for a 35-foot setback along the eastern edge of the Property. However, the Applicant has stated that the property owner of 11881 Manning Road and 11877 Pearl Street was unable to reach an agreement with the LJCA to consolidate their two lots together (11881 Manning Road and 11877 Pearl Street) to allow for the vacation of Pearl Street. Furthermore, a similar effort to vacate Fleming Drive along the western edge of the Property would potentially involve the purchase and consolidation of multiple lots from several different property owners and may not be a viable option for the Applicant.



ZONING ORDINANCE SECTION 32-900.11. VARIANCES

1. *No variance shall be considered except after notice and hearing as required by section 32.700.60 of this chapter. The Zoning Administrator shall also transmit a copy of the application to the Planning Commission, which may send a recommendation to the Board of Zoning Appeals or appear as a party at the hearing.*
2. *No variance shall be authorized for a change in use which change shall be accomplished by a rezoning.*
3. *In granting a variance, the Board of Zoning Appeals may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provisions of this ordinance, the property upon which a property owner has been granted a variance shall be treated as conforming; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under this ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.*
4. *The concurring vote of four members of the Board of Zoning Appeals shall be necessary to grant a variance to the provisions of this chapter. The conduct of the hearing on a variance application shall be in accordance with the rules, regulations or bylaws adopted by the Board of Zoning Appeals. The Chairman of the Board of Zoning Appeals, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.*

STAFF ANALYSIS

The key aspect of this case is whether the BZA has the power to grant this variance. In this case the answer may be yes, based on the definition of a variance provided in Section 15.2-2201 of the Code of Virginia, the powers and duties given to the BZA and the criteria for granting a variance under Sec. 32-900.10 and Sec. 32-900.11 of the Zoning Ordinance.

Sec. 32-900.10.4. of the Zoning Ordinance states that a variance shall be granted if the following criteria for a given property are met:

The evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability:

- Given the unique location of the Property between three private rights-of-way and the 35-foot setback requirement that only applies in the A-1 zoning district, any development on the Property under current development standards would be very difficult. As shown on Exhibit 1, this requirement would limit development on the Property to only a very small and narrow area that would likely not be viable for a residential single-family detached dwelling.

(i) The property interest for which the variance is being requested was acquired in good faith and whereby reason of the exceptional and any hardship was not created by the applicant for the variance:

- As stated in the above Background section, the Property owners acquired the original four (4) lots that made up the existing lot and went through the County's approval process to obtain lawfully nonconforming status for the lots prior to consolidating them into the largest lot possible, given the constraints of the existing rights-of-way. Furthermore, the Applicant and Property owners attempted to work with the LJCA and nearby property owners to vacate and consolidate a portion of the Pearl Street right-of-way with the Property to eliminate the need for the 35-foot setback from that street, but a mutual agreement was unable to be reached. As such, the Property owners did not create any hardship and made a diligent effort to resolve it without pursuing a variance.

(ii) The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area:

- Since the Applicant is only requesting a setback reduction from the eastern property line along the Pearl Street right-of-way, the only potential impact would be on the property to the east located at 11859 Pearl Street. However, the Property owners also own that lot at 11859 Pearl Street, which currently contains a residential single-family detached dwelling unit. Furthermore, the existing Pearl Street right-of-way between the two properties is mostly unconstructed and does not currently serve any other properties so any impacts from a reduced setback would be minimal.

(iii) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance:

- While there are many small and narrow A-1 zoned lots in the Lake Jackson area of the County that would require a 35-foot setback from a right-of-way, the subject Property is very unique in that it is almost entirely surrounded by private rights-of-way, and therefore a 35-foot setback from each property line would be required for any structure under existing development standards.

(iv) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property:

- This variance request is for a reduced setback from Pearl Street for the construction of a residential single-family detached dwelling unit and would not permit a reduced setback for other structures on the Property. The Applicant could pursue a rezoning of the Property from A-1 to R-4, Suburban Residential. However the R-4 zoning district requires a 30-foot front setback and a 20-foot side yard setback from side streets, which would still result in a challenge not offering much more benefit than granting the requested setback variance.

(v) The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 of the Code of Virginia or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 of the Code of Virginia at the time of the filing of the variance application:

- Correct.

Pursuant to Sec. 32-900.11.1. of the Zoning Ordinance:

- The Applicant has satisfied the public hearing notice requirements as required by section 32.-700.60 of the Zoning Ordinance.
- A copy of the application has been transmitted to the Planning Commission. However, as of today the Zoning Administrator has not received any recommendation from the Planning Commission to the Board of Zoning Appeals or desire to appear as a party at the hearing.

RECOMMENDATION

Based on the background information outlined above, Zoning Administration staff does not object to the proposed variance being granted.

ATTACHMENTS

Attachment 1: Application for Variance, dated April 30, 2026

Attachment 2: Conceptual plan for the Property developed with a 20-foot setback from Pearl Street



PRINCE WILLIAM
COUNTY

Zoning Administrator

RECEIVED

APR 30 2026

Zoning Administration
Development Services

Application for a Variance

VAR <u>2026-00018</u>
Planner: _____
Hearing Date: <u>7-20</u>

Fee*: \$ _____

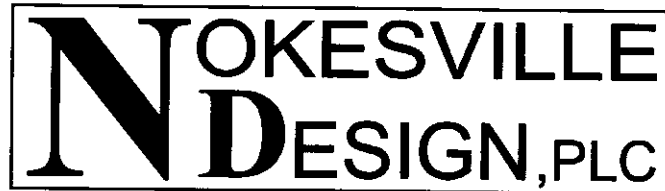
Make checks payable to PWC
(*in accordance with current Fee Schedule)

Applicant Information	Name Tom Basham, PE		Title Engineer-Surveyor	
	Mailing Address PO Box 635		City/State Nokesville, Va.	Zip Code 20182
	Email Tom@nokesvilledesign.com		Phone (571) 238-0291	
Owner Information Same as Applicant <input type="checkbox"/>	Name Thomas & Erin Liljenquist			
	Mailing Address 11859 Pearl St.		City/State Manassas, Va.	Zip Code 20112
	Email tliljenquist@cox.net		Phone (703) 508-9300	
Property Information	Address 11874 Mandy Lane 20112		City/State Manassas Va.	Zip Code
	GPIN (Grid Parcel Identification Number) 7893-08-6789		Lot Size (Acres or Square Feet) 0.3595 Acres	
	Zoning District A-1		Magisterial District Coles	
Subject of Variance	This is an application to the Board of Zoning Appeals for a variance from the following section of the Zoning Ordinance: <u>32-301.06(1)</u>			
Justification for a Variance	Applicant statement (Use additional pages if necessary) See attached Justification Statement			

I hereby certify that the information provided in this application and the attached evidence is accurate, true and correct to the best of my knowledge and belief.

Applicant Signature: Tom Basham **Date:** 4-27-26

Receipt #: _____ **Date:** _____



April 28, 2026

RECEIVED
Page 1 of 1
APR 30 2026

TO: Zoning Office

Zoning Administration
Development Services

FROM: Tom Basham PE,LS

RE: Variance Application – # 11874 Mandy Lane

Please find the attached the subject Variance Application package.

Once this application has been accepted, please send me an email so I can forward it to the owner to pay the fee.

If you have any questions, please feel free to call me at 571-238-0291 or by email at tom@nokessilledesign.com.

Application for a Variance

VARIANCE CHECKLIST

THE BOARD OF ZONING APPEALS WILL HEAR ALL REQUESTS FOR A VARIANCE WITHIN 90 DAYS FROM THE RECEIPT OF THE COMPLETED APPLICATION.

THE FOLLOWING INFORMATION MUST ACCOMPANY AN APPLICATION TO THE BOARD OF ZONING APPEALS AND IS TO BE **PROVIDED BY THE APPLICANT**

- Application and justification statement.
- A copy of the latest deed for the property or properties involved in the request.
- The appropriate drawings showing all existing and proposed improvements on the property, with dimensions and distances to property lines, all abutting streets, and any special conditions of the property that may justify the request.
- Copy of statutory language regarding the adjudication of variance requests (Code of Virginia Section 15.2-2309 and 15.2-2201) which is provided as an attachment to this application.
- The fee in accordance with the current fee schedule.

The application form must be completed by the applicant in its entirety. Incorrect or inaccurate information may result in dismissal of the application for a variance.

THE FOLLOWING INFORMATION **WILL BE PROVIDED TO THE APPLICANT** BY THE ZONING ADMINISTRATION DIVISION OF THE DEPARTMENT OF DEVELOPMENT SERVICES

- Hearing date, which will be the next applicable agenda date. All cases will be heard within ninety (90) days from receipt of the completed application.
- Applicant will receive a Board of Zoning Appeals Resolution of Action following the hearing.

Application received from: _____ Date: _____

Application received by: _____ Date: _____

Code of Virginia
 Title 15.2. Counties, Cities and Towns
 Subtitle II. Powers of Local Government
 Chapter 22. Planning, Subdivision of Land and Zoning
 Article 7. Zoning

§ 15.2-2309. Powers and duties of boards of zoning appeals

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section.

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application. Any variance granted to provide a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair

housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable. If a request for a reasonable modification is made to a locality and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable, such request shall be granted by the locality unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.

No variance shall be considered except after notice and hearing as required by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

No special exception may be granted except after notice and hearing as provided by § 15.2-2204.

However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § 15.2-2286, and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

Code 1950, §§ 15-831, 15-850, 15-968.9; 1950, p. 176; 1962, c. 407, § 15.1-495; 1964, c. 535; 1972, c. 695; 1975, cc. 521, 641; 1987, c. 8; 1991, c. 513; 1996, c. 555; 1997, c. 587; 2000, c. 1050; 2002, c. 546; 2003, c. 403; 2006, c. 264; 2008, c. 318; 2009, c. 206; 2015, c. 597; 2018, c. 757.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Code of Virginia
Title 15.2. Counties, Cities and Towns
Subtitle II. Powers of Local Government
Chapter 22. Planning, Subdivision of Land and Zoning
Article 1. General Provisions

§ 15.2-2201. Definitions

As used in this chapter, unless the context requires a different meaning:

"Affordable housing" means, as a guideline, housing that is affordable to households with incomes at or below the area median income, provided that the occupant pays no more than thirty percent of his gross income for gross housing costs, including utilities. For the purpose of administering affordable dwelling unit ordinances authorized by this chapter, local governments may establish individual definitions of affordable housing and affordable dwelling units including determination of the appropriate percent of area median income and percent of gross income.

"Conditional zoning" means, as part of classifying land within a locality into areas and districts by legislative action, the allowing of reasonable conditions governing the use of such property, such conditions being in addition to, or modification of the regulations provided for a particular zoning district or zone by the overall zoning ordinance.

"Development" means a tract of land developed or to be developed as a unit under single ownership or unified control which is to be used for any business or industrial purpose or is to contain three or more residential dwelling units. The term "development" shall not be construed to include any tract of land which will be principally devoted to agricultural production.

"Historic area" means an area containing one or more buildings or places in which historic events occurred or having special public value because of notable architectural, archaeological or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.

"Incentive zoning" means the use of bonuses in the form of increased project density or other benefits to a developer in return for the developer providing certain features, design elements, uses, services, or amenities desired by the locality, including but not limited to, site design incorporating principles of new urbanism and traditional neighborhood development, environmentally sustainable and energy-efficient building design, affordable housing creation and preservation, and historical preservation, as part of the development.

"Local planning commission" means a municipal planning commission or a county planning commission.

"Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under jurisdiction of the U.S. Department of Defense, including any leased facility, or any land or interest in land owned by the Commonwealth and administered by the Adjutant General of Virginia or the Virginia Department of Military Affairs. "Military installation" does not include any facility used primarily for civil works, rivers and harbors projects, or flood control projects.

"Mixed use development" means property that incorporates two or more different uses, and may

include a variety of housing types, within a single development.

"Official map" means a map of legally established and proposed public streets, waterways, and public areas adopted by a locality in accordance with the provisions of Article 4 (§ 15.2-2233 et seq.) hereof.

"Planned unit development" means a form of development characterized by unified site design for a variety of housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculation are performed for the entire development rather than on an individual lot basis.

"Planning district commission" means a regional planning agency chartered under the provisions of Chapter 42 (§ 15.2-4200 et seq.) of this title.

"Plat" or "plat of subdivision" means the schematic representation of land divided or to be divided and information in accordance with the provisions of §§ 15.2-2241, 15.2-2242, 15.2-2258, 15.2-2262, and 15.2-2264, and other applicable statutes.

"Preliminary subdivision plat" means the proposed schematic representation of development or subdivision that establishes how the provisions of §§ 15.2-2241 and 15.2-2242, and other applicable statutes will be achieved.

"Resident curator" means a person, firm, or corporation that leases or otherwise contracts to manage, preserve, maintain, operate, or reside in a historic property in accordance with the provisions of § 15.2-2306 and other applicable statutes.

"Site plan" means the proposal for a development or a subdivision including all covenants, grants or easements and other conditions relating to use, location and bulk of buildings, density of development, common open space, public facilities and such other information as required by the subdivision ordinance to which the proposed development or subdivision is subject.

"Special exception" means a special use that is a use not permitted in a particular district except by a special use permit granted under the provisions of this chapter and any zoning ordinances adopted herewith.

"Street" means highway, street, avenue, boulevard, road, lane, alley, or any public way.

"Subdivision," unless otherwise defined in an ordinance adopted pursuant to § 15.2-2240, means the division of a parcel of land into three or more lots or parcels of less than five acres each for the purpose of transfer of ownership or building development, or, if a new street is involved in such division, any division of a parcel of land. The term includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided and solely for the purpose of recordation of any single division of land into two lots or parcels, a plat of such division shall be submitted for approval in accordance with § 15.2-2258.

"Variance" means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

"Working waterfront" means an area or structure on, over, or adjacent to navigable waters that provides access to the water and is used for water-dependent commercial, industrial, or governmental activities, including commercial and recreational fishing; tourism; aquaculture; boat and ship building, repair, and services; seafood processing and sales; transportation; shipping; marine construction; and military activities.

"Working waterfront development area" means an area containing one or more working waterfronts having economic, cultural, or historic public value of such significance as to warrant development and reparation.

"Zoning" or "to zone" means the process of classifying land within a locality into areas and districts, such areas and districts being generally referred to as "zones," by legislative action and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement and uses to which land, buildings and structures within such designated areas and districts may be put.

Code 1950, § 15-961.3; 1962, c. 407, § 15.1-430; 1964, c. 547; 1966, c. 344; 1975, c. 641; 1976, c. 642; 1977, c. 566; 1978, c. 320; 1987, c. 8; 1989, c. 384; 1990, c. 685; 1993, c. 770; 1995, c. 603; 1997, c. 587; 2008, cc. 635, 718; 2011, c. 237; 2012, c. 554; 2013, cc. 149, 213; 2015, c. 597; 2017, c. 216.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Section of the Zoning Ordinance: 32-301.06(1)

Requirements: Setbacks from Right-of-way

Justification for Variance:

The subject property is a lawful non-conforming, sub-standard lot in the A-1 zoning district. The lot is 0.3959 acres, substantially less than the 10 acre minimum for A-1 zoning. The property is also very steep, with 30 ft. of difference in elevation, which is extreme for 1/3 acre lot. The property is surrounded on all sides by private road rights-of-way. The development potential is severely restricted by the zoning ordinance requirement for 35 ft. setback from all rights-of-way.

It is for these reasons we request a variance from the required 35 foot building setback, to a 20 ft. setback from one of the platted rights-of-way, Pearl Street.

By granting this, the property owners will be able to construct a modest dwelling on the property. This reduction in setback does not have any impact on any adjoining properties, as this property does not adjoin any other properties – only platted rights-of-way.

202601230004814

Prince William County, VA
01/23/2026 12:42 PM Pgs: 4
Jacqueline C Smith, Esq., Clerk

PLAT IS RECORDED AS

INSTR. #2026 01230004815



Prepared by and return to:
Christian T. Compton, Esq.
9315 Grant Avenue
Manassas, VA 20110
VSBN 87212

GPIN 7893-08-6885 (Lot 118A1)
GPIN 7893-08-6796 (Lot 117)
GPIN 7893-08-6699 (Lot 117A)

Grantee's Mailing Address:
11859 Pearl Street
Manassas, VA 20110

#PWC Plan #PLT2026-00030 SO2

THIS DOCUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

DEED OF CONSOLIDATION

THIS DEED OF CONSOLIDATION, made this 10th day of January 2026,
by and between Thomas R. LILJENQUIST and Erin N. LILJENQUIST, a married couple,
hereinafter collectively referred to as "OWNERS" and "GRANTORS" or "GRANTEES".

RECITALS:

WHEREAS, the Grantors/Grantees are the owners of certain lots or parcels of real
property located in the Coles Magisterial District, Prince William County, Virginia, known
as:

Lot 117A, containing 0.0628 acres, more or less, Block G, The Oaks, Johnson
Tract, LAKE JACKSON HILLS (GPIN 7893-08-6699), with a property
address of 11874 Mandy Lane, Manassas, VA 20112;

Lot 117, containing 0.2180 acres, more or less, Block G, The Oaks, Johnson
Tract, LAKE JACKSON HILLS (GPIN 7893-08-6796), with a property
address of 11872 Mandy Lane, Manassas, VA 20112; and

Lot 118A1, containing 0.5401 acres, more or less, Block G, The Oaks, Johnson
Tract, LAKE JACKSON HILLS (GPIN 7893-08-6885), with Property Address
of 11864 Pearl Street, Manassas, VA 20112,

being a portion of the same property conveyed to Thomas R. Liljenquist and Erin N.
Liljenquist, a married couple, by Deed of Gift dated 4/5/2025 and recorded 4/9/2025 as

Compton Law, PLC, BOX #14
9315 Grant Avenue
Manassas, Virginia 20110

Instrument #202504090018135, among the land records of Prince William County, Virginia, hereinafter referred to as the "Property", as shown on the plat attached hereto and incorporated herein by this reference, entitled "Consolidation Plat of the Property of Liljenquist & Kilday Instrument #202405030022893 Block G The Oaks Coles Magisterial District Prince William County, Virginia" dated November 17, 2025, prepared by Nokesville Design, PLC, (the "Plat").;

WHEREAS, the property is not subject to the lien of a first Deed of Trust.

WHEREAS, it is the desire of the Grantors/Grantees to consolidate lots or parcels of real property as shown on Plat and as hereinafter provided.

CONSOLIDATION

NOW, THEREFORE, in consideration of the premises, the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owners do hereby consolidate, adjust and vacate ("THIS PROPERTY LINE HEREBY VACATED") the boundary lines of the real property known as Lots 117, 117A and 118A1, Block G, The Oaks, Johnson Tract, Lake Jackson Hills, all as more described and shown on the Plat, and do hereby create one lot being Lot 118 A-2, containing 0.3959 acres, more or less, Block G, The Oaks, Johnson Tract, Lake Jackson Hills, with a property address of 11864 Pearl Street, Manassas, VA 20112.

The properties as adjusted are subject to all recorded easements, conditions, restrictions and agreements that lawfully apply to the properties or any part thereof, including the aforesaid open space easement.

This Deed of Consolidation is made with free consent and in accordance with the

desire of Grantors and Grantees and in accordance with the statutes of Virginia and applicable regulations of Prince William County, Virginia, as evidenced by the approval of said consolidation by authorized officials of Prince William County, Virginia, as noted on the attached Plat.

By their signature hereto, the parties execute this document to acknowledge their consent to the terms and conditions herein expressed.

WITNESS the following signatures and seals:

GRANTORS/GRANTORS:

Thomas R. Liljenquist (SEAL)
THOMAS R. LILJENQUIST

Erin N. Liljenquist (SEAL)
ERIN N. LILJENQUIST

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Fairfax, to-wit:

I, the undersigned Notary Public, do hereby certify that THOMAS R. LILJENQUIST and ERIN N. LILJENQUIST, whose names are signed to the foregoing Deed of Consolidation, personally appeared and acknowledged the same before me this 16th day of January, 2026.

(Notary Seal)



Ibrahim H Ammar
Notary Public
Commonwealth of Virginia
Registration No. 7066494
My Commission Expires June 30, 2027

Ibrahim H. Ammar
Notary Public
Notary Registration # 7066494
My commission expires: 6/30/2027

exclusive and unobstructed easement not less than 18 feet in width unless served by a public or private road. If served by a private road, the following conditions shall be met:

- (a) The road shall be of a width and design as required by the Design and Construction Standards Manual.
 - (b) The road shall be used only to serve permitted A-1 uses and the road right-of-way shall be zoned A-1. In the event such road is accepted by the state for maintenance, the provisions of this subsection shall not apply, provided that such road is consistent with the Comprehensive Plan.
3. The height limitations identified in section 32-300.05 shall not apply to structures for secondary uses to bona fide agricultural uses on lots ten acres or greater.

(Ord. No. 94-1, 1-11-94; Ord. No. 94-67, 10-4-94; Ord. No. 99-26, 4-20-99; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-301.04 entitled "Development Standards" renumbered as § 32-301.05 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-301.06. Setbacks.

1. All buildings, including accessory structures, shall be set back at least 35 feet from the front lot line, all streets, and all private access easements or rights-of-way.
2. An agriculturally-related accessory structure shall be located no closer than five feet from the right-of-way on lots greater than three acres. The lot shall be within the rural area as defined by the Comprehensive Plan and the right-of-way shall be a category I or II residential local street per Section 600 of the Design and Construction Standards Manual. Additionally, the structure shall not be permitted unless adequate sight distances are met in accordance with Section 600 of the Design and Construction Standards Manual.
3. The minimum rear setback shall be 25 feet.
4. The minimum side setback shall be 15 feet, except the side setback may be reduced to ten feet when properties of similar acreage within the vicinity have a ten-foot sideyard setback.

(Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 06-50, 5-2-06)

Editor's note(s)—Former § 32-301.05 entitled "Yards and Setbacks" amended and was renumbered as § 32-301.06 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-301.07. Site plans required for commercial uses.

No commercial use, except for agricultural, fishery or forestry uses, shall be commenced in the A-1 district without approval of a site plan therefor, in accordance with the requirements of Part 800 of this chapter.

(Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-301.05 entitled "Yards and Setbacks" amended and renumbered as § 32-301.06 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

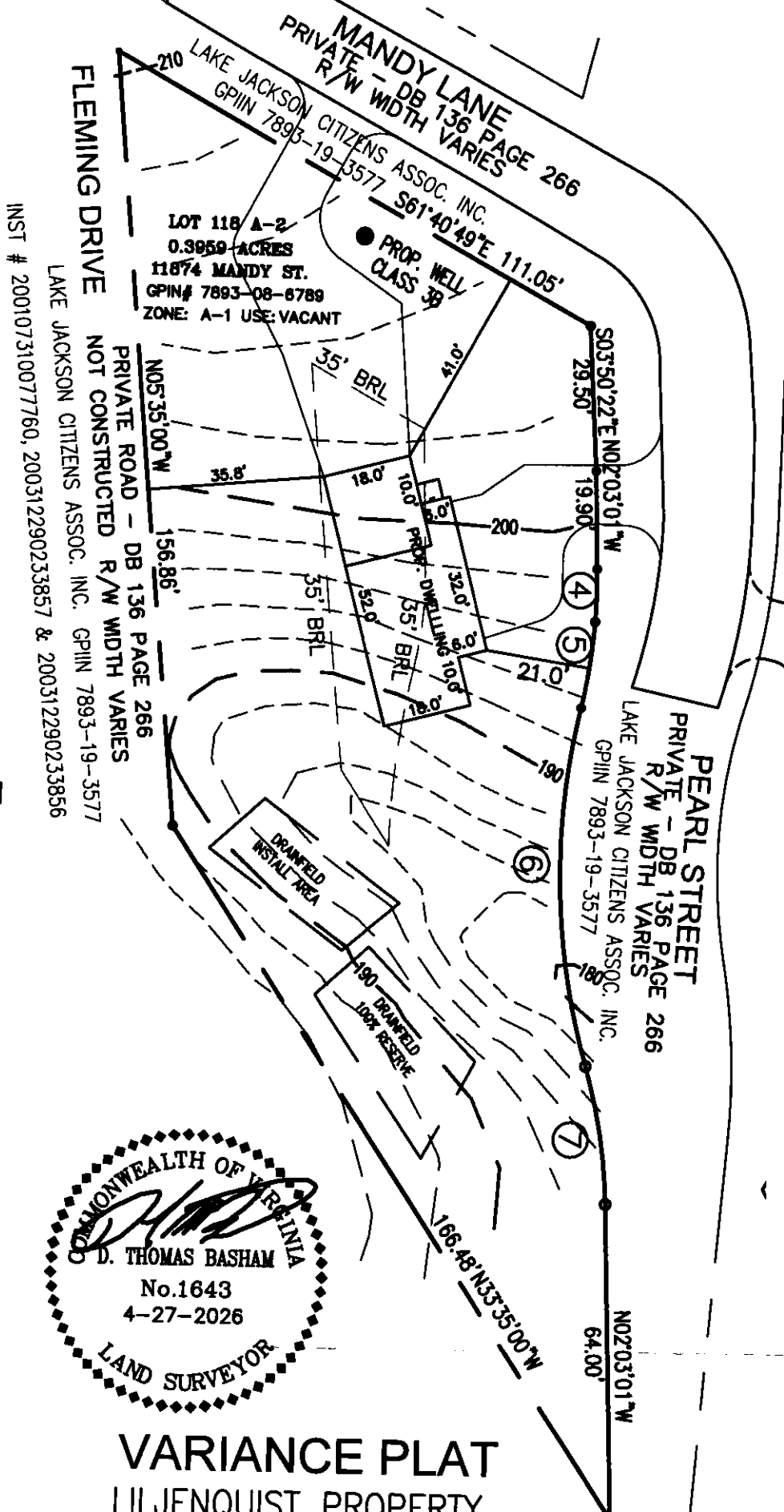
PART 302. SEMI-RURAL RESIDENTIAL DISTRICTS⁵

⁵Editor's note(s)—Pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, former Part 302 entitled "Rural Residential Districts" was amended to "Semi-Rural Residential Districts" as set out herein.

GRAPHIC SCALE



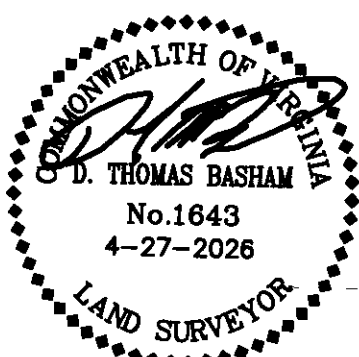
1 inch = 30 ft. (IN FEET)



INST # 200107310077760, 200312290233857 & 200312290233856
 LAKE JACKSON CITIZENS ASSOC. INC. GPIIN 7893-19-3577

CURVE INFORMATION

- ④ ARC=10.71'
 DELTA=5°34'52"
 TAN=5.36'
 RAD=110.00'
 CB=N00°44'25"E
 C=10.71'
- ⑤ ARC=17.74'
 DELTA=9°14'23"
 TAN=8.89'
 RAD=110.00'
 CB=N08°09'02"E
 C=17.72'
- ⑥ ARC=73.46'
 DELTA=29°38'29"
 TAN=37.57'
 RAD=142.00'
 CB=N02°03'01"W
 C=72.65'
- ⑦ ARC=28.45'
 DELTA=14°49'15"
 TAN=14.31'
 RAD=110.00'
 CB=N09°27'38"W
 C=28.37'



VARIANCE PLAT

LILJENQUIST PROPERTY
 INSTRUMENT # 202601230004814
 BLOCK G THE OAKS
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE : 1" = 30' APRIL 27, 2026

NOKESVILLE DESIGN, PLC
 12926 FITZWATER DRIVE
 NOKESVILLE, VA, 20181
 703-594-2425