COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

RECEIVED
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LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: February 4, 2011

TO: Heidi Siebentritt, Planning Department

FROM: Brian Fish, Planner, Zoning BRF

THROUGH: Mark Stultz, Assistant Zoning Administrator

CASE NUMBER AND NAME: CAAM-2011-0001, Brian and Carol Young

TAX MAP/PARCEL NUMBER: /45/47/1/A//22/

PIN/MCPI: 491-20-1601

Staff has reviewed the referral materials for a proposed single-family detached dwelling in the Goose Creek Historic District, to be heard at the February 14, 2011 meeting of the Historic District Review Committee. The property is zoned AR-1 (Agricultural Rural - 1) under the *Revised 1993 Loudoun County Zoning Ordinance* ("Ordinance"), and contains 3.32 acres. The subject property has common boundaries with 3 other properties, all of which are also in the AR-1 District.

The subject property does not meet the Ordinance requirements for minimum lot size in the AR-1 District. However, at the time the lot was created it was zoned A-3, and the lot did meet all of the Ordinance requirements for the A-3 District at that time. It is therefore presumed to be a legally nonconforming lot, subject to the terms and conditions contained in Section 1-404 of the Ordinance.

A single-family detached dwelling and associated accessory garage are permitted uses in the AR-1 District. Materials submitted by the applicant show the proposed single family home to be 93 feet from the nearest property line, and the proposed detached garage to be 53 feet from the nearest property line. There are no Zoning issues associated with this application.