

## STATEMENT OF JUSTIFICATION

The property site is located at 40153 Janney Street, Waterford, Virginia. At one a time, a single family residence, built in the early 1900's, was situated on the property, and was determined to be unsafe and so demolished.

Having recently sold the family home in Loudoun County in anticipation of utilizing f the property, the applicant seeks to build a simple vernacular house on property already paid for as it is economically unsound to rent (page 13 vii). Further, by building a quality home, the value of the property shall increase and the applicant can utilize the property consistent with the intent of the zoning, that of a single-family home.

The proposed residence shall utilize the former front foundation line to ensure a compatible setting for the home. Waterford is an eclectic mix of architectural styles and materials. The house is a simply formed (page 59), farmhouse, punctuated by a series of dormers in order to reduce the perceived mass of the roof (page 63). The slope of the dormer matches the pitch of the main house at nine in twelve (page 63).

The materials and details draw from existing materials and details as outlined in the Historic District Review Guidelines, including cementitious siding, six-over-six windows, simulated slate roof tiles, wood doors, as well as appropriate color and landscaping. Attached, please find photographs of other more recently built homes in Waterford village for consideration of appropriateness.

