



## ZONING ADMINISTRATION REFERRAL

**DATE:** June 3, 2010

**TO:** Heidi Siebentritt, Department of Planning, Community Information & Outreach  
Kate McConnell, Department of Planning, Community Information & Outreach

**FROM:** Andrew Willingham, Zoning Administration *AWW*

**THROUGH:** Mark Stultz, Deputy Zoning Administrator

**SUBJECT:** CAPP-2010-0015; Judith Swezey

**LCTM:** /58/////////15/

**MCPI:** 388-35-3823

### REVISED 1993 ZONING DISTRICTS:

AR-1 (Agricultural Rural-1)  
Mountainside Development Overlay District (MDOD)  
Goose Creek Historic District (HD)

**PROPOSED USE:** Request for a CAPP to remove glass sunroom and replace with wood frame walls and roof on private dwelling in the Goose Creek HD.

The following items were reviewed as part of the CAPP application:

1. CAPP Referral Memo
2. CAPP Application
3. Statement of Justification
4. Property Survey
5. Photographs of property
6. Addition Plan

### ZONING COMMENTS:

1. Staff notes portions of the property contain "Moderate" and "Very" steep slopes and will be subject to the regulations of Section 5-1508 of the Revised 1993 Loudoun County Zoning Ordinance (Ordinance). Location clearance will be required prior to any disturbance of these areas.
2. Staff notes that portions of the property contain "Sensitive" and "Somewhat Sensitive" areas regulated by the Mountainside Development Overlay District. It appears that the proposed alterations will impact these areas and therefore will be subject to the regulations of Section 4-1600 of the Ordinance. Location clearance will be required prior to any disturbance of these areas.

CERTIFICATE OF APPROPRIATENESS [CAPP] RESEARCH SUMMARY

CAPP-2010-0015 Name: Judith Swezey

LCTM: /58/////////15/ MCPI: 388-35-3823

SIZE: 7.32 acres

ADDRESS: 38882 Mount Gilead Road, Leesburg, VA 20175

Revised 1993 Loudoun County Zoning Ordinance Section / Zoning District: 2-100/AR-1

Zoning Issues: \_\_\_ YES \_\_\_x\_ NO

Existing Use: Single Family Detached

Proposed Use: Sunroom Renovation

Existing square feet: 2,527 sq. ft.

Expansion area square feet: N/A

Definitions (Article 8): N/A

Lot Requirements:

- a. Agricultural Rural-1 (AR-1)
  - Minimum lot size: 20 acres
  - Minimum lot width: 175 feet
  - Maximum lot coverage: 11%

Yard Requirements:

- a. Agricultural Rural-1 (AR-1)
  - Minimum yards: no structure shall be located within 25 feet of any property line or within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and/or any prescriptive easement.

Height Requirements:

- a. Agricultural Rural-1 (AR-1)
  - 35 feet maximum, excluding agricultural, horticultural, and animal husbandry structures.

**Zoning Overlay Districts:**

4-1600 Mountainside: \_\_\_\_\_ None \_\_\_\_\_ Highly Sensitive \_\_\_x\_ Sensitive \_\_\_x\_ Somewhat Sensitive

4-1500 Floodplain: N/A

4-2100 Village Overlay: N/A

**Additional Regulations:**

5-100 Accessory: N/A

5-200 Permitted Structures in Required Yard \_\_\_\_\_: N/A

5-300 Visibility at Intersections: N/A

5-600 Additional Regulations to Specific Uses: N/A

5-900 Setbacks: N/A

5-1200 Signs: N/A

5-1508 Steep Slopes: Moderate and Very Steep Slopes

Zoning Permits Issued/Applied: Z00105790101; Z50188370101

Previous Zoning Determinations: ZCOR-2005-0121

Outstanding Alleged Zoning Violations: N/A

Related BLAD / SBFM / SBPL-R / SBRD: N/A

Commercial Uses Only: N/A

**Other:**

Deck landscaping / effective buffer per Dana Malone: N/A

VDOT Permit required for work in the ROW: N/A

Cemeteries: N/A

Other Easements (Scenic, Utility, Etc.): N/A

**Infrastructure:**

Adjacent Roads:

Existing or Planned / CTP – Sec. 1-205(J) Setback based on ultimate ROW

	Maj. Art.	Min. Art.	Maj. Col.	Minor Col.	Local
1. Mount Gilead Road					X

**Water Provided By:** Onsite well

**Sewer Provided By:** Onsite Septic

**ADDITIONAL NOTES:**