



**ZONING ADMINISTRATION REFERRAL**

**DATE:** October 29, 2010  
**TO:** Heidi Siebentritt, Department of Planning, Community Information & Outreach  
**FROM:** Andrew Willingham, Zoning Administration *AW*  
**THROUGH:** Mark Stultz, Deputy Zoning Administrator  
**SUBJECT:** CAPP-2010-0022; Nils and Beth Jespersen  
**LCTM:** /57/20////13/  
**MCPI:** 458-30-2108

**REVISED 1993 ZONING DISTRICTS:**

Agricultural Rural-1 (AR1)  
Goose Creek Historic District

**PROPOSED USE:** Replace 34 windows in a house in the Goose Creek Historic District.

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

1. CAPP referral memo
2. Statement of justification
3. CAPP application
4. Property survey
5. Photographs of existing structure

**ZONING COMMENTS:**

1. No Comment

CERTIFICATE OF APPROPRIATENESS [CAPP] RESEARCH SUMMARY

CAPP-2010-0022

Name: Nils and Beth Jespersen

LCTM: /57//20////13/

MCPI: 458-30-2108

SIZE: 6.3 acres

ADDRESS: 38134 Hunts End Place, Leesburg, VA 20175

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

Zoning Issues:    YES   x   NO

Existing Use: Residential, single family detached

Proposed Use: Replace 34 windows on existing structure

Existing square feet: 4,320 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'
  - Maximum lot coverage: 11%

Yard Requirements:

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

**Zoning Overlay Districts:**

4-1600 Mountainside:   x   None        Highly Sensitive        Sensitive        Moderately 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: N/A

Previous Zoning Determinations: N/A

Outstanding Alleged Zoning Violations: N/A

Related BLAD / SBFM / SBPL-R / SBRD: CAPP-1992-0007 (approved 05/04/1992), CAPP-2009-0012 (approved 08/10/2009)

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. Hunts End Place					X

**Water Provided By:** Onsite well

**Sewer Provided By:** Onsite septic