# COUNTY OF LOUDOUN

## DEPARTMENT OF BUILDING AND DEVELOPMENT

## MEMORANDUM

**DATE:** March 31, 2011

**TO:** Lauren Murphy, Project Manager, Community Planning

**FROM:** Brian Fish, Planner, Zoning BRF

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

**CASE NUMBER AND NAME:** CAPP-2011-0004, Leigh

**TAX MAP/PARCEL NUMBER:** /58///7/////1/

**PIN/MCPI:** 424-40-2692

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MAR 31 2011
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Staff has reviewed the referral materials for a proposed addition to an existing single-family home in the Goose Creek Historic District, to be heard at the April 11, 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 3.27 acres. Portions of the property are also within the Mountainside Development Overlay District, and are subject to the requirements of Section 4-1600 of the Ordinance. There are also areas of moderately steep slopes on the property, which are subject to the standards of Section 5-1508 of the Ordinance. The subject property has common boundaries with 4 other properties, all of which are also within the AR-1 District.

Drawings submitted by the applicant indicate the proposed addition will be 41 feet from the nearest property line and will meet all setback requirements. However, County records indicate that the proposed addition will be located within an area of moderately steep slopes. No zoning permit may be issued for the proposed addition until the standards contained in Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporating storm water Best Management Practices and erosion and sediment control practices into the permit application.

Provided the Applicant is able to meet the Moderately Steep Slope standards as described in Section 5-1508(F) of the Ordinance, there are no Zoning issues with this application.