



Loudoun County, Virginia

Department of Planning

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October 19, 2011

Ryan & Ashley Murley
18165 Sands Road
Purcellville, VA 20132

Dear Mr. and Mrs. Murley:

This letter serves as notification that on Monday, October 17, 2011, the Loudoun County Historic District Review Committee (HDRC) denied your Certificate of Appropriateness 2011-0008. The application was denied based on the following findings:

1. Demolition of the mid 20th century garage is generally consistent with the criteria for demolition delineated in the Guidelines and will not significantly impact the Goose Creek District or the subject property.
2. The Guidelines specifically state that detached accessory structures should be located to the rear of Village lots. The proposed siting of the garage is not consistent with the Guidelines. Relocation of the proposed garage as far as possible toward the rear of the lot would lessen the visual impact of the building from Sands Road and would help to bring the application into conformance with the Guidelines for siting.
3. The Guidelines state that accessory structures must be subordinate in mass, scale and location to the principle building on a property. The mass and scale of the proposed garage, in the context of its proposed location, would result in a structure that is not clearly subordinate to the existing dwelling and therefore does not meet the Guidelines for accessory structures. Further reduction to the scale and mass of the proposed garage is necessary to bring the application into conformance with the Guidelines.
4. The treatment of the foundation and garage door design does not meet the Guidelines. However, the visual impact of these design details could be mitigated by addressing the larger issues of scale, mass and siting.

Per Section 6-1904 of the Zoning Ordinance, "No reapplication for essentially the same purpose shall be reviewed by the HDRC within one year of denial of any applications hereunder except in cases where the applicant purports to have brought himself into compliance with the conditions for approval set forth by the HDRC in an earlier denial of said application." The primary issues associated with the proposed design were mass/scale and siting. Therefore, if you wish to reapply within one year, please include one or more of the following revisions:

- 1) Relocate the garage further to the rear of the lot,
- 2) Reduce the mass and scale by reducing the footprint of the building,

- 3) Reduce the perceived mass of the building by visually breaking up the wall plane of the front elevation (the HDRC recommended using differing materials and rooflines to achieve this effect).

Alternatively, according to Section 6-1909 of the Zoning Ordinance, you have the right to appeal the HDRC's decision to the Board of Supervisors within 30 days of the final decision made October 17, 2011. The Board of Supervisors shall render its final decision on such appeal after consultation with the HDRC. An appeal application can be downloaded by clicking on "Zoning Determination Appeal Package" at the bottom of <http://www.loudoun.gov/Default.aspx?tabid=372>.

Please do not hesitate to contact me if you have additional questions.

Sincerely,

A handwritten signature in black ink that reads "Lauren E. Murphy". The signature is written in a cursive, flowing style.

Lauren E. Murphy
Department of Planning