

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: April 26, 2011

TO: Lauren Murphy, Project Manager

FROM: Brian Fish, Planner, Zoning

THROUGH: Mark Stultz, Assistant Zoning Administrator

CASE NUMBER AND NAME: CAPP-2011-0008, Murley

TAX MAP/PARCEL NUMBER: /45////////6C

PIN/MCPI: 455-38-3143

Staff has reviewed the referral materials for a proposed detached garage accessory to an existing single-family home in the Goose Creek Historic District, to be heard at the May 9, 2011 meeting of the Historic District Review Committee. The property is zoned CR-2 (Countryside Residential - 2) under the *Revised 1993 Loudoun County Zoning Ordinance* (“Ordinance”), and contains 0.46 acres. The property is also within the Lincoln Village Conservation Overlay District, and therefore subject to the standards contained in Section 4-2100 of the Ordinance. The subject property has common boundaries with three properties, two of which are within the CR-2 District and one of which is within the CR-1 District.

The subject property is not in conformance with Sections 2-605(A) and 2-605(B) of the Ordinance, which require a minimum lot size of 40,000 square feet (the subject property is 20,038 square feet) and a minimum lot width of 175 feet (the subject lot has a width of 87 feet), respectively. However, due to the age of the property it is assumed to be a legally nonconforming lot, and therefore subject to the conditions and restrictions contained in Section 1-404 of the Ordinance.

A private garage is a permitted residential accessory structure. Pursuant to Section 5-200(B)(5), a non-habitable, one story accessory structure, in conjunction with a single family dwelling, may encroach into a required side yard provided it is no less than five feet from the side property line. Therefore, there are no zoning issues associated with this application.