

CERTIFICATE OF APPROPRIATENESS [CAPP] RESEARCH SUMMARY

CAPP-2011-0009

Name: Cline, Gary

LCTM: /45//38/////B/

MCPI: 422-18-3026

SIZE: 5.01 acres

ADDRESS: 19144 Shelburne Glebe 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: Storage Shed

Existing square feet: 3,426 Sq. Ft.

Expansion area square feet: 192 Sq. Ft.

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: ___ x ___ None ___ Highly Sensitive ___ Sensitive ___ Somewhat Sensitive

4-1500 Floodplain Overlay District: N/A

4-2100 Village Overlay Conservation Overlay District: N/A

Additional Regulations:

5-100 Accessory Uses and Structures: 5-101 (A) (13)

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: Moderately Steep Slopes

Zoning Permits Issued/Applied: Z30058420101

Previous Zoning Determinations: N/A

Outstanding Alleged Zoning Violations: N/A

Related BLAD / SBFM / SBPL-R / SBRD: CAPP-2003-0002

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. Shelburne Glebe Rd.					x

Water Provided By: Onsite well

Sewer Provided By: Onsite Septic

ADDITIONAL NOTES: