STATEMENT OF JUSTIFICATION

The property in question is located at 18917 Telegraph Springs Road, Purcellville, VA. We purchased the property and the adjacent lot (18911 Telegraph Springs Road) in 2006 with plans to build a single family home thus increasing the property's value and utilizing the property in a manner consistent with the intent of the zoning. The lot at 18917 Telegraph Springs Road is 12.61 acres, and the lot at 18911 Telegraph Springs Road is 14.82 acres for a total of 27.43 combined acres.

Proposed Construction

There is no existing dwelling or other building on the property. The planned house is a small, simply-formed farmhouse with a two-story porch across the entirety of the front elevations. The materials and details draw from those outlined in the Goose Creek Historic District Guidelines. Smooth cementitious lapped siding with a seven-inch reveal, parging on the foundation, a brick chimney with a running bond pattern, and a standing-seam metal roof are proposed. Should finances permit we would like to request the option to use brick or stone on the foundation instead of parging.

Siting

The planned siting of the home, facing south on an elevated area between two higher land areas, is consistent with that of the historic farm dwellings of Goose Creek as outlined in The Guidelines. The home will sit approximately 1,050 feet from Telegraph Springs Road. The proposed building site is not visible from the entrance.

Photographs of neighboring homes, the entrance to the property, the building site, and a nearby nineteenth-century farmhouse of similar design are provided.