

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: August 31, 2011

TO: Lauren Murphy, Community Planning

FROM: Brian Fish, Planner, Zoning

THROUGH: Mark Stultz, Assistant Zoning Administrator

CASE NUMBER AND NAME: CAPP-2011-0016, Marvil

TAX MAP/PARCEL NUMBER: /44///9///13/ /44///9///1/

PIN/MCPI: 492-36-1990 492-47-0300

Staff has reviewed the referral materials for a proposed single family detached dwelling to be constructed in the Goose Creek Historic District, to be heard at the September 12, 2011 meeting of the Historic District Review Committee. The subject properties are zoned AR-1 (Agricultural Rural - 1) under the *Revised 1993 Loudoun County Zoning Ordinance* (“Ordinance”), and contain a total of 27.43 acres. The subject properties contain areas of very steep and moderately steep slopes, and are therefore subject to the terms and conditions of Section 5-1508 of the Ordinance. The subject properties also contain areas of major and minor floodplain and are subject to the terms and conditions of Section 4-1500 of the Ordinance. The subject properties have common boundaries with 3 properties, all of which are also within the AR-1 district.

Access to the proposed house will be provided via an existing private access easement, which will require crossing floodplain. Pursuant to Section 4-1505(A)(5) of the Ordinance, both a private access easement and a private drive are permitted uses in the Floodplain Overlay District. However, if the private access easement or private drive will result in an alteration to the floodplain, an application for alteration must be submitted in accordance with Section 4-1508 of the Ordinance.

Due to the presence of steep slopes on the subject properties, all development and uses must comply with the standards and restrictions contained in Section 5-1508 of the Ordinance. Locational Clearance must be obtained from the Department of Building and Development prior to the issuance of a zoning permit for any use or structure. A grading permit must be obtained for all land disturbing activities on all slopes.

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A single family detached dwelling is a permitted use / structure in the AR-1 zoning district. Materials submitted by the applicant indicate that the proposed structure will be located 125 feet from the nearest property line. Provided that any issues with floodplain and /or steep slopes are properly addressed as discussed above, there are no Zoning issues with this application.