

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 19, 2009

TO:	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Seigfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Metropolitan Washington Airports Authority	Mike Hines	n/a
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, CIO	Miguel Salinas	MS 62
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Lori Waters	MS 01
	Planning Commission	Robert Klancher	MS 62

FROM: Nicole Steele, Project Manager

RE: **SPEX 2009-0011, SPEX 2009-0029 & CMPT 2009-0002 - Potomac Radio**

COMMENT

DUE DATE: **September 18, 2009**

(Note: Please provide referral comments, one paper copy as well as one electronic copy to Nicole.Steele@loudoun.gov by the due date. If you have any questions, please contact me at 703-737-8435.)

Please find the enclosed information for your review: **(Please check LMIS application documents if no hard copy is provided)**

1. Information Sheet
2. Vicinity Map
3. Statement of Justification dated February 27, 2009 and revised July 13, 2009, with Exhibits A through D. Exhibit A – FCC Construction Permit, Exhibit B – Environmental Assessment report, dated January 2007 with Addendum dated July 2008, Exhibit C – FAA Aeronautical Study, and Exhibit D – MWAA e-mail dated February 26, 2009
4. DHR correspondence dated June 30, 2008
5. Superimposed photography/photo-simulations dated June 2006
6. Traffic Checklist 3-10-09
7. Special Exception and Commission Permit plat dated February 2009.

SPEX 2009-0011, SPEX 2009-0029 & CMPT 2009-0002 - Potomac Radio

APPLICANT: Potomac Radio, LLC
James M. Weitzmann
11417 Hounds Way
Rockville, MD 20852
301-530-6000

OWNER: Loudoun County Sanitation Authority
Dale Hammes, General Manager
44771 Loudoun Water Way
Ashburn, VA 20147
571-223-3855

REPRESENTATIVE: Walsh, Colucci, Lubeley, Emrich & Walsh, PC
J. Randall Minchew, Esq.
Kimberlee Welsh Cummings, Planner
One East Market Street
Leesburg, VA 20176
703-737-3633
kcummings@ldn.thelandlawyers.com

PROPOSAL: Two Special Exception applications and a Commission Permit to allow the approval of AM radio station towers and associated equipment in PD-IP zoning district governed by the 1972 Zoning Ordinance and within the Floodplain Overlay District.

PROPERTY ADDRESS: 44771 Loudoun Water Way, Ashburn, VA 20147

TAX MAP/PARCEL: Tax Map - /80///4///A2/ MCPI - 041-37-4022-000

CURRENT ZONING: PD-IP and FOD under the 1972 Zoning Ordinance

PROPOSED NON-RESIDENTIAL FLOOR AREA: 650 sq. ft.

SURROUNDING ZONING/LAND USE:

NORTH	PD-IP	Vacant
SOUTH	PD-IP	Loudoun Water office & plant/Redskin Park
EAST	PD-IP	Vacant
WEST	PD-IP	Vacant

ELECTION DISTRICT: Broad Run