

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: September 18, 2009

TO: Nicole Steele, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Planner, Zoning Administration

CASE NUMBER AND NAME: SPEX-2009-0011, SPEX-2009-0029,
and CMPT-2009-0002
Potomac Radio

LCTM/MCPI: /80///4///A2/
041-37-4022

PLAN SUBMISSION NUMBER: Second Submission

I. APPLICATION SUMMARY

Zoning staff has reviewed the second submission of the above-referenced special exception and commission permit application for conformance with the 1972 Loudoun County Zoning Ordinance. The parcel is zoned PD-IP and is located within the Floodplain Overlay District (FOD). In the 1972 Loudoun County Zoning Ordinance, the AM radio towers are classified as a “public utility, communications and transmission,” which is a use permitted in the PD-IP zoning district by approval of a special exception. The towers and associated equipment are also permitted in the FOD as a public utility by approval of a special exception.

II. ZONING COMMENTS

1. Figure 1, Proposed Antenna System Elevation Plan, on Sheet 3 is not readable. Indicate the maximum height of the proposed antennas on the plat.
2. Under “Yard Requirements” on Sheet 1, remove “Additional Yard Requirements on all Boundaries for 45’ Building Height” as this does not pertain to the subject application since the height of the proposed building is 20’.