



Loudoun County, Virginia

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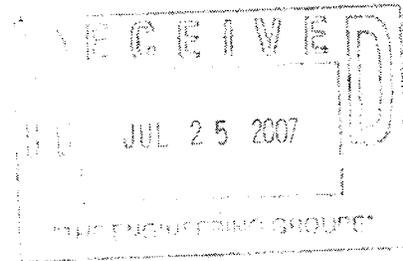
Department of Building and Development
Zoning Administration / MSC# 60

1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000

Administration: 703-777-0397 • Fax: 703-771-5215

July 20, 2007

Joyce Lupia
Project Engineer
The Engineering Groupe Inc.
17 Royal Street, SW
Leesburg, VA 20175



RE: Discovery Communications
22746 Shaw Road
Tax Map #/94//10/////1/
MCPI 033-16-5945

Dear Ms. Lupia:

I am writing in response to your letter dated June 29, 2007 to Melinda M. Artman requesting a modification of the northern side type 4 landscape buffer and a reduction of the required 10% tree canopy required for the above referenced property. As stated in your letter, in order to see western and eastern satellites, your client, Discovery Communications, is proposing to locate eleven receive-only antenna pads and related infrastructure as far north and in the center of the referenced property at low angles in order to avoid obstructions from trees and buildings on adjacent lots. The request is based on Section 560.09(A) which states as follows:

"Where the strict provisions of this Section would reduce the usable area of a lot configuration or size to a point which would preclude a reasonable use of the lot, buffer yards may be waived or modified by the Zoning Administrator where the side of a building and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscape techniques."

A modification of a portion of the side type 4 buffer along the northern property line is requested to reduce the width of the buffer yard to 10 feet for a 270' portion of the total 528' length and to reduce the number of plantings required per 100' along that portion of the buffer in order to reduce the obstructions. As the entire site is required as usable area for the antennas and your client has proposed minimizing any adverse impact to adjacent properties by the addition of an 8 foot stockade fence along the entire northern property line, relocating the canopy trees required within the 270' length to the western property line adjacent to Shaw Road, and relocating a portion of the required plantings to the remaining 210' northern buffer area, staff finds this acceptable and the modification is granted. Please be advised that if additional structures are proposed within the "usable area," the entire side type 4 buffer along the northern property line will be required.

WAIV-2007-0091/ZCOR-2007-0208

A modification of the required 10% tree canopy is also requested to reduce the tree canopy to 9.2%. Modification of the required tree canopy may not be approved administratively. Approval of a zoning modification legislative application is required. If you would like to apply for a zoning modification, please contact the Planning Department at 703-777-0246.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the *Zoning Ordinance* may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the *Code of Virginia*. This decision is final and unappealable if not appealed within 30 days.

If I may be of further assistance, please contact me by electronic mail at nita.bearer@loudoun.gov or by telephone at 571-258-3197.

Sincerely,



Nita Bearer, CZO
Planner, Zoning Administration

C: Stephen Snow, Supervisor, Dulles Election District
Melinda M. Artman, Zoning Administrator
Marilee Seigfried, Deputy Zoning Administrator
Property Owner: Spruce Hill Center, LLC
c/o Discovery Productions Group Inc.
One Discovery Place
Silver Springs, MD 20910