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Loudoun County, Virginia

Department of Planning
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Mr. J. Keith Sinclair, Jr., P.E., Associate
A. Morton Thomas and Associates, Incorporated
14900 Conference Center Drive, Suite 180
Chantilly, Virginia 20151

January 25, 2010

Re: CCOR-2009-0005, DC WASA Odor Abatement Potomac Lakes;
District of Columbia Water and Sewer Authority (DCWASA) proposal to construct an Odor Abatement Facility along the Potomac Interceptor sewage conveyance line at Site #46, Potomac Lakes Parcel H-5 (PIN 010-10-0295)

Mr. Sinclair,

This letter is in response to your letter to the County, dated December 28, 2009, requesting a Determination on whether a Commission Permit to construct an Odor Abatement Facility along the Potomac Interceptor sewage conveyance line at Site #46, Potomac Lakes Parcel H-5 (PIN 010-10-0295) to provide long-term control of odors along the Potomac Interceptor would be necessary.

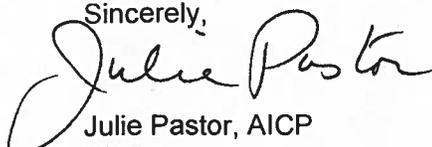
As specified in Section 6-1101(A) of the Zoning Ordinance, no "public building or public structure, public utility facility or public service corporation facility ... shall be constructed, established or authorized, unless and until the general location or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan."

Wastewater facilities, including the proposed odor abatement facility, are considered public facilities. A review of County records indicates that a Commission Permit for an odor abatement facility has never been approved for this parcel. Additionally, although the odor abatement facility would be associated with an existing public utility line, its size and significance merit additional evaluation. As the facility has not been the subject of a previous approval and has not been approved through the acceptance of a proffer and as the County does not have defined standards governing the construction, establishment, or authorization of the facility, it is not considered an existing feature of the Comprehensive Plan.

Therefore, a Commission Permit would be required for the installation of the odor abatement facility on the subject property to determine whether the location, character, and extent of the proposed facility are substantially in accord with the County Comprehensive Plan.

This determination is made in my capacity as the duly authorized agent of the Zoning Administrator. Be advised that any person aggrieved or any officer, department, board, or bureau of Loudoun County affected from any 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 30 days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the Code of Virginia.

Sincerely,


Julie Pastor, AICP
Director

cc: Dan Schardein, Zoning Administrator
Cynthia Keegan, AICP, Program Manager, Community Planning