

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

RECEIVED

SEP 15 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: September 14, 2010

TO: Marchant Schneider, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Planner, Zoning Administration *nb*

CASE NUMBER AND NAME: SPEX-2010-0010
Broad Run Contracting
Dulles Trade Center West Lot 12

LCTM/MCPI: 101///7/////12/
162-47-0244

PLAN SUBMISSION NUMBER: 2nd Referral

I. SPECIAL EXCEPTION PLAT

1. Previous comment:

According to Section 4-603(W), a "contractor service establishment" is a permitted use within the PD-GI zoning district. It is only necessary to show the special exception request on the plat.

If any portion of the building is to be use for the special exception use, it must be included within the special exception area. Outline the special exception area.

2. Previous comment:

Delete the "25' (per 5-1400)" from the minimum rear and side yard in the table of PD-GI Lot Requirements as this is for the buffer yard which will be determined at site plan submission. Also delete the "200' (building)" rear yard.

The table of PD-GI Requirements has not been corrected as requested in the previous comment. Also, add the maximum permitted lot coverage (.45 max.) according to Section 4-606 to the table and provide the proposed lot coverage.

3. Sheet 4, Conceptual Landscape Plan, is not required to be a part of the special exception plat.

II. CONDITIONS OF APPROVAL

1. Condition #1 – The condition referenced conformance with Sheet 4 which is the conceptual landscape plan. Conformance should be with Sheets 1, 3, and 5.
2. Condition #6 – Maintenance of the landscaping is required by Section 5-1410 of the Revised 1993 Loudoun County Zoning Ordinance.