

County of Loudoun
Department of Planning
MEMORANDUM

DATE: November 18, 2009

TO:	Building and Development, Zoning	Marilee Seigfried	MS 60
	Health Services, Environmental	Alan Brewer	MS 68
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Sally Kurtz	MS 01
	Planning Commission	Erin Austin	MS 62

FROM: Mike Elabarger
Project Manager

RE: **SPMI 2009-0007 AGSI – Archer Property (Minor Special Exception)**

COMMENT

DUE DATE: **December 3, 2009**
(Note: Please provide referral comments, one paper copy as well as one electronic copy to Mike.Elabarger@loudoun.gov by the due date. If you have any questions, please contact me at 703-737-8506.)

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

1. Information Sheet
2. Statement of Justification dated 8/20/2009
3. Checklist Waiver letter dated 11/13/2009
4. Traffic Checklist dated 8/4/2009 (OTS & VDOT)
5. Special Exception Plat w/vicinity map and adjacent property map/owner information.

**SPMI 2009-0007 AGSI – Archer Property
Minor Special Exception**

APPLICANT: AGSI, LLC
Matt Archer, VP
13276 April Circle
Lovettsville, VA 22180
540-882-3535

OWNER: Matthew D. & Jennifer K. Archer
13276 April Circle
Lovettsville, VA 22180
540-882-3535

REPRESENTATIVE: Same as Applicant
matt@agsisystems.com

PROPOSAL: A Minor Special Exception to allow a small business with up to (6) six employees on less than 10 acres in the AR-1 zoning district.

LOCATION/ADDRESS: 13276 April Circle, Lovettsville, VA 20180

TAX MAP/PARCEL: Tax Map—/18//17/////6/ MCPI— 336-40-7208-000

ZONING: AR-1

RESIDENTIAL UNITS: N/A

NON-RES. SQUARE FOOTAGE: use of less than 1,000 SF of existing residence

SURROUNDING ZONING/LAND USES:

NORTH	AR-1	Residential/Single Family
SOUTH	AR-1	Residential/Single Family
EAST	AR-1	Residential/Single Family
WEST	AR-1	Residential/Single Family

ELECTION DISTRICT: Catoctin

MINOR SPECIAL EXCEPTION APPLICATION
SPMI 2009-0007 – AGSI-Archer Property
August 20, 2009

PROPERTY OVERVIEW AND LOCATION

Matthew D. and Jennifer K. Archer (Owners) are the current owners of the property located at 13276 April Circle, Lovettsville, VA 20180 (the Property) having acquired the Property in November 2008. The Property is approximately 5.6 acres and is zoned AR-1 governed under the Revised 1993 Zoning Ordinance. The Property is identified as MCPI number 336-40-7208 and has frontage on April Circle. The Property is located in the Catoctin Election District. Land uses surrounding the Property are current and planned residential uses consistent with the AR-1 zoning district regulations.

The Property is currently being used as a residence and home occupation permitted by Loudoun County Permit Number Z90097530001, issued March 25, 2009 and is developed with a 3-story, 6,178 square foot, single-family house. The home occupation permitted by the County is located in the residence using less than 1,000 square feet.

The Property does not fall within an Airport Impact Overlay (AI), Village Conservation District, Mountainside Development Overlay District (MDOD), the Quarry Notification District (QN), Historic District, Floodplain Overlay District (FOD) or Predictive Wetlands Model per the Loudoun County Mapping and GIS data. The Property has some steep slopes however they are outside the area to be used. There are no Federal or States permits or conditions that directly limit development on the Property. There are no hazardous materials on the Property.

PROPOSED MINOR SPECIAL EXCEPTION USE

The Applicant, AGSI, LLC is an IT re-seller business to the Federal government. The Applicant is requesting a special exception to allow a small business with up to (6) six employees on less than 10 acres pursuant to Section 2-102 and Section 5-614 of the Revised 1993 Loudoun County Zoning Ordinance. The entire property is subject to this special exception.

The Applicant proposes to use less than 1,000 square feet of the residence as a business with up to (6) six employees generally during the hours of 8:30 am to 6:00 pm. Employees will use their personal vehicles to and from the residence and will park all personal vehicles during business hours in the garage. The business may receive one delivery a day from services like FedEx or UPS.

The Applicant is not proposing any storage yards, additional construction, land disturbing, signage, lighting, use/storage of business vehicles or heavy equipment on the Property. The Property will conform to all zoning regulations pursuant to Section 2-101 and Section 5-614 of the Revised 1993 Loudoun County Zoning Ordinance.

COMPREHENSIVE PLAN COMPLIANCE

The Property is located within AR-1 Zoned area and the proposed special exception is consistent with the Comprehensive Plan. The requested use is permitted under Section 2-102 under Revised 1993 Zoning Ordinance.

SUMMARY

The proposed IT Government Reseller uses will meet the high demand for such services in the Federal sector in the county, which is consistent with the Revised General Plan and Comprehensive Plan. The requested use will serve the local public with the highest possible standards. This will meet the strong demand for IT solutions in the Washington, DC area. The Applicant respectfully requests favorable consideration of the Application by the staff, and Planning Commission and the Board of Supervisors.

SPECIAL EXCEPTION ISSUES FOR CONSIDERATION **Revised 1993 Zoning Ordinance Section 6-1310**

(A) Whether the proposed special exception is consistent with the Comprehensive Plan.

The proposed special exception is consistent with the Comprehensive Plan. AGSI, LLC is permitted under Section 2-102 under Revised 1993 Zoning Ordinance.

(B) Whether the proposed special exception will adequately provide for the safety from fire hazards and have effective measure of fire control.

The proposed special exception will provide emergency vehicles access to all part of the site, in the event of a fire hazard

(C) Whether the level and impact of any noise emanating from the site, including the generated by the proposed use, negatively impacts the uses in the immediate area.

There will be minimal, if any, increase in noise from the site that will impact the immediate area.

(D) Whether the glare or light that may be generated by the proposed is negatively impacts uses in the immediate area.

No additional glare of light will be generated from the site

(E) Whether the proposed use is compatible with the existing or proposed used in the neighborhood and adjacent parcels.

The proposed use of AGSI is compatible with the proposed uses in the neighborhood.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.

There will be no proposed landscaping, screening and buffering on this site .

(G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archeological or historic feature of significant importance.

The site contains no archeological, scenic, or historic landmarks that must be preserved.

(H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including ground water) or air quality.

The proposed existing groundwater quality and existing environmental habitat of the site is not impacted.

(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public

The proposed special exception is for the company to base out of the household. This will serve as a relaxed environment for the employees. The goal is to minimize as much hassle as possible for not only the company, but the environment around the business.

(J) Whether the traffic expected to be generated by the proposed use with be adequately and safely served by roads, pedestrian connections and other transportation services.

Traffic will not be generated in any way. Surrounding neighbors should not be effected nor inconvenienced by the employees. The employees will effectively utilize the property and garages to not disrupt the neighbor's living space.

(K) Whether in the case of existing structures proposed to be converted to use requiring a special exception, the structures meet all code requirements of Loudoun County.

This section is not applicable. The existing household meets or exceeds all requirements.

(L) Whether the proposed special exception will be served adequately by essential public facilities and services.

This section is not applicable.

(M) The effect of the proposed special exception on groundwater supply.

This section is not applicable. There will be no construction needed.

(N) Whether the proposed use will affect the structural capacity of the soils.

This section is not applicable. There will be no construction needed.

(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

This section is not applicable. My goal is to minimize as much traffic as possible to or from the household.

(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

The proposed development of this company with the comprehensive plan and will encourage development. To support and help run the company, 4 full-time employees will be onsite, and 2 part-time employees will be offsite.

(Q) Whether the proposed special exception considers the needs to agriculture, industry, and business in the future growth.

AGSI, LLC considers the needs of the area in future growth. If we grow beyond 6 employees, we will move to a commercial facility.

(R) Whether adequate on and off-site infrastructure is available.

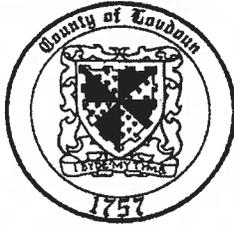
Adequate parking and access point will be provided.

(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.

No odors will be generated by any uses on the site.

(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhood and school areas.

There will not be any construction.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

November 13, 2009

Matt Archer
AGSI Systems
13276 April Circle
Lovettsville VA 20180

**Re: SPMI 2009-0007
AGSI Systems - Archer Property**

Dear Matt:

In response to your letter dated July 22, 2009, the Director has agreed to waive checklist items G, K5, and K12 through K19. The agreement to waive these requirements is based upon your explanation that the proposed Minor Special Exception is only to allow a small business use in an existing building and that no additional land disturbance is necessary.

This letter does not preclude staff from requesting such information during the review process if it is deemed necessary. Furthermore, this waiver is granted solely for the proposed minor special exception. If you have any questions please feel free to contact me at 703-777-0647.

Sincerely,

Ginni Van Horn
Planner

cc: John Merrithew, Assistant Director, Department of Planning

F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Matt Archer (Info dated 7/21/09) Date: 8/4/09
Application Type: Special Exception Reviewer: Gene Phillips
of Guidelines Satisfied: 13 of 13
Accept or Reject: Accept Comment: _____

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: Milltown Road / April Circle Area

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Does Study Meet Guidelines? yes Comments: N.A

VIOT Traffic Data (Daily) for Milltown Road is attached

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: See applicant's traffic information (4 employees and 1 UPS delivery each day (business / weekday))

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? yes Comments: N.A.

- (5) **LOS Analysis:** : Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: N.A.

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments:

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: N.A.

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: All to Millers Run via

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: N.A.

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

- (11) **Safety Locations**: Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? yes Comments: See description in the

- (12) **Traffic Mitigation Measures**: If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A.

- (13) **Bicycle & Pedestrian Accommodations**: When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? yes Comments: N.A.

Imm/

G:\LCG\OTS\FSM Traffic Study Scoping Documents\FSM Checklist for Application (12-07 FSM Revisions).doc

George Phillips - RE: FW: SPEX Traffic Letter

From: George Phillips
To: Archer, Matt
Date: 7/21/2009 10:54 AM
Subject: RE: FW: SPEX Traffic Letter
CC: VanHorn, Ginni

Thanks Matt- 7/21/09

Go ahead and include this with your application. You are good to go.

Thanks, George

>>> "Matt Archer" <matt@agsisystems.com> 7/21/2009 10:24 AM >>>
George,

I went out and measured. Milltown Rd. is a standard two lane road and measueres approximately 21 feet wide. April Circle is 20 feet wide. I've attached the Map. Let me know so I can continue with the rest of the minor SPEX application process.

Matt Archer
office 540-882-3535
cell 703-863-9366
efax 410-630-5003

From: George Phillips [mailto:George.Phillips@loudoun.gov]
Sent: Monday, July 20, 2009 3:57 PM
To: Matt Archer
Subject: RE: FW: SPEX Traffic Letter

Matt- 7/20/09

I think it would be more accurate to just measure them. You could also try Live Search Maps (Bing) in the internet but even at the bird's eye view it may be hard to get an exact measurement. Check it out and see.

George

>>> "Matt Archer" <matt@agsisystems.com> 7/20/2009 1:15 PM >>>
George,

Do you know where I would find the width of the streets online or should I just go measure them?

Matt Archer
office 540-882-3535
cell 703-863-9366
efax 410-630-5003

From: George Phillips [mailto:George.Phillips@loudoun.gov]
Sent: Monday, July 20, 2009 10:32 AM
To: Matt Archer
Subject: Re: FW: SPEX Traffic Letter

Matt- 7/20/09

Thanks for sending this. The only other thing you need to attach is a map of the neighborhood which includes the location of the property.

Also, you need to mention how wide the roads are. For example, is Milltown Road 18 feet wide? 24 feet wide? etc. How about April Circle?

That's it. Once I get this information back from you, I can then recommend that this traffic information be accepted with your over all application.

Thanks, George Phillips

>>> "Matt Archer" <matt@agsisystems.com> 7/14/2009 6:56 PM >>>
George,

See the information you requested below in red. Let me know so I can proceed with my minor SPEX application.

What business does - We are an IT solutions provider for the Federal Governemnt

hours of operations - 8:30-6

how many employees (including people at house) my wife and I live at the house + 4 employees

how many trips, lunches, deliveries, coming and going from work, 3 cars come at 8:30 and leave around 6pm.

Employees usually eat lunch on site. They may go out on special occasions in one car. We usually have 1 UPS or FedEx delivery a day.

parking - at present there are three cars that park in my 4 car garage

describe roads and directions to get there - 13276 April Circle, turn on Milltown road, turn on to April Circle

how wide roads are standard 2 lane highway roads

entrance turn lanes yes right hand turn entrance lane into neighborhood

no site distance problems, appears adequate

Matt Archer

AGSI Systems

office 540-882-3535

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efax 410-630-5003

Virginia Department of Transportation
Traffic Engineering Division
2008
Annual Average Daily Traffic Volume Estimates By Section of Route
Loudoun Maintenance Area

Route	Length	AADT	QA	4Tire	Bus	Truck				QC	K Factor	QK	Dir Factor	AAWDT	QW	Year
						2Axle	3+Axle	1Trail	2Trail							
Loudoun County																
(670) Folly Lane	1.20	300	R			From: 53-672 Lovettsville Rd					NA			NA		03/02/2002
						To: Dead End										
(671) Harpers Ferry Rd	1.44	3300	F	98%	0%	1%	0%	1%	0%	C	0.095	F	0.760	3500	F	2008
						From: SR 9 Charles Town Pike										
(671) Harpers Ferry Rd	1.84	3100	F	97%	1%	1%	0%	1%	0%	C	0.097	F	0.776	3300	F	2008
						From: 53-787 Kidwell Rd										
(671) Harpers Ferry Rd	3.48	3200	F	97%	1%	1%	0%	1%	0%	F	0.098	F	0.837	3400	F	2008
						From: 53-687 Sagle Rd										
(671) Harpers Ferry Rd	0.79	3300	F	97%	1%	1%	0%	1%	0%	F	0.087	F		3600	F	2008
						From: 53-683 Branchriver Rd										
						To: US 340 Jefferson Pike										
Town of Lovettsville																
(672) Lovettsville Rd	0.08	1900	F	95%	2%	2%	0%	0%	0%	C	0.103	F	0.516	2000	F	2008
						From: 53-673 Broad Way East										
						To: ECL Lovettsville										
Loudoun County																
(672) Lovettsville Rd	3.03	1900	N	95%	2%	2%	0%	0%	0%	N	0.103	N	0.516	2000	N	2008
						From: ECL Lovettsville										
(672) Lovettsville Rd	2.64	1400	F	95%	2%	2%	0%	0%	0%	F	0.106	F	0.779	1500	F	2008
						From: 53-667 Yakey; 53-668 E, Ropp Lane										
						To: US 15 James Monroe Hwy										
(673) Evan Rd	0.50	120	R			From: 53-680 Axline Rd					NA			NA		05/02/2005
						To: 53-675 Fry Farm Rd										
(673) Evan Rd	0.70	180	R			From: 53-675 Fry Farm Rd					NA			NA		05/02/2005
						To: 53-690 Mountain Rd										
(673) Irish Corner Rd	0.30	480	F	94%	3%	2%	1%	0%	0%	F	0.105	F	0.673	510	F	2008
						From: 53-690 Mountain Rd										
(673) Irish Corner Rd	0.32	640	F	94%	3%	2%	1%	0%	0%	C	0.097	F	0.627	690	F	2008
						From: 53-853 Long Lane										
(673) Irish Corner Rd/Broad	1.53	1200	F	94%	3%	2%	1%	0%	0%	F	0.100	F	0.699	1300	F	2008
						From: 53-852 Georges Mill Rd										
						To: WCL Lovettsville										
Town of Lovettsville																
(673) Irish Corner Rd/Broad	0.30	1200	N	94%	3%	2%	1%	0%	0%	N	0.100	N	0.699	1300	N	2008
						From: WCL Lovettsville										
(673) Broad Way East	0.22	2900	F	96%	2%	1%	1%	1%	0%	C	0.111	F	0.685	3100	F	2008
						From: SR 287 Berlin Tpke										
(673) Broad Way East	0.07	2800	F	96%	2%	1%	1%	1%	0%	F	0.112	F	0.77	2900	F	2008
						From: 53-796 Loudoun St										
(673) Broad Way East	0.25	3300	F	96%	2%	1%	1%	1%	0%	F	0.109	F	0.709	3500	F	2008
						From: 53-1503 Locust St										
						To: 53-672 SCL Lovettsville										
Loudoun County																
(673) Milltown Rd	2.05	320	R			From: 53-672 SCL Lovettsville					NA			NA		05/02/2005
						To: 53-681 S, Orrison Rd										
(673) Featherbed Lane	2.70	110	R			From: 53-681 S, Orrison Rd					NA			NA		05/02/2005
						To: 53-665 N, Loyalty Rd										
(673) Bald Hill Rd	2.00	220	R			From: 53-665 S, Loyalty Rd					NA			NA		05/02/2005
						To: 53-663 Taylorsville Rd										
(674) Dutchmans Creek Rd	1.40	90	R			From: Dead End					NA			NA		03/02/2002
						To: 53-663 Tollhouse Rd										

efax 410-630-5003

From: George Phillips [mailto:George.Phillips@loudoun.gov]
Sent: Monday, July 20, 2009 10:32 AM
To: Matt Archer
Subject: Re: FW: SPEX Traffic Letter

Matt- 7/20/09

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no site distance problems, appears adequate

Matt Archer

AGSI Systems

office 540-882-3535

cell 703-863-9366

efax 410-630-5003

7/22/2009

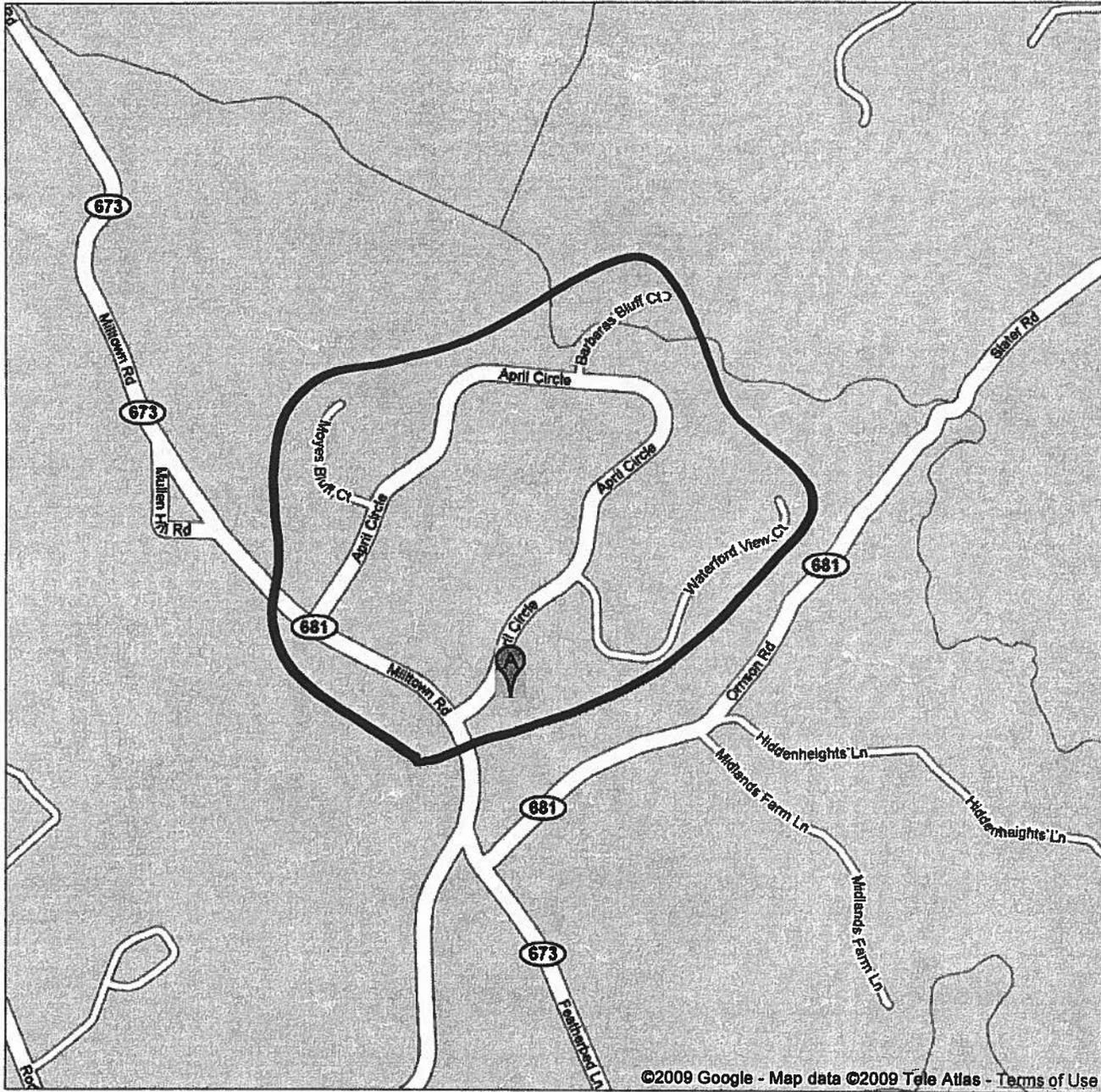
Google maps

Address 13276 April Cir
Lovettsville, VA 20180

Get Google Maps on your phone



Text the word "GMAPS" to 466453



3

CURVE TABLE

LINE	BEARING	CHORD BEARING	LENGTH
C1	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C2	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C3	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C4	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C5	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C6	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C7	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C8	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C9	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C10	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C11	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C12	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C13	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C14	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C15	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C16	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C17	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C18	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C19	S 89° 15' 00" W	S 89° 15' 00" W	100.00
C20	S 89° 15' 00" W	S 89° 15' 00" W	100.00

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89° 15' 00" W	100.00
L2	S 89° 15' 00" W	100.00
L3	S 89° 15' 00" W	100.00
L4	S 89° 15' 00" W	100.00
L5	S 89° 15' 00" W	100.00
L6	S 89° 15' 00" W	100.00
L7	S 89° 15' 00" W	100.00
L8	S 89° 15' 00" W	100.00
L9	S 89° 15' 00" W	100.00
L10	S 89° 15' 00" W	100.00
L11	S 89° 15' 00" W	100.00
L12	S 89° 15' 00" W	100.00
L13	S 89° 15' 00" W	100.00
L14	S 89° 15' 00" W	100.00
L15	S 89° 15' 00" W	100.00
L16	S 89° 15' 00" W	100.00
L17	S 89° 15' 00" W	100.00
L18	S 89° 15' 00" W	100.00
L19	S 89° 15' 00" W	100.00
L20	S 89° 15' 00" W	100.00

N/F
SANDRA HILL,
TRUSTEE
MAP # 287-18-1002
DATE: 08-14-11
USE: RESIDENTIAL

N/F
ROY B. AND
LINDA F.
LIGGETT, JR.
MAP # 287-18-0441
DATE: 08-14-11
USE: RESIDENTIAL

N/F
CHARLES AND
DORCOTHY WILLIAMS
MAP # 287-18-1717
DATE: 08-14-11
USE: RESIDENTIAL

N/F
MB WATERFORD
VIEW, L.L.C.
MAP # 287-18-1710
DATE: 08-14-11
USE: RESIDENTIAL

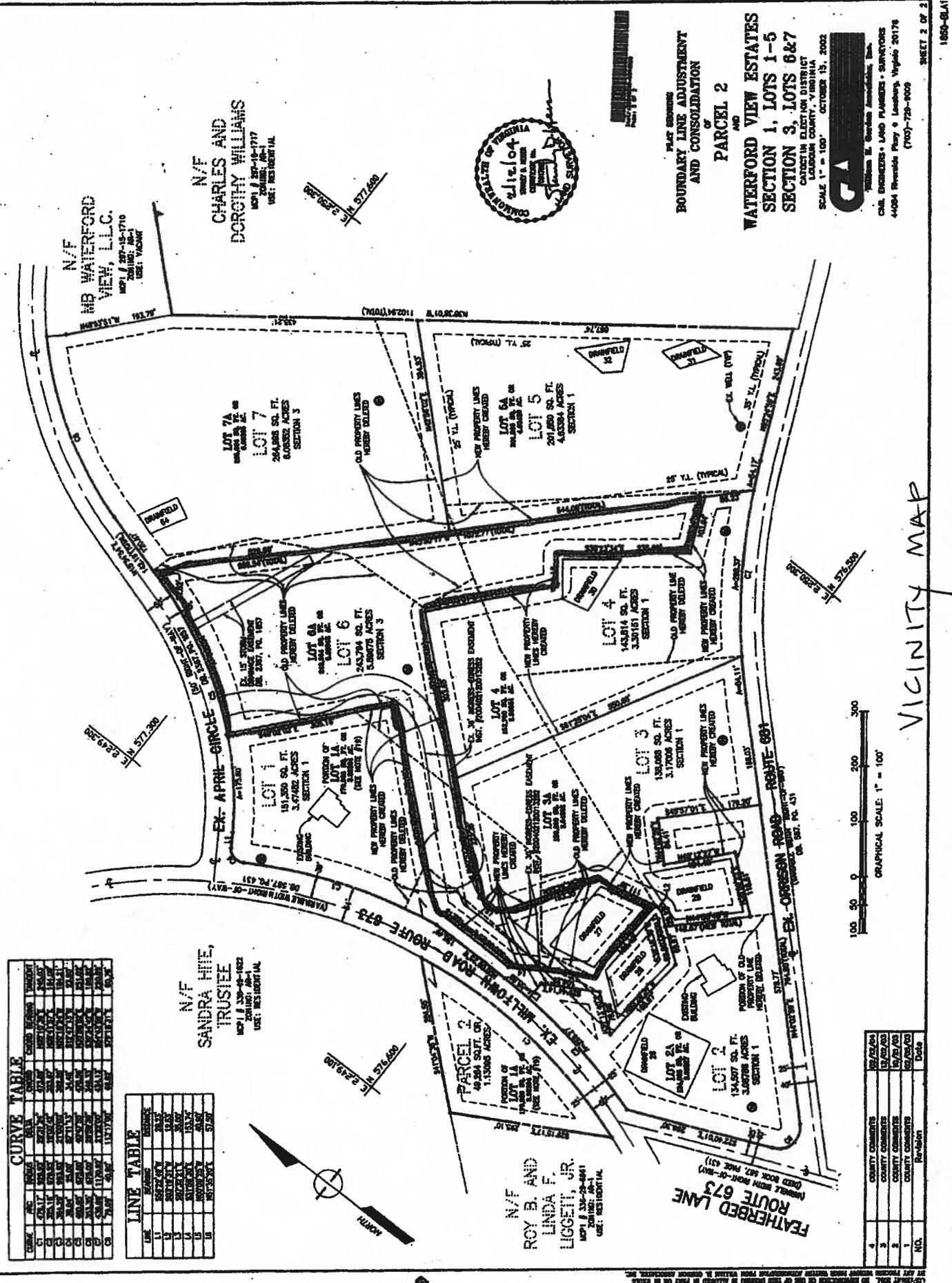


PLAT OWNER
**BOUNDARY LINE ADJUSTMENT
AND CONSOLIDATION
OF
PARCEL 2**

**WATERFORD VIEW ESTATES
SECTION 1, LOTS 1-5
SECTION 3, LOTS 6&7**

CATCHER IN ELECTRIC DISTRICT
LOGGON COUNTY, VIRGINIA
SCALE 1" = 100'
OCTOBER 15, 2002

William E. Gardner, Mechanical Eng.
CRAI ENGINEERS • LAND PLANNERS • SURVEYORS
4004 Riverside Plaza • Leesburg, Virginia 20176
(703) 728-0000

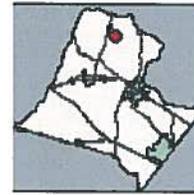


VICINITY MAP

NO.	Revisions	Date
4	COUNTY COMMENTS	02/26/04
3	COUNTY COMMENTS	12/02/03
2	COUNTY COMMENTS	10/20/03
1	COUNTY COMMENTS	02/05/03

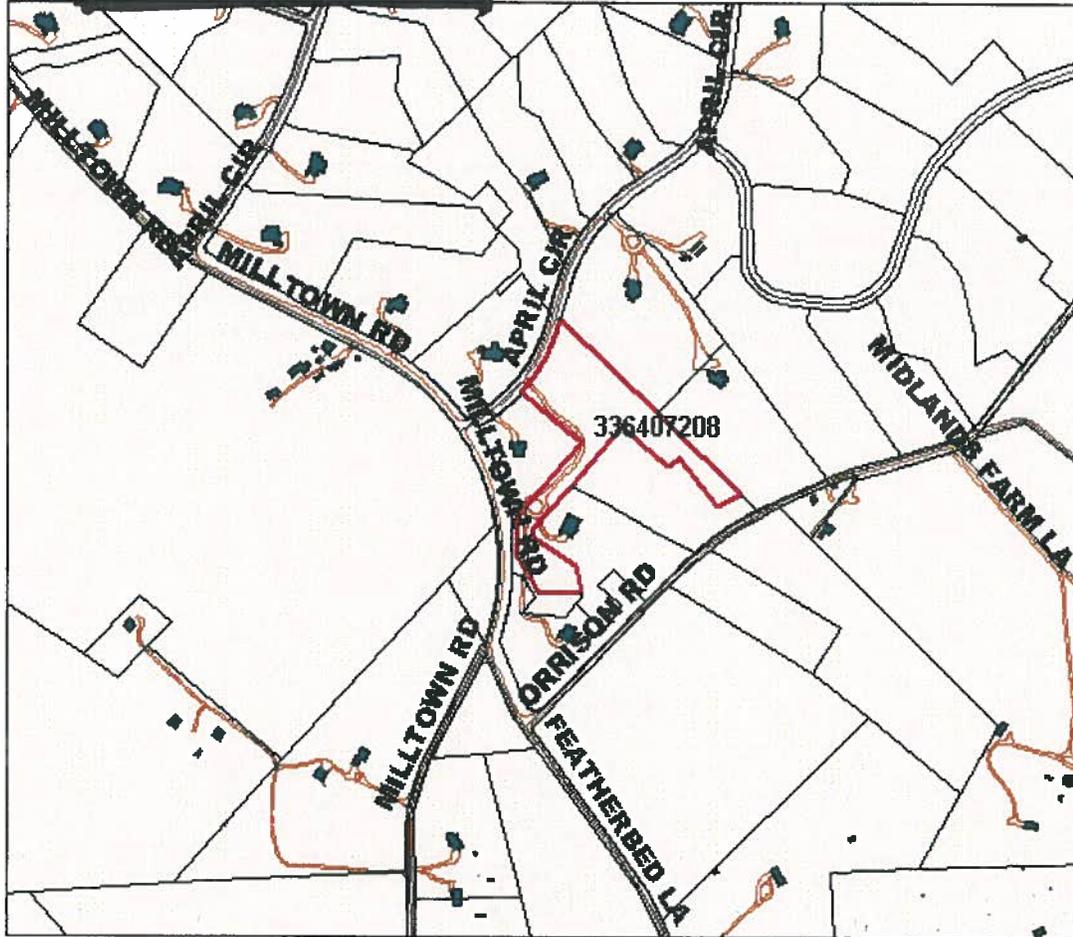
THIS PLAT AND THE PROCEEDINGS THEREON SHALL BE VALID AND EFFECTIVE AS TO ALL PARTIES WHOSE RIGHTS ARE AFFECTED BY THIS PLAT AND THE PROCEEDINGS THEREON.

Loudoun County Mapping System



VICINITY MAP

7,140,424



7,136,772

11,730,434

Map Width=4,175 feet

11,734,609

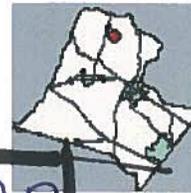
Created on 9/2/2009 12:00:22 PM

PIN	Address
336407208	13276 April Cir Lovettsville 20180

* General Parcel Information *

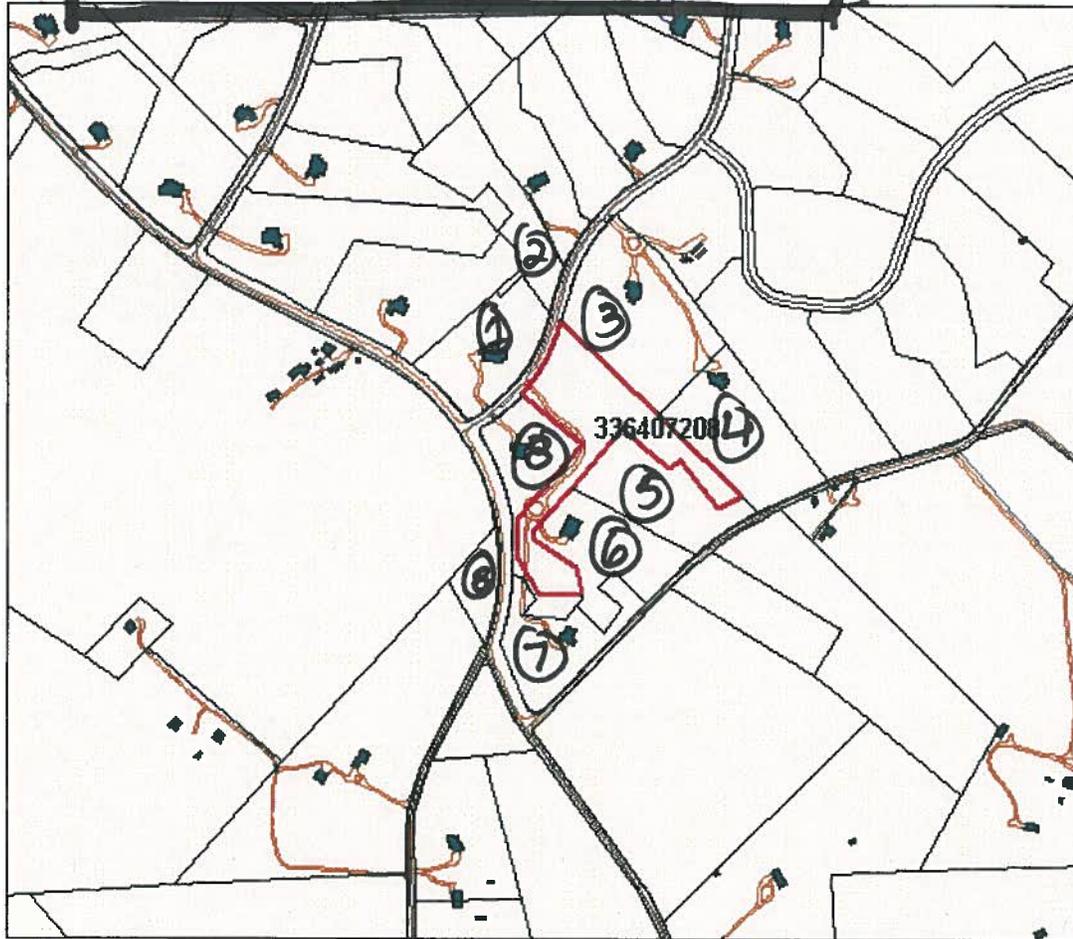
PIN: 336407208
 Tax Map #: /18//17/////6/
 Parcel Address: 13276 APRIL CIR LOVETTSVILLE 20180
 Owner Name: ARCHER, MATTHEW D & JENNIFER K R/S
 Primary Zoning: AR1
 GIS Parcel Type: P

Loudoun County Mapping System



ADJACENT PROPERTY MAP

7,140,424



7,136,772

11,730,434

Map Width=4,175 feet

11,734,609

Created on 9/2/2009 12:33:31 PM

PIN	Address
336407208	13276 April Cir Lovettsville 20180

See ATTACHED list of owner, ZONING, AND USE INFORMATION

**SPMI-2009-0007 AGSI – Archer Property Adjacent Properties
Owner, Zoning, Use Information (See Adjacent Property Map for property locations)**

1. PIN:336-40-3240-000
Tax Map Number: /18//17////58/
Property Address - 13291 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description - WATERFORD VIEW ESTS SEC.3
Current Owner Name/Address
MCGAVISK, CHRISTOPHER & LINDA L R/S
13291 APRIL CIR
LOVETTSVILLE VA 20180-3542
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

2. PIN: 335-10-2211-000
Tax Map Number: /18//17////57/
Property Address - 13235 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description
WATERFORD VIEW ESTS SEC.3
Current Owner Name/Address
BUCK MOUNTAIN INVESTMENTS LLC
24012 FREDERICK RD STE 200
CLARKSBURG MD 20871-9718
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

3. PIN: 336-40-8749-000
Tax Map Number: /18//17////7/
Property Address - 13214 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description
WATERFRD VW ESTS S.3 L.7A
Current Owner Name/Address
CAMP, JAMES D & CYNTHIA A R/S
15411 ROWLAND LN
SILVER SPRING MD 20905-4351
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

4. PIN: 298-45-3001-000
Tax Map Number: /18//15////5/
Property Address - 13220 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description
WATERFRD VW ESTS S.1 L.5A
Current Owner Name/Address
BEHR, JEFFREY & NORIKO R/S
13220 APRIL CIR
LOVETTSVILLE VA 20180-3543
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

5. PIN: 298-35-0681-000
Tax Map Number: /18//15////4/
Property Address - 13282 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description
WATERFRD VW ESTS S.1 L.4A
Current Owner Name/Address
BOLTON, ROBERT W & K WUNDERLICH R/S
13282 APRIL CIR
LOVETTSVILLE VA 20180-3543
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

**SPMI-2009-0007 AGSI – Archer Property Adjacent Properties
Owner, Zoning, Use Information (See Adjacent Property Map for property locations)**

6. PIN: 336-30-8551-000
Tax Map Number: /18//15/////3/
Property Address - 13288 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description
WATERFRD VW ESTS S.1 L.3A
Current Owner Name/Address
CARLSON, ROBERT J & PEGGY L R/S
13288 APRIL CIR
LOVETTSVILLE VA 20180-3543
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

7. PIN: 336-30-5418-000
Tax Map Number: /18//15/////2/
Property Address - 13294 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description
WATERFRD VW ESTS S.1 L.2A
Current Owner Name/Address
SICILIANO, JAMES A & MICHELE A R/S
13294 APRIL CIR
LOVETTSVILLE VA 20180-3543
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

8. PIN: 336-30-4693-000
Tax Map Number: /18//15/////1/
Property Address - 13300 APRIL CIR. LOVETTSVILLE VA 20180
Current Legal Description
WATERFRD VW ESTS S.1 L.1A
Current Owner Name/Address
OHARE, THOMAS J & MARY A R/S
PSC47 BOX 65
APO AE 09470-0065
Zoning – AR1 & State Use Classification: SUBURBAN SINGLE FAM

LINE	BEARING	DISTANCE
L1	S56°22'49"W	28.23'
L2	S03°19'31"W	12.53'
L3	S87°32'21"E	35.00'
L4	S31°59'30"E	153.74'
L5	N00°09'25"W	40.90'
L6	N51°35'20"E	57.50'

N/F
SANDRA HITE,
TRUSTEE

MCP1 # 336-49-1622
ZONING: AR-1
USE: RESIDENTIAL

SPMI 2009-0007
AGSI-ARCHER Property
MCP1 336-40-7208

**SPECIAL
EXEMPTION
PLAT**

LOT 7A
265,004 SQ. FT. OR
6.08365 AC.

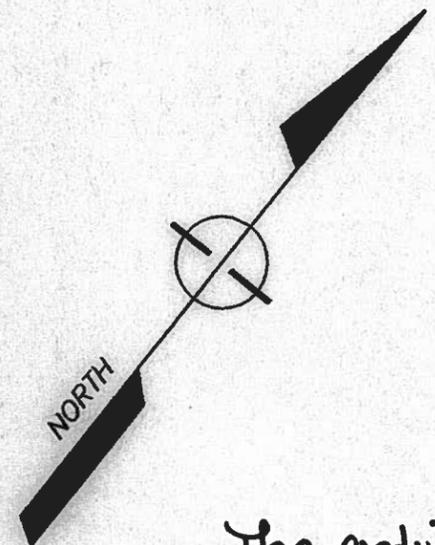
LOT 7
264,998 SQ. FT.
6.08352 ACRES
SECTION 3

OLD PROPERTY LINES
HEREBY DELETED

LOT 5A
201,866 SQ. FT. OR
4.63420 AC.

LOT 5
201,850 SQ. FT.
4.63384 ACRES
SECTION 1

PAGE 2.

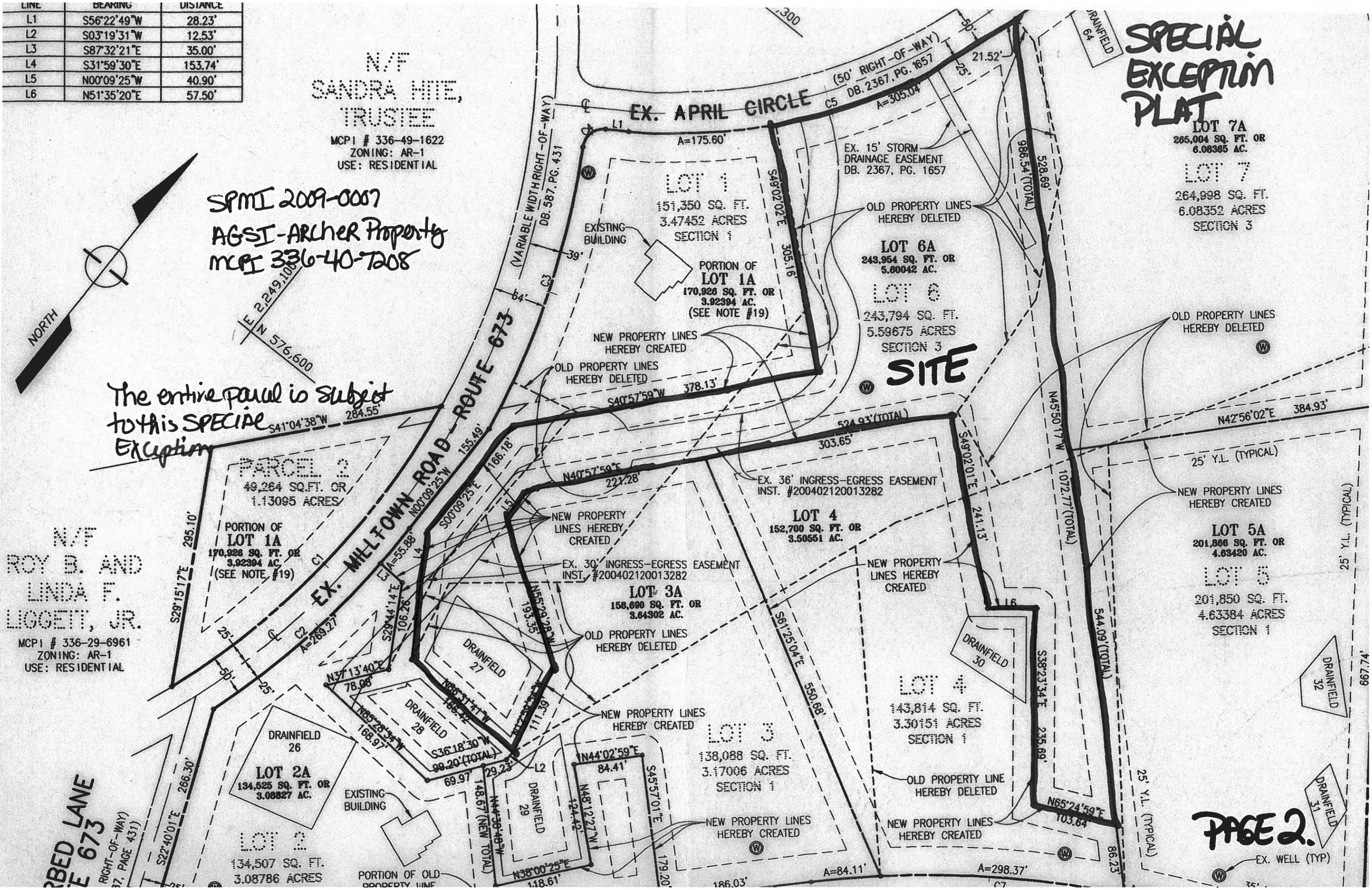


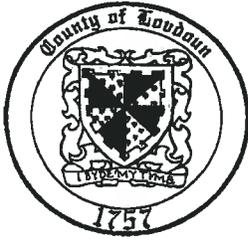
The entire parcel is subject
to this SPECIAL
EXEMPTION

N/F
ROY B. AND
LINDA F.
LIGGETT, JR.

MCP1 # 336-29-6961
ZONING: AR-1
USE: RESIDENTIAL

LANE
E 673
RIGHT-OF-WAY
37, PAGE 431)





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

November 18, 2009

Mr. Matt Archer
AGSI, LLC
13276 April Circle
Lovettsville, VA 22180

RE: SPMI 2009-0007 AGSI – Archer Property (Minor Special Exception)

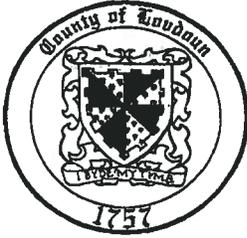
Dear Mr. Archer:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of November 18, 2009. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Mike Elabarger
Project Manager

cc: Van Armstrong, Land Use Review Program Manager, Department of Planning



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

November 18, 2009

Re: SPMI 2009-0007 AGSI – Archer Property (Minor Special Exception)

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of November 18, 2009. The application will be sent to the appropriate referral agencies for review with a comment due date of December 3, 2009. Should you wish to review the file, it is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Mike Elabarger
Project Manager

cc: Matt Archer, AGSI, LLC
Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment (on back)

SPMI 2009-0007 AGSI – Archer Property (Minor Special Exception)

APPLICANT: AGSI, LLC
Matt Archer, VP
13276 April Circle
Lovettsville, VA 22180
540-882-3535

OWNER: Matthew D. & Jennifer K. Archer
13276 April Circle
Lovettsville, VA 22180
540-882-3535

REPRESENTATIVE: Same as Applicant
matt@agsisystems.com

PROPOSAL: A Minor Special Exception to allow a small business with up to (6) six employees on less than 10 acres in the AR-1 zoning district.

LOCATION/ADDRESS: 13276 April Circle, Lovettsville, VA 20180

TAX MAP/PARCEL: Tax Map—/18//17/////6/ MCPI— 336-40-7208-000

ZONING: AR-1

RESIDENTIAL UNITS: N/A

NON-RES. SQUARE FOOTAGE: use of less than 1,000 SF of existing residence

SURROUNDING ZONING/LAND USES:

NORTH	AR-1	Residential/Single Family
SOUTH	AR-1	Residential/Single Family
EAST	AR-1	Residential/Single Family
WEST	AR-1	Residential/Single Family

ELECTION DISTRICT: Catoctin

B



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION		Application Number Assigned _____		
1972 Zoning Ordinance _____		Fee Amount Paid _____		
1993 Zoning Ordinance _____		Receipt Number _____		
<input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Date of Official Acceptance _____		
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)				
Total Number of Cross-Sections (FPAL Type II & FPST)				
Project Name: AGSI - Archer Property		Subdivision Name (if different from project name): Waterford View Estates		
		Subdivision Section: GA		
		Lot Numbers: 6 employees for a home		
Description of Proposed Project: (Must be completed) A minor special exception on lot number 12 to allow a home base business in AR-1 pursuant to 5-614. (E)(1)(b)				
Number and Types of Proposed Lots		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications).		
Residential _____		Total Units	Quantity Affordable	Quantity Elderly
Non-residential _____		Detached/		
Conservancy _____		Semi-detached		
Open Space _____		Townhouse		
Other (Specify type) _____		Multi-family		
		Other (specify)	N/A	
Total Lots 0		Total		
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:				
Category	Description of Use	Square Footage		
Ag-Residential				
Sales & Service	IT	less than 1000 SF in residence		
Office				
Industrial				
Gov't, Utilities & Public Service				
Recreation & Special Interests				
Transportation & Communications				
Education & Training				
Other (specify)				
Total Square Footage				
PROJECT LOCATION				
Property Address: 13276 April Link Leesville, VA 20180	Property Location: * same	Adjacent Roads * Mill Town Road		
ELECTION DISTRICT(S)	Catoctin			
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION				
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status	
336.10.7209	AR-1	5.6	Existing AR-1	Proposed AR-1

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

LAND USE		ZONING	
NORTH	residential	AP-1	
SOUTH			
EAST			
WEST			

APPLICANT(S)

Company Name	AGSI, LLC	Company Name	
Name of Person & Title	Matt Archer VP	Name of Person & Title	
Mailing Address	13276 April Circle	Mailing Address	
City, State, Zip Code	Luxtonville, VA 20180	City, State, Zip Code	
Daytime Telephone	540-882-3535	Daytime Telephone	
E-mail Address	mat@agsi.com	E-mail Address	
Correspondent?	Yes No	Correspondent?	Yes No

PROPERTY OWNER(S)

Company Name		Company Name	
Name of Person & Title	MATTHEW D + JENNIFER K. ARCHER	Name of Person & Title	
Mailing Address	13276 April Circle	Mailing Address	
City, State, Zip Code	Luxtonville, VA 20180	City, State, Zip Code	
Daytime Telephone	540-882-3535	Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes No	Correspondent?	Yes No

REPRESENTATIVE(S)

Company Name	Same as Applicant	Company Name	
Name of Person & Title	Applicant	Name of Person & Title	
Mailing Address		Mailing Address	
City, State, Zip Code		City, State, Zip Code	
Daytime Telephone		Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes No	Correspondent?	Yes No

CERTIFICATIONS

APPLICANT(S):
The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

<i>Matt Archer</i> Printed Name of Applicant		Printed Name of Applicant	
Signature of Applicant	Date	Signature of Applicant	Date

PROPERTY OWNER(S) (to be signed by all property owners):
I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

<i>Matt Archer</i> Printed Name of Property Owner		<i>Jennifer Archer</i> Printed Name of Property Owner	
Signature of Property Owner	Date	Signature of Property Owner	Date

Updated 3/9/2007



I, MATT Archer, do hereby state that I am an

Applicant

Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPM1-2009-0007

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
336-40-7208	MATTHEW D. +	13276 April Circle,	PARCEL
	JENNIFER K. Archer	Lanettsville, VA 20180	OWNERS
	AGSI, Inc.	SAME ↑	APPLICANT

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

AGSI, LLC 13276 April Circle Louthville VA 20180

Description of Corporation:

- There are 100 or fewer shareholders and all shareholders are listed below.
- There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.
- There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Matt D Archer	
Joe K Archer	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Matt D Archer	
Joe K Archer	

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(a).*

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(b).*

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

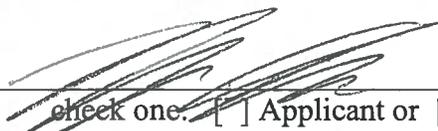
Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:



check one: Applicant or Applicant's Authorized Agent

Matt D Archer VP

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 23 day of July 2009, in the State/Commonwealth of Virginia, in the County/City of Loudoun.

Brenda Lee Hill
Notary Public

My Commission Expires: November 30, 2012

Notary Registration Number: 230738



July 22, 2009

AGSI SYSTEMS
13276 April Circle
Lovettsville, VA 20180
(540) 882-3535

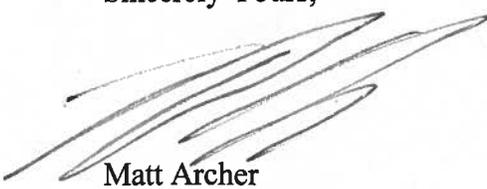
To Ms. Van Horn,

AGSI is asking for a waiver for the below items:

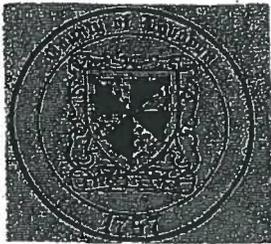
- G.
- K.5
- K.12 – no free disturbance
- K.13 – no photographs disturbance
- K.14 – there are moderately steep steps on property however they are out side the area to be used
- K.15 – there is fuel for gas heat but to my knowledge there are no hazardous or toxic substances.
- K.16 – no floodplane
- K.17 – no overlay districts
- K.18
- K.19 – no wetlands

There will be no additional disturbance of the property for this use.

Sincerely Yours,



Matt Archer
AGSI Systems
Vice President



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

H

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0039 Matt Archer	SPMI
DATE OF CONFERENCE	Home Bus., 3 employs on 5.6 acres 05/26/09 1:00pm	

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN CO. PLANNING DEPT.
Matt Archer	AGSI
Pat Giglio	Community Planning
BRIAN FISH	B+D- ZONING ✓

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with *Article VI* of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

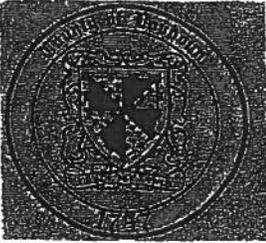
Date:

Van Arity

5/26/09

Application Fee: SPEX: \$5,955





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0039 Matt Archer Home Bus., 3 employs on 5.6 acres 05/26/09 1:00pm	SPMI
DATE OF CONFERENCE		

1. ISSUES RAISED BY THE APPLICANT

SMALL BUSINESS PROPOSAL EXPANDING FROM AN EXISTING HOME OCCUPATION PERMIT. 2 ON SITE EMPLOYEES + 3 OFF SITE EMPLOYEES, POSSIBLY 2 MORE OFFSITE EMPLOYEES - FUTURE EXPANSION. USE PROPOSED IN EXISTING DWELLING ON 6.5 ACRE LOT. ON A SHARED ACCESS EASEMENT W/ OTHER PROPERTIES.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REVISED GENERAL PLAN - ^{TOWN} NORTHERN ~~TOWN~~ OF RURAL AREA. SMALL BUSINESSES CONSISTENT W/ PLAN POLICY. EVENTUAL EXPANSION MUST MOVE TO TOWNS OR BUSINESS AREAS OF COUNTY. CONFIRM THAT USE IS COMPATIBLE W/ NEIGHBORHOOD.

3. ZONING ISSUES DISCUSSED ___ 1972. ___ 1993 Revised 1993 Zoning Ordinance

ZONED AR-1. 3-10 AC. ALLOWS 3 EMPLOYEES BY SPEX APPROVAL. (SEC. ~~5~~-614). TO INCREASE # OF EMPLOYEES, MAY REQUEST ZONING MODIFICATION FOR GREATER EMPLOYEES.

4. TRANSPORTATION ISSUES DISCUSSED

SCOPE A TRAFFIC STATEMENT OF BUSINESS TRIPS, DELIVERIES FOR THE USE.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

HEALTH DEPT - CHECK W/ ENVIRONMENTAL HEALTH AS TO DRAINFIELD / WELL CAPACITIES.

CHECK W/ HOA COVENANTS ON PRIVATE ACCESS EASEMENT RESTRICTIONS.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

SPEX PROCESS FOR SMALL BUSINESS ~ 4-6 MONTHS PROCESSING W/ TWO PUBLIC HEARINGS TO PLANNING COMMISSION & BOARD OF SUPERVISORS.

Conference Coordinator:

Van Arty

Date:

5/26/09

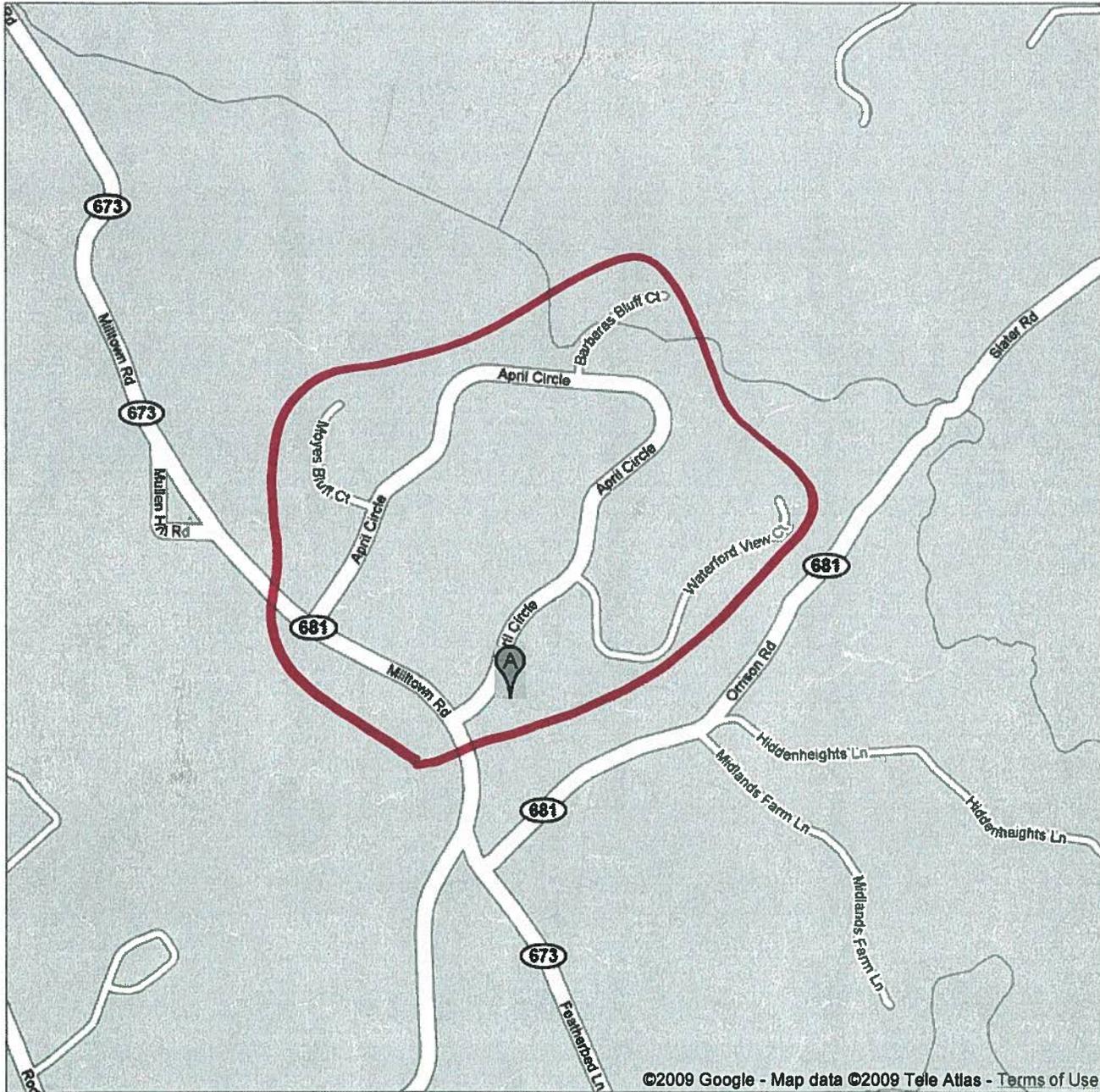


Address 13276 April Cir
Lovettsville, VA 20180

Get Google Maps on your phone

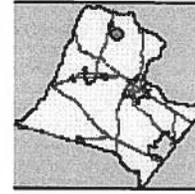


Text the word "GMAPS" to 466453

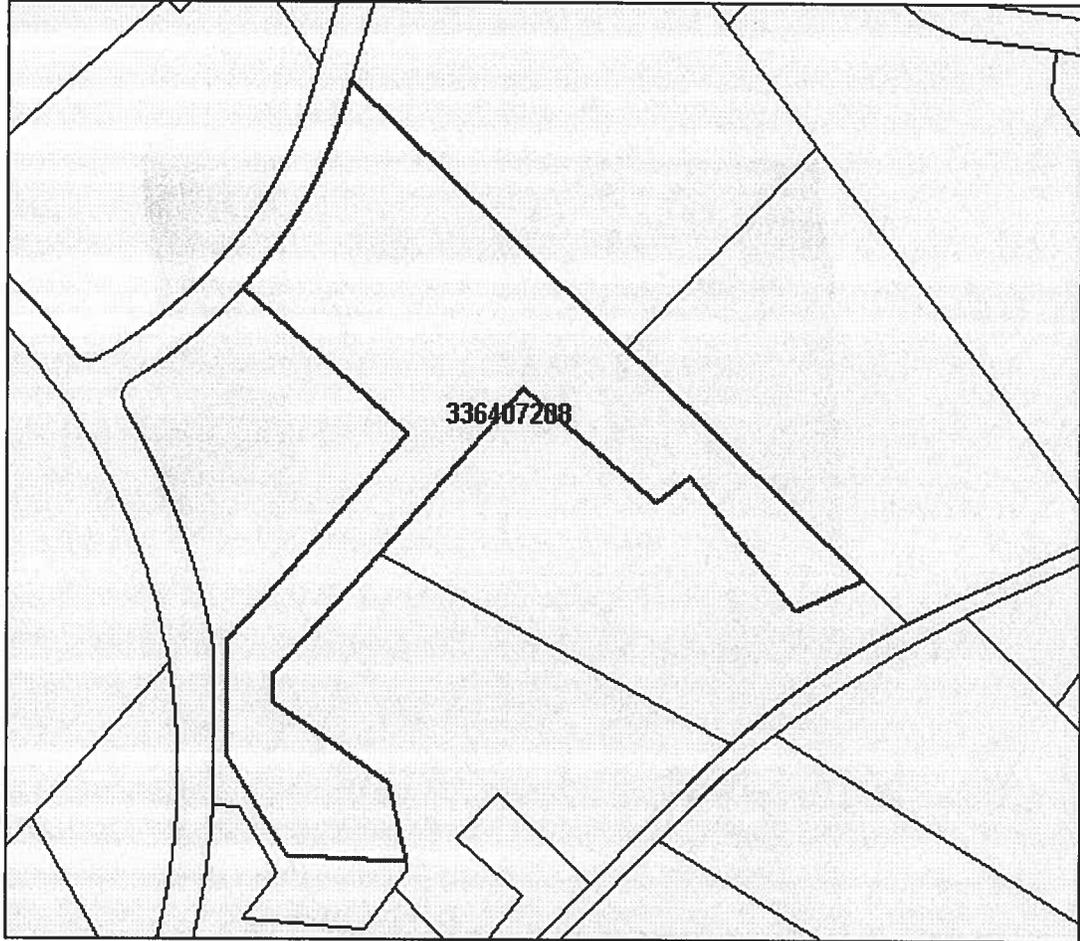


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Loudoun County Mapping System



7,139,303



7,138,010

11,732,109

Map Width=1,479 feet

11,733,588

Created on 6/30/2009 2:11:59 PM

PIN	Address
336407208	13276 April Cir Lovettsville 20180

CURVE TABLE

CHORD	ARC	ANGLE	CHORD BEARING	ARC BEARING
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LINE TABLE

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N/F SANDRA HITE, TRUSTEE
 MAP 1, 230-48-1822
 201007, 2011
 USE: RESIDENTIAL

N/F ROY B. AND LINDA F. LIGGETT, JR.
 MAP 1, 230-48-4841
 201007, 2011
 USE: RESIDENTIAL

N/F CHARLES AND DOROTHY WILLIAMS
 MAP 1, 230-48-1717
 201007, 2011
 USE: RESIDENTIAL

N/F MB WATERFORD VIEW, L.L.C.
 MAP 1, 230-48-1710
 201007, 2011
 USE: RESIDENTIAL



PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 AND CONSOLIDATION
 OF
 PARCEL 2
 AND
 WATERFORD VIEW ESTATES
 SECTION 1, LOTS 1-5
 SECTION 3, LOTS 6&7
 CHURCHMAN ELECTRIC DISTRICT
 CHURCHMAN ELECTRIC DISTRICT
 SCALE 1" = 100' OCTOBER 13, 2002

William E. Gresham, Professional Engineer
 Civil Engineers • Land Planners • Surveyors
 44004 Riverside Pkwy • Leesburg, Virginia 20176
 (703)-728-9000



VICINITY MAP

NO.	Revision	Date
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C 5 D

Loudoun County Real Estate Tax, Assessment & Parcel Database

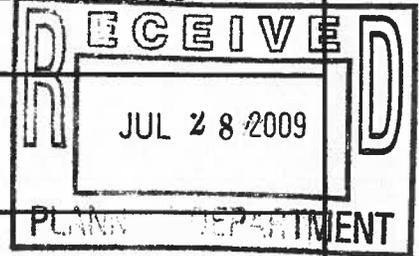
[Home](#) | [Search By](#) | [Contact Us](#)

[Map It](#)
[Recent Sales](#)
[Pay Taxes](#)

[Assessment](#)

**Real Estate Tax - 2009
Owner and Legal**

PIN: 336-40-7208-000	Tax Map: /18//17/////6/
Current Owner Name& Address: ARCHER MATTHEW D & JENNIFER K R/S 13276 APRIL CIR LOVETTSVILLE VA 20180-3543	Jan 1 Owner Name& Address:: ARCHER MATTHEW D & JENNIFER K R/S 13276 APRIL CIR LOVETTSVILLE VA 20180
Legal Description: WATERFRD VW ESTS S.3 L.6A 200402190014568,14569P 200811210068665	Acreage: 5.60 Land Use: NO
Annual Taxable Assessment: \$ 843,100	



District: Regular		Supplement:		Tax Rate: \$1.245 per \$100 assessed value	
1st Half		Original Due Date: 2009-06-05		Date Levied: 2009-04-08	
Taxable Assessment: \$ 421,550		Waiver Date:		Date Last Paid: 2009-05-13	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 5,248.30				\$ 5,248.30
Paid:	\$ 5,248.30	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,248.30
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.245 per \$100 assessed value	
2nd Half		Original Due Date: 2009-12-07		Date Levied: 2009-04-08	
Taxable Assessment: \$ 421,550		Waiver Date:		Date Last Paid:	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 5,248.30				\$ 5,248.30
Paid:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 5,248.30	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,248.30

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Loudoun County Real Estate Tax, Assessment & Parcel Database

Home | Search By | Contact Us

Map It

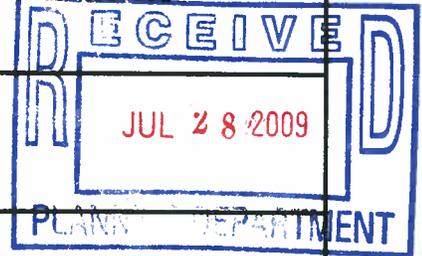
Recent Sales

Pay Taxes

Assessment

Real Estate Tax - 2009
Owner and Legal

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Due:	\$ 5,248.30	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,248.30

Matt Archer

From: Van Armstrong [Van.Armstrong@loudoun.gov]
Sent: Wednesday, June 10, 2009 4:47 PM
To: matt@agsisystems.com
Cc: Ginni VanHorn; John Merrithew; Michelle Motture
Subject: Small Business application proposal, PRAP 2009-0039

Mr. Archer - To follow up on our phone conversation and the pre-application meeting for your business, I am confirming by this email that your request to file a Small Business Land Development Application will be processed as a Minor Special Exception (SPMI) requiring a public hearing directly to the Board of Supervisors with no required Planning Commission public hearing.

As we discussed, a filing fee of \$1,870 will be required with the application submission.

Regarding the application checklist, I have checked with staff and you would still follow the SPEX (special exception) checklist that was provided to you. To the extent that you believe certain information required in the checklist is not applicable to your circumstances, you may request by email to John Merrithew (cc'ed here) waivers of specific checklist items. He can discuss these with you further.

Please include this email as a part of your PRAP notes of May 26, 2009, and include with your application to the County for documentation purposes. This email will also be appended to the County's PRAP 2009-0039 file.

If you have further questions on this, please call. Thanks, Van

Van Armstrong, Program Manager
Loudoun County Planning Department
1 Harrison Street, SE, 3rd Floor, Mailstop #62 P.O. Box 7000 Leesburg, VA 20177-7000
(703) 777-0653

Receipt of Payment

Receipt Number : 090008924
Transaction Number : A000000006118
Payment Method: CHECK
Check Number: 1304



Date: 2009-07-28
Amount: \$1,870.00
Check Escrow Flag: N
Check Writer: AGSI LLC

Detail Information

1,870.00 SPMI-2009-0007 TOTAL FEE

336-40-3240-000
MCGAVISK, CHRISTOPHER & LINDA L R/S
13291 APRIL CIR
LOVETTSVILLE VA 20180-3542

335-10-2211-000
BUCK MOUNTAIN INVESTMENTS LLC
24012 FREDERICK RD STE 200
CLARKSBURG MD 20871-9718

336-40-8749-000
CAMP, JAMES D & CYNTHIA A R/S
15411 ROWLAND LN
SILVER SPRING MD 20905-4351

298-45-3001-000
BEHR, JEFFREY & NORIKO R/S
13220 APRIL CIR
LOVETTSVILLE VA 20180-3543

298-35-0681-000
BOLTON, ROBERT W & K WUNDERLICH R/S
13282 APRIL CIR
LOVETTSVILLE VA 20180-3543

336-30-8551-000
CARLSON, ROBERT J & PEGGY L R/S
13288 APRIL CIR
LOVETTSVILLE VA 20180-3543

336-30-5418-000
SICILIANO, JAMES A & MICHELE A R/S
13294 APRIL CIR
LOVETTSVILLE VA 20180-3543

336-30-4693-000
OHARE, THOMAS J & MARY A R/S
PSC47 BOX 65
APO AE 09470-0065



336-40-3240-000
MCGAVISK, CHRISTOPHER &
LINDA L R/S
13291 APRIL CIR
LOVETTSVILLE VA 20180-3542

335-10-2211-000
BUCK MOUNTAIN INVESTMENTS
LLC
24012 FREDERICK RD STE 200
CLARKSBURG MD 20871-9718

336-40-8749-000
CAMP, JAMES D & CYNTHIA A R/S
15411 ROWLAND LN
SILVER SPRING MD 20905-4351

298-45-3001-000
BEHR, JEFFREY & NORIKO R/S
13220 APRIL CIR
LOVETTSVILLE VA 20180-3543

298-35-0681-000
BOLTON, ROBERT W & K
WUNDERLICH R/S
13282 APRIL CIR
LOVETTSVILLE VA 20180-3543

336-30-8551-000
CARLSON, ROBERT J & PEGGY L
R/S
13288 APRIL CIR
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336-30-5418-000
SICILIANO, JAMES A & MICHELE A
R/S
13294 APRIL CIR
LOVETTSVILLE VA 20180-3543

336-30-4693-000
OHARE, THOMAS J & MARY A R/S
PSC47 BOX 65
APO AE 09470-0065



Polis, Wini

From: Matt Archer [matt@agsisystems.com]
Sent: Tuesday, November 10, 2009 4:03 PM
To: Polis, Wini
Subject: AGSI - Archer Property Minor Special Exception

Wini,

I am willing to keep the community involved and informed of the proposed minor special exception as needed.

Matt Archer
AGSI Systems
office 540-882-3535
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efax 410-630-5003