

Loudoun County, Virginia

www.loudoun.gov

Department of Planning and Zoning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
703/777-0246 • Fax 703/777-0441

March 16, 2017

Brian Terrebonne
242 Greenfield Court
Sterling, VA 20164

RE: ZCOR-2017-0030 Zoning Verification for Parcel:
PIN#: 012-18-0607 Tax Map: /80////////105/
013-48-3198 /81////////106/

Dear Mr. Terrebonne,

This letter is in response to your correspondence dated February 23, 2017, wherein you requested a zoning verification for the above referenced properties (Properties). Based on County records, I offer the following:

The Properties are zoned Residential-4 (R-4) administered under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance). Although the Properties were not part of rezoning application ZMAP-1988-0031, Greenridge, research indicates that the Properties were inadvertently remapped from Residential-1 (R-1) and Agricultural Residential-3 (A-3) to R-4 after the approval of ZMAP-1988-0031. The Concept Development Plan for ZMAP-1988-0031 clearly indicates that the Properties are not part of the rezoning application, and therefore the Properties are not subject to the approved Concept Development Plan and proffers associated with ZMAP-1988-0031. However, pursuant to a Countywide Remapping (ZMAP-2002-0014) which was adopted January 6, 2003, the previous property owner was notified by letter dated October 24, 2002 of the proposed zoning of the Properties to R-4 Single Family Residential. Therefore, the Properties are correctly mapped R-4 today. The Properties are also subject to the Floodplain Overlay District (FOD) (Section 4-1400), minor floodplain. In addition, Parcel 012-18-0607 contains moderately steep slopes which are subject to the Steep Slopes Performance Standards (Section 5-1508).

The regulations of the Revised 1993 Zoning Ordinance may be found online at www.loudoun.gov/zoningordinance. Copy testes, conditions, findings, plats, site plans and related materials associated with the applications referenced herein can be viewed with the Loudoun Online Land Applications System (LOLA) by going to www.loudoun.gov/lola. If you require copies of approved site plan/ site plan amendments not found on LOLA, please contact the Department of Building and Development at (703) 777-0220 for further assistance.

PLEASE NOTE: This opinion is valid only as of this date, and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This opinion is based upon the text of the Zoning Ordinance as of the date of this letter and such text is subject to change.

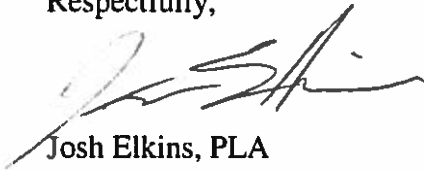
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I trust this letter adequately addresses your request regarding the Property. If I can be of further assistance, please contact me at (703) 777-0652 or email at Josh.Elkins@loudoun.gov.

Respectfully,



Josh Elkins, PLA
Planner

Attachments:

Copy: Mark Stultz, Zoning Administrator
Michelle Lohr, Deputy Zoning Administrator

Property Owner/s: Brian Terrebonne
242 Greenfield Court
Sterling, VA 20165