

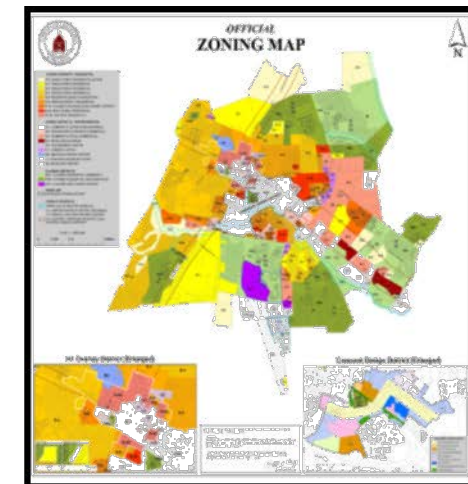
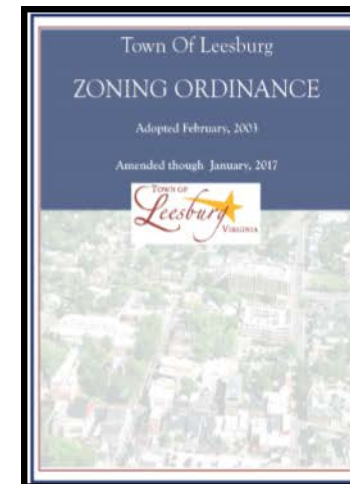
Board of Zoning Appeals 2017 Meeting Schedule

Thursday, January 12, 2017	Thursday, February 9, 2017
Thursday, March 9, 2017	Thursday, April 13, 2017*
Thursday, May 11, 2017	Thursday, June 8, 2017
Thursday, July 13, 2017	Thursday, August 10, 2017
Thursday, September 14, 2017	Thursday, October 12, 2017*
Thursday, November 9, 2017	Thursday, December 14, 2017

\* denotes regularly scheduled business meetings.

Town of Leesburg Department of Planning & Zoning  
25 W. Market Street, Leesburg, VA 20176  
[www.leesburgva.gov/planning](http://www.leesburgva.gov/planning)

# Town of Leesburg, VA Board of Zoning Appeals 2016 Annual Report



The Leesburg Board of Zoning Appeals (BZA) is pleased to present its annual report for the 2016 calendar year. The information contained within this report is a summary of work produced by the Board during the previous year. During this time, the Board welcomed Christopher Colsey as a new member and held one public hearing related to a variance application.

### 2016 BZA Members

Chance Harrison, Chairman	Susan Moffett, Vice Chair
Christopher Colsey	Peter Vanderloo
Jonathan Weaver	
<b>Staff Liaisons</b>	
Brandon White Assistant Zoning Administrator	(January to July)
Michael Watkins Assistant Zoning Administrator	(August to December)
Debi Parry Planning & Zoning Assistant	



### BZA 2016 Overview

The BZA, a quazi-judicial body appointed by the Loudoun County Circuit Court, meets on an as needed basis. Three meetings were held in 2016 as outlined below:

#### March 10, 2016

During this meeting the BZA adopted amended bylaws to codify their practice of holding two business meetings a year (April & October). The main goal of this change was to keep abreast of issues of interest when the regular caseload is not heavy. Also at this meeting, the BZA reviewed public hearing procedures in preparation for a pending variance case.

#### July 14, 2016

During this meeting the BZA held a public hearing for a variance request at 212 E. Market Street as described below.

#### December 14, 2016

During this meeting, which was rescheduled from October 12th due to lack of quorum, the BZA was introduced to Assistant Zoning Administrator Michael Watkins and approved their 2017 meeting schedule.

### BZA Public Hearing, 212 E. Market Street

On July 14, 2016 the BZA held a public hearing regarding a variance request for 212 E. Market Street. In this case, the applicant was requesting a reduction in the required travel aisle width from 20 feet to 10 feet to accommodate a change in use for property. The building on the property, a primary, contributing structure in the Historic District served as the visitor's center for the adjacent Dodona Manor property (currently known as The Marshall House) for a period of time before becoming a law office. The property was purchased in 2015 by the applicant with the intent to convert the building from an office to an art gallery and café.

This new, more intense use required that parking be added to the rear of the property; however, the travel aisle width between the existing structure and the eastern property boundary was less than the 20 feet required in the Zoning Ordinance. After due consideration, it was the decision of the BZA to grant the variance request with the condition that a note or reference of the variance approval be included on the final approved site plan.

