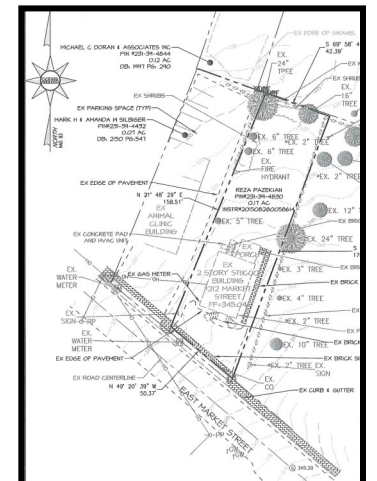
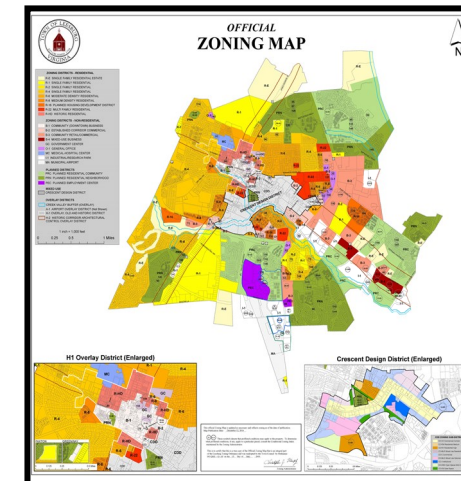
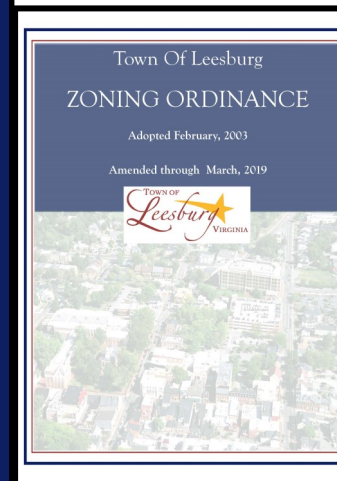


Tuesday, January 19, 2021	Tuesday, February 16, 2021
Tuesday, March 16, 2021	Tuesday, April 20, 2021*
Tuesday, May 18, 2021	Tuesday, June 15, 2021
Tuesday, July 20, 2021	Tuesday, August 17, 2021
Tuesday, September 21, 2021	Tuesday, October 19, 2021*
Tuesday, November 16, 2021	Tuesday, December 21, 2021

* denotes regularly scheduled business meetings.

Town of Leesburg Department of Planning & Zoning
 25 W. Market Street, Leesburg, VA 20176
www.leesburgva.gov/planning

Town of Leesburg, VA Board of Zoning Appeals 2020 Annual Report



The Leesburg Board of Zoning Appeals (BZA) is pleased to present its annual report for the 2020 calendar year. The information contained within this report is a summary of work produced by the Board during the previous year.

2020 BZA Members

Board Members	
Peter Vanderloo, Chairman	Susan Moffett, Vice Chairman
Joseph Carter	Gregory Gutierrez (appointed 2/14/2020)
Martha Mason Semmes	
Staff Liaisons	
Michael Watkins Zoning Administrator	Debi Parry, Planning & Zoning Analyst

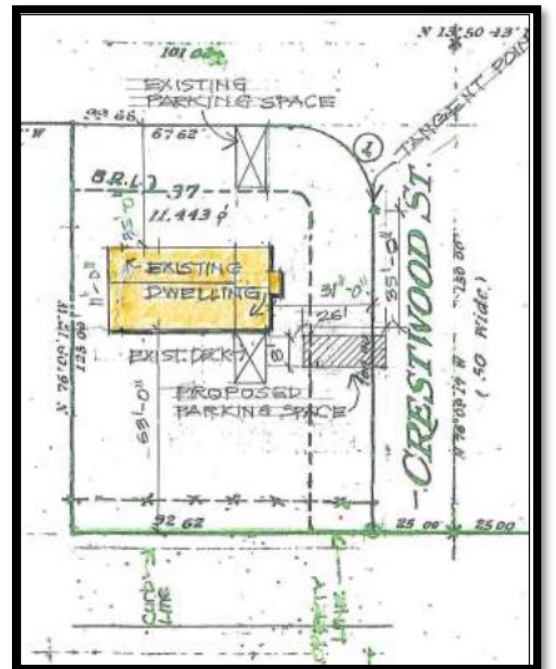


BZA 2020 Overview

The BZA, a quasi-judicial body appointed by the Loudoun County Circuit Court, meets on an as needed basis. There was one case heard in 2020. Both business meetings of the BZA were cancelled due to the COVID pandemic and staffing concerns.

TLZV-2019-0003 – 602 Valley View Avenue SW

On January 21, 2020, the Board of Zoning Appeals met to hear case TLZV-2019-0003, 602 Valley View Avenue SW, which was filed as an appeal of an administrative decision given by the Zoning Administrator. This application was filed by the appellant who alleged that the Zoning Administrator erred in the denial of a Zoning Permit requesting a second vehicle entrance onto the subject property located at 602 Valley View Avenue SW.



The basis of the appeal was a challenge to the administrative decision that a second vehicle access from a public street is not permitted for the single-family detached lot per Town of Leesburg Zoning Section 11.6.1.B Entrances and Exits. The subject property is a “corner lot” meaning it has frontage on two streets. The property is similar in size and shape to other corner lots in the surrounding neighborhood, none of which have more than one combined or separate entrance and exit. The subject property had an existing combined entrance and exit driveway on Valley View Avenue SW and sought a second entrance and exit driveway onto the lot from Crestwood Street SW. Further, the applicant failed to justify the need for the second driveway in their Zoning Permit application, as required in Section 11.6.1.B.

Upon reviewing the application, the Zoning Administrator reached out to the applicant to inform them that their application was not in compliance and provided options for the applicant to (1) provide the necessary justification as outlined in the Zoning Ordinance or (2) amend their application to bring it into compliance with the Zoning Ordinance. The applicant requested that their application be denied so that their case might be heard before the Board of Zoning Appeals.

After hearing testimony from staff, the appellants and a representative of the Crestwood Hamlet HOA, the Board of Zoning Appeals upheld the Zoning Administrator’s denial of the Zoning Permit application.