



BOARD OF ZONING APPEALS

Business Meeting: Tuesday, September 21, 2021, 7:00pm
Council Chamber, Town Hall, 25 West Market Street,
Leesburg, VA 20176

Board of Zoning Appeals Meetings are broadcast for public viewing as follows:

- a. Webcast: <https://www.leesburgva.gov/government/webcasts>
- b. Comcast Government Access Channel 67 and Verizon Channel 35

Please note that all Town Council, Board, and Commission meetings are recorded and can be found on the Town's website at www.leesburgva.gov

Board Members

Peter Vanderloo, Chair
Susan Moffett, Vice Chair
Joseph Carter
Gregory Gutierrez
Martha Mason Semmes

Support Staff

Michael Watkins, Zoning Administrator
Mike Ruddy, Assistant Zoning Administrator
Deborah Parry, Planning & Zoning Analyst
Carmen Babonneau, Zoning Inspector
Shelby Miller, Zoning Analyst

-
- I. Call to Order and Roll Call
 - II. Determination of Quorum
 - III. Approval of Meeting Minutes:
 - a. April 20, 2021 Meeting Minutes
 - IV. Public Hearings
 - a. TLZV-2021-0001 - Variance Request, 711 Montauk Court, N.E. (Vargas Property)
 - V. Unfinished Business
 - VI. New Business
 - a. Current Zoning Ordinance Amendments Briefing
 - VII. Adjournment

NEXT SCHEDULED BUSINESS MEETING: January 18, 2022

Assisted Listening System devices are available at this meeting. If you require any type of reasonable accommodation to attend and/or participate in this meeting, please contact Debi Parry at dparry@leesburgva.gov or 703-737-7023. Three days advance notice is requested.



MINUTES OF THE BOARD OF ZONING APPEALS
Tuesday, April 20, 2021
25 West Market Street
Council Chamber

MEMBERS PRESENT: Chairman Peter Vanderloo, Vice Chair Susan Moffett, Joseph Carter, Gregory Gutierrez, and Martha Mason Semmes

MEMBERS ABSENT: None

STAFF: Zoning Administrator Michael Watkins, Assistant Zoning Administrator Mike Ruddy, and Planning and Zoning Analyst Deborah Parry

Call to Order and Roll Call

Chairman Vanderloo called the meeting to order at 7:00pm. Attendance was noted by roll call and a quorum was deemed present.

Approval of Meeting Minutes

a. January 21, 2020

On a motion by Ms. Moffett, seconded by Mr. Carter, the minutes of January 21, 2020 were approved by a 5-0 vote.

BZA Disclosures

None

Public Hearings

None

Unfinished Business

None

New Business

Mr. Watkins introduced Mr. Ruddy as the new Assistant Zoning Administrator and noted that Mr. Ruddy will be taking over the role of staff liaison to the Board.

a. Adoption of the 2020 Board of Zoning Appeals Annual Report

Mr. Gutierrez proposed a motion to accept the 2020 Board of Zoning Appeals Annual Report as drafted by staff.

The motion was seconded by Ms. Semmes and approved by a 5-0 vote.

b. Adoption of the 2021 Meeting Schedule

Mr. Ruddy noted that a draft meeting schedule has been prepared for the Board's approval. He discussed the current schedule with business meetings in April and October, suggesting that the Board consider adjusting their schedule for 2022 to hold business meetings in January and September. He noted that moving the first business meeting to January would allow the Board to take care of business items earlier such as appointing the leadership positions and adopting the meeting calendar.

BZA Minutes – April 20, 2021

After discussion it was the consensus of the Board to amend the 2021 schedule by moving their business meeting from October to September and in 2022 to begin holding business meetings in January and September of each year.

Ms. Semmes proposed a motion to adopt the proposed 2021 meeting schedule with the amendment that the business meetings will be moved to January and September going forward.

The motion was seconded by Mr. Carter and approved by a 5-0 vote.

Mr. Watkins suggested that the Board also amend their Bylaws to reflect the business meeting schedule change.

Vice Chair Moffett proposed a motion to amend the Board of Zoning Appeals Bylaws to reflect that the BZA business meetings will be held in January and September of each year.

The motion was seconded by Mr. Carter and approved by a 5-0 vote.

c. Current Zoning Ordinance Amendments Briefing

Mr. Watkins provided an overview regarding several updates to the Zoning Ordinance that were adopted over the previous year or are in process. Further, he discussed the Town's efforts in pursuing a boundary line adjustment for the Compass Creek properties adjacent to the Leesburg Executive Airport and changes that were made in the Town Zoning Ordinance and Zoning Map as part of this process.

There was discussion regarding the Legacy Leesburg Town Plan update process and it was noted that there would be amendments to the Zoning Ordinance coming forward within the next two years as a result of the new goals and policies adopted with the town plan. There was also discussion regarding the boundary line adjustment for the Compass Creek properties and the recent Zoning Ordinance amendment to address the accessory fueling stations associated with the Wal-Mart property. Further, there was also discussion regarding Zoning Ordinance amendments under review for changes to the Crescent Design District.

Adjournment

On a motion by Mr. Carter, seconded by Vice Chair Moffett, the meeting was adjourned at 7:22pm by a 5-0 vote.

Peter Vanderloo, Chairman

Deborah Parry, Planning & Zoning Analyst



Date of Meeting: September 21, 2021

**TOWN OF LEESBURG
BOARD OF ZONING APPEALS**

Case: TLZV-2021-0001 711 Montauk Court, N.E.
(Vargas Property) – Variance Request

Applicant: Jesus Vargas
711 Montauk Court, N.E.
Leesburg, VA 20176

Representative: Gerardo Perez

Location: 711 Montauk Court, N.E.

M.C.P.I.: 146-15-0237

Zoning: PRN, Planned Residential Neighborhood

Executive Summary:

Mr. Perez, the owner of 711 Montauk Court, NE, has submitted a zoning permit application to construct a sunroom on a lawfully permitted open deck located on the rear of the structure. The sunroom is considered an addition and therefore must comply with required setbacks. In this instance, the addition creates an unpermitted encroachment into the required rear yard. In accordance with Town of Leesburg Zoning Ordinance (TLZO) Section 3.13 Variations, the Applicant is requesting a variance of the required dimensional standard for a rear yard setback. The applicant's justification and staff's analysis is provided below.

Existing Site Conditions:

The Applicant's property is located at 711 Montauk Court, N.E. See Figure 1, Existing Conditions (Ortho) and Figure 2 Existing Conditions (rear) below. The subject property is improved with a single-family detached dwelling and two-car driveway. The subject property is polygonal in its shape due to its location at the end of a cul-de-sac. Based on the lot grading plan, the dwelling has a walkout basement, meaning that the grade falls from the front of the dwelling to the rear of the dwelling exposing the basement floor.

Zoning History:

The subject property is zoned Planned Residential Neighborhood (PRN). Per TLZO Section 8.2.3.B, the development standards are established with the ordinance approving the Planned Development Zoning Map Amendment (95-O-21). The development standards are reflected on the Typical Lot Detail approved with the site plan TLCD-2002-0016.

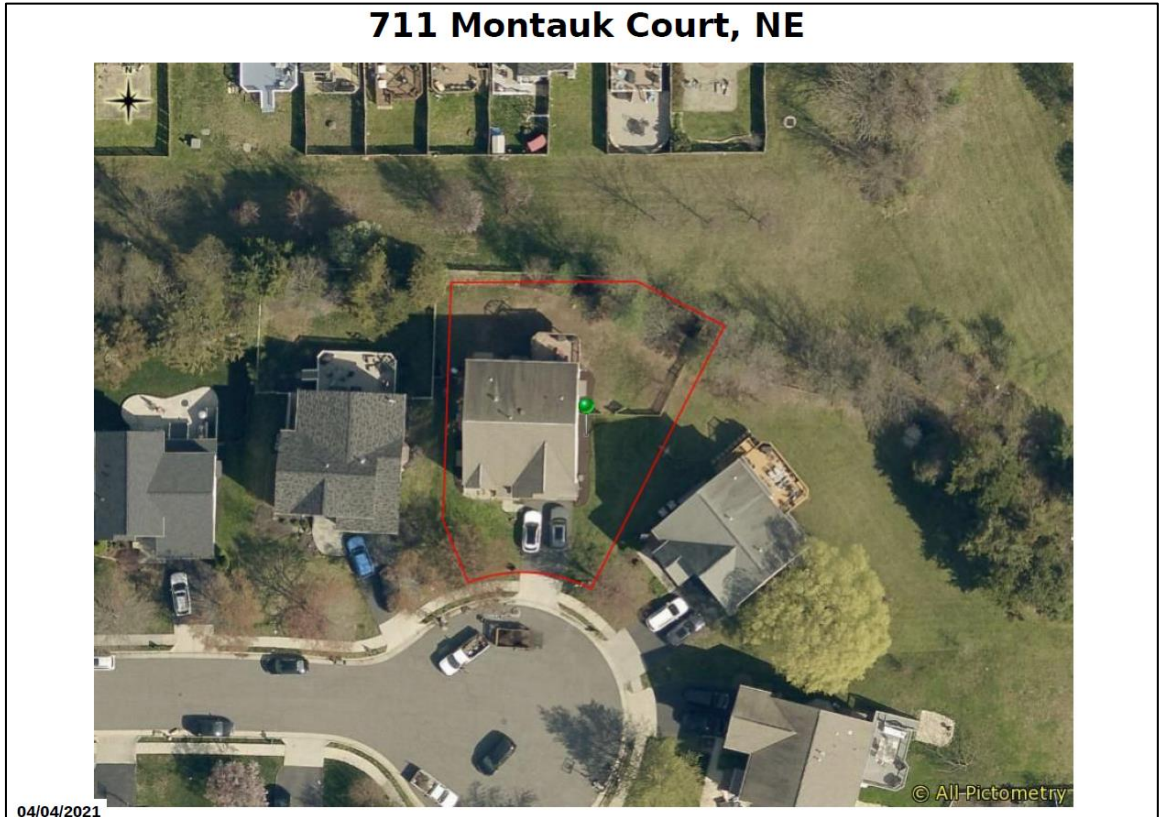


Figure 1, Existing Conditions (Ortho)

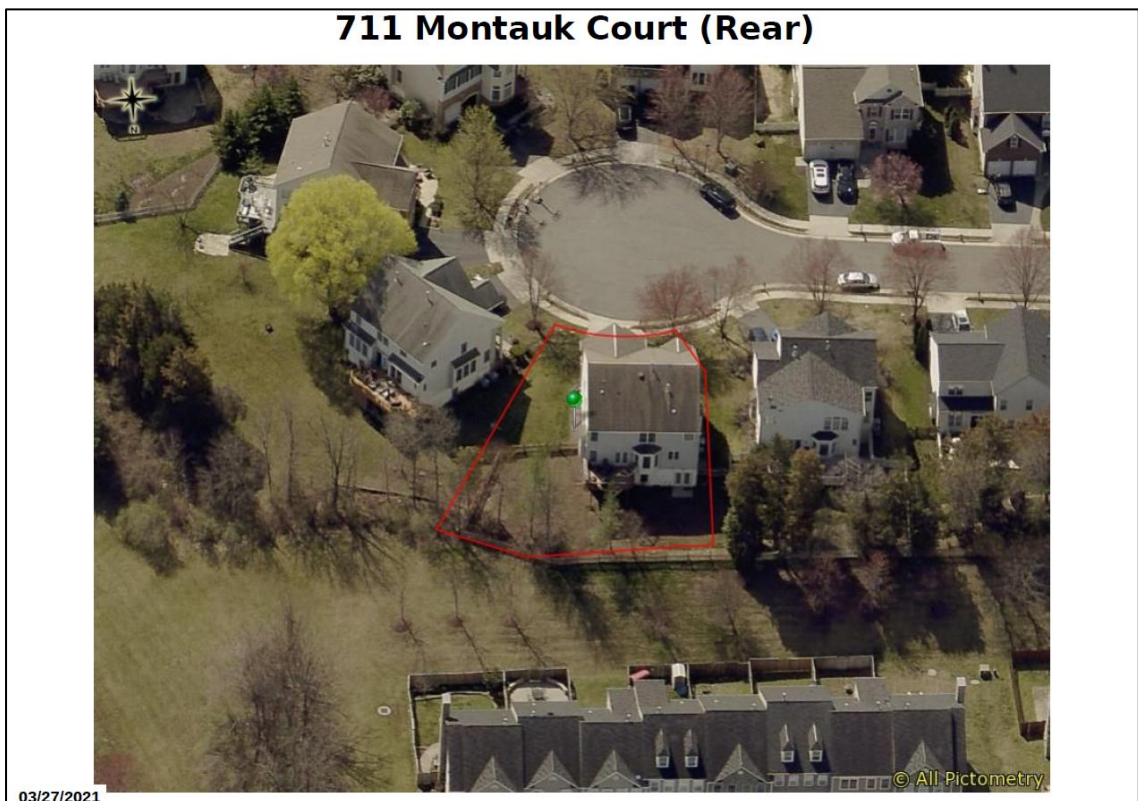


Figure 2, Existing Conditions (rear)

The required yards are as follows:

- Front: 25'
- Side: 10'
- Rear: 30'

These required yards are uniformly applied to all lots within Edwards Landing.

The initial construction of the dwelling was approved with Zoning Permit TLZP-2003-0548. This permit authorized the construction of a "Chatham" model single-family detached dwelling. In conformance with required buffer yards, two Willow Oak trees, three White Pine trees, five Euonymus and Chinese Holly shrubs, and three Viburnum shrubs were required in the rear yard. Subsequent to the construction of the dwelling, Zoning permit TLZP-2003-1478 permitted the construction of an open deck. The deck is proposed to be improved with the sunroom and the reason for the variance request.

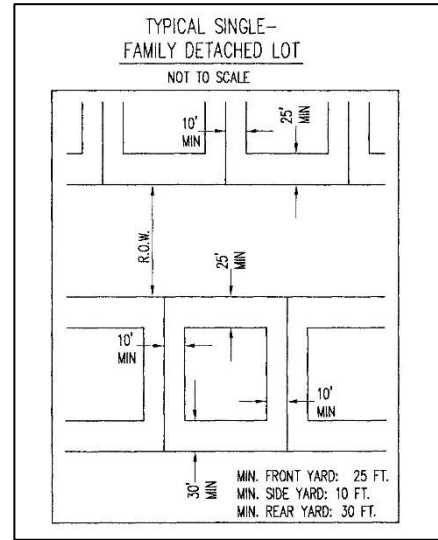


Figure 3, Typical Lot

Proposed Improvements

The Applicant submitted Zoning Permit application, TLZP-2021-0529, on June 23, 2021. The permit includes a proposed 12' x 17' sunroom on top of the existing deck. Figures 4 and 5 depict the proposed roofed sunroom. During the review of the application, the Applicant was informed that Sec. 10.4.5.C.5 only permits limited encroachments of uncovered decks within required yards or setbacks. The roofed or covered structure cannot encroach into the required yard.

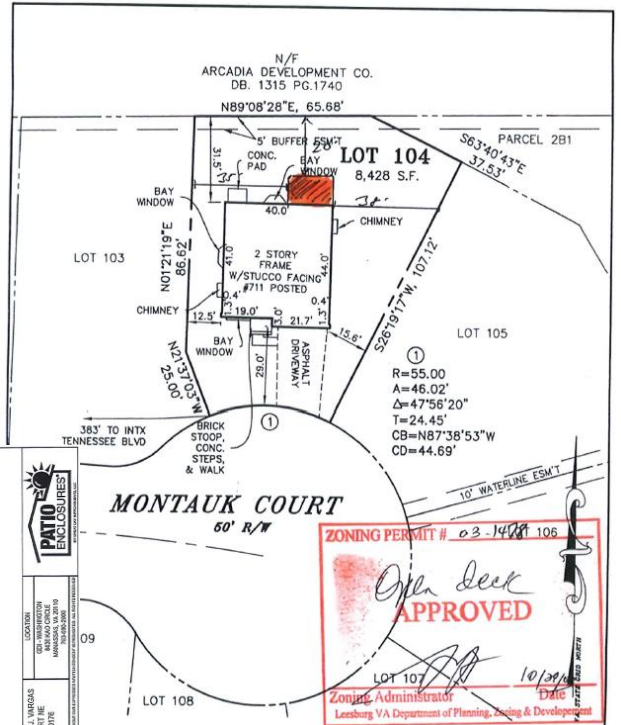


Figure 4, Proposed Sunroom (plan)

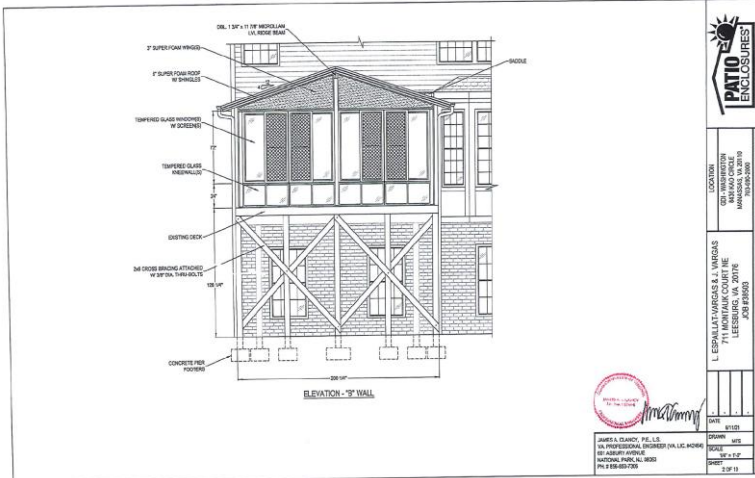


Figure 5, Proposed Sunroom (elevation)

Regulatory Requirements:

As previously noted, the rear yard setback for the subject property. TLZO Sec. 10.4.5.C.5 [Extensions into Required Yards] Decks and Patios, only *uncovered decks* [emphasis added] are permitted to have limited encroachments into required yards.

5. Decks and Patios.

- a. Uncovered decks which are attached to the principal structure and are not more than three (3) feet above grade on the lot may extend into a required side or rear yard within five (5) feet of the property line for single-family detached residences and three (3) feet of the side or rear property line for all other residential uses.
- b. Uncovered decks, which are attached to the principal structure and are more than three (3) feet above grade on the lot, may extend into a required rear yard to within ten (10) feet of the property line, however, side yard requirements shall apply.
- c. A patio adjoining the principal structure may extend into a required side or rear yard within two (2) feet of the property line for all residential uses subject to buffer guidelines.
- d. Patios located within the Old and Historic Overlay District (H-1), may encroach into any required yard without restriction. Patios shall be designed to accommodate any necessary overland drainage.

Due to the fact the deck is covered, the proposed sunroom cannot be located within a required yard. Figure 6 depicts the extent of the encroachment. In light of this limitation the Applicant has submitted a Variance Application.

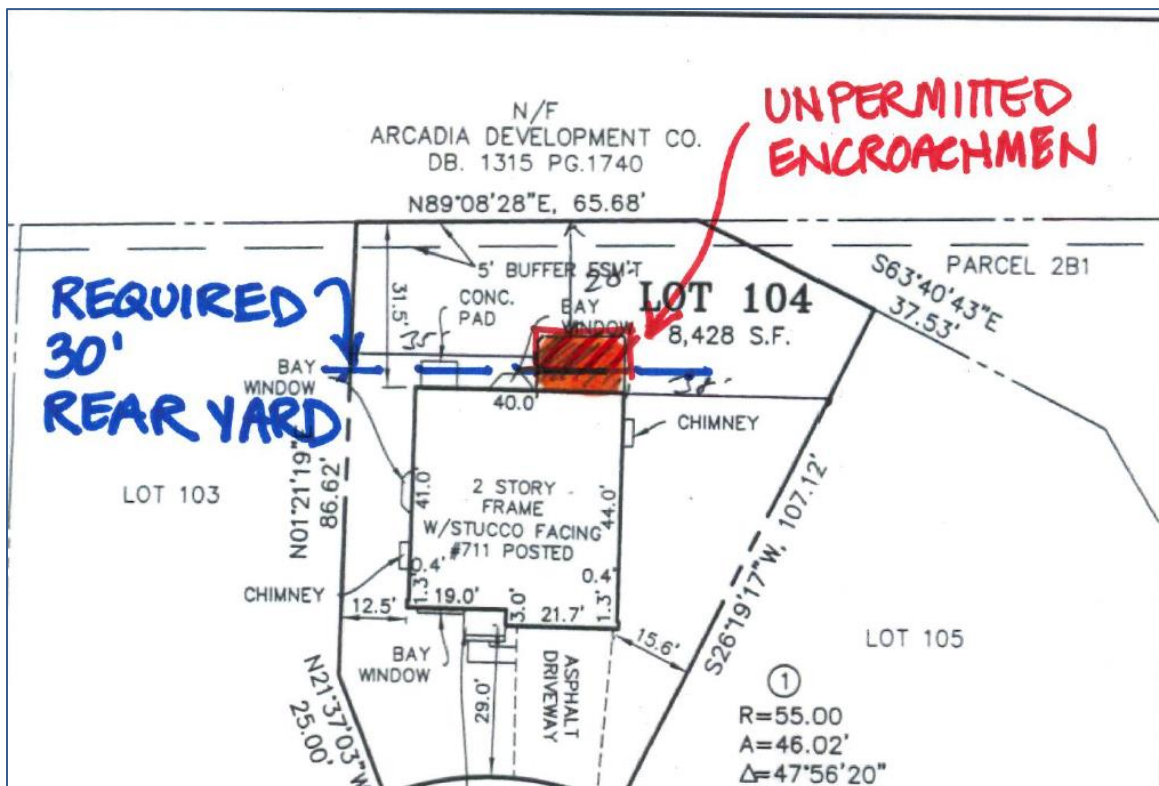


Figure 6, Encroachment Detail

Applicant's Justification:

The Applicants Variance Application is provided as attachment 1. Based on the information contained therein, the Applicant is seeking relief from the 30' rear yard setback to allow a 10' encroachment. The applicant further states the Zoning Ordinance unreasonably restricts the use of the property due to a comparison of surrounding properties, whereby the placement of the dwelling on the subject property makes a shallow rear yard preventing practical and reasonable use of the yard.

Variance Approval Criteria:

Per TLZO Sec. 3.13 Variiances, no variance shall be approved by the Board of Zoning Appeals unless the Board of Zoning Appeals finds that all of the following statements are true with respect to the subject property.

- A. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.
- B. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.
- C. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.
- D. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.
- E. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of §15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of §15.2-2286 at the time of the filing of the variance application.

It is Staff's opinion that the Variance approval criteria have not been met: An undue hardship does not exist, there is not a hardship that is shared generally by other properties in the same zoning district and in the same vicinity, the condition or situation of the property which gives rise to the need for such variance is of a general or recurring a nature, and that the Applicant has not provided sufficient evidence to support all of the required findings of this section. This conclusion is supported by the following findings.

The Figure 7, Neighborhood, provides context of the surrounding properties which are all subject to the same development standards for Edwards landing. The lots within this "neighborhood" are all of a similar and shape and size. The lots are situated along public streets, which include several cul-de-sacs. The placement of dwellings are situated within the respective setbacks, and staff notes that some dwellings are situated deeper within the lots than others. There is peculiar noted within the approved rezoning application, nor site plans, that distinguish any unique topographic or required yard requirements.

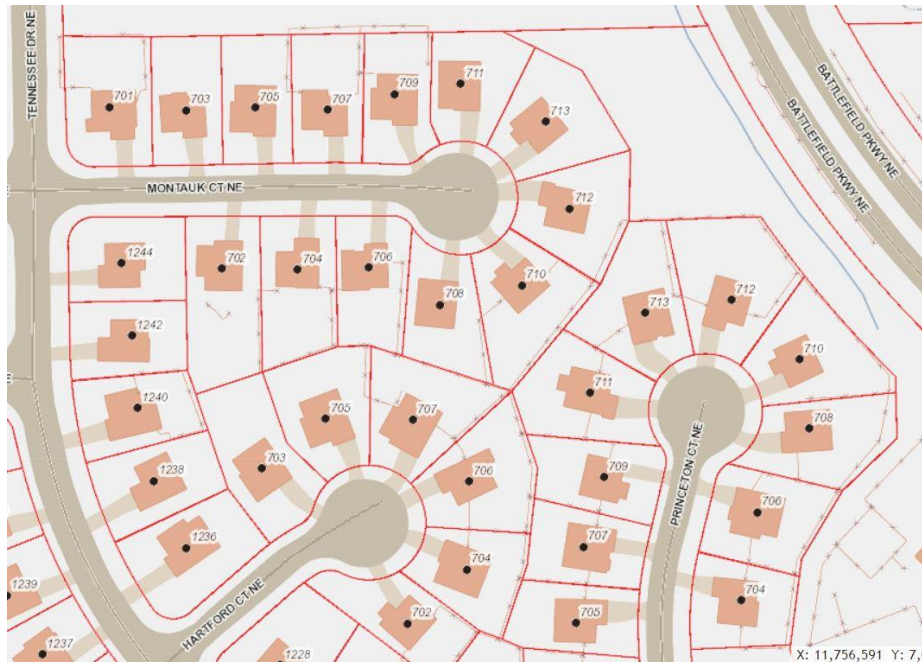


Figure 7, Neighborhood

The property has received its full development rights and has been improved with a single family detached dwelling. Additionally permitted encroachments into yards have been lawfully permitted.

In rebuttal of the Applicants justification, staff offers the following:

- The Zoning Ordinance includes required setbacks that apply equally to all recorded lots. There are no expressed uses within required yards that the Applicant has been denied.
- The Zoning Ordinance does not require a minimum house size, and the initial purchaser was able to select a house size that complied with the required setbacks.
- The Zoning Ordinance includes required setbacks. It is the discretion of the initial purchaser to establish their preferred location within the required setbacks.
- A comparison of lots which surround cul-de-sacs in the neighborhood reveals that there is a uniform pattern of lot width and lot size.
- A comparison of lots which surround cul-de-sacs in the neighborhood reveals that there are other examples whereby a dwelling has been lawfully permitted, but is situated deeper on the lot.

For these reasons, staff is unable to find that the variance should be approved which is based on the following findings:

- The property was acquired in good faith and that the hardship is self-imposed.
- The surrounding properties are all subject to the same development rights, and that reasonable use of the property has been permitted.
- The condition is not unique to the subject property alone and that all neighboring properties are subject to the same development standards which establishes

uniform setbacks in which the permitted use, a single-family detached dwelling, can be constructed.

Staff Recommendation:

The Board of Zoning Appeals should deny the variance request to Section 8.4.6 Density, intensity, and dimensional standards, to reduce the required rear yard setback from the required thirty (30) feet to twenty (20) feet along the rear property line for the purpose of adding a sunroom on an existing deck attached to the rear of the home.

Draft Motions:

DRAFT MOTION FOR DENIAL:

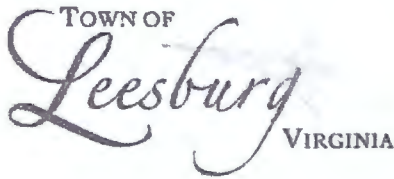
I move the Board of Zoning Appeals deny the variance request to Section 8.4.6 Density, intensity, and dimensional standards. The applicant's request does not meet all approval criteria found under § 3.13.9 **Approval Criteria** in the Zoning Ordinance. The applicant's request does not prove that the granting of such variance will alleviate a clearly demonstrable hardship that has not been self-induced. This request does not qualify in accordance with the State enabling legislation that dictates the conditions necessary for granting a variance.

DRAFT MOTION FOR APPROVAL:

I move the Board of Zoning Appeals grant a variance from the strict application of Section 8.4.6 Density, intensity, and dimensional standards of the Leesburg Zoning Ordinance. The applicant has demonstrated the existing size, shape, and topography of the lot has created an unreasonable burden to the use of this property. The BZA finds that all approval criteria found in § 3.13.9 **Approval Criteria** of the Zoning Ordinance are true with respect to the subject property.

Attachments:

1. Applicant's Variance Application dated August 17, 2021
2. Original Zoning Permit for house, plat, and final house location survey.
3. Additional information provided by Applicant dated September, 2021



BOARD OF ZONING APPEALS APPLICATION
Town of Leesburg, Virginia

Department of Planning & Zoning
 25 West Market Street, Leesburg, Virginia 20176
 (703) 771-2765 / Fax-(703) 771-2724

TLZV 2021 -0001

Date Application Received	Application Accepted By	Dated Application Accepted
8/17/21	SM / MR	8/20/21 MR

As the owner for the property described below, I do hereby certify that I have the authority and do by grant and convey the applicant and/or authorized agent to make this application as described below. I hereby affirm that the information contained in this application is true and correct to the best of my knowledge, information, and belief.


As owner, I acknowledge and consent to the inspection of the property by the Zoning Administrator or his/her designee and the members of the Board of Zoning Appeals to perform site inspections during normal business hours to investigate existing conditions of the property and the nature of the request.


Owner: JESUS VARGAS	Phone: 914-645-6367
Address:	Fax:
711 MONTAUK CT NE	E-Mail: liz_carmen18@hotmail.com
LEESBURG VA 20176	Signature

Applicant: GERARDO PEREZ	Phone: 703-944-0530
Address:	Fax:
3516 ASHBY CT	E-Mail: GFPEREZ@LIVE.COM
WOODBIDGE, VA 22192	Signature

Authorized Agent: GERARDO PEREZ	Phone: 703-944-0530
Address:	Fax:
3516 ASHB Y CT	E-Mail: GFPEREZ@LIVE.COM
WOODBIDGE, VA	Firm/Company Name: GREAT DAY IMPROVEMENTS

Property Address: 711 MONTAUK CT NE, LEESBURG VA 20176	
Parcel Identification Number: 14615023700	
Subdivision: EDWARDS LANDING	Current Zoning:

The Board of Zoning Appeals may grant a variance only if the applicant can clearly demonstrate a legal hardship. State Code Section §15.2.2309 states that the Zoning Administrator shall be presumed to be correct and that the burden of proof is on the Applicant to justify the actions of the Zoning Administrator or provide evidence to approve a variance or zoning determination appeal application. Applicant's initials 

In granting the variance, the BZA may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being, and will continue to be, complied with. The BZA must be satisfied, based on the evidence provided, that granting a variance will alleviate a demonstrated hardship. Applicant's initials 

Brief Description of the requested variation / zoning determination appeal:

A variance is requested for relief from the 30' rear yard setback to allow the 10' encroachment for the construction of a 12'x17' sunroom on an existing deck, thereby reducing the setback to 20'.

How does the Zoning Ordinance unreasonably restrict the use of the property:

When compared to the adjacent properties, the lot property lines surrounding this house and placement of the dwelling make the rear yard very shallow, preventing practical and reasonable use of the yard.

What hardship would the requested variance alleviate:

The variance would alleviate hardships created by the physical properties of the lot.

Was the hardship created by the owner/applicant:

No, the hardship is created by physical features of the property.

What physical features of the property make the variance necessary:

The lot property lines surrounding this house make the rear yard very shallow, preventing practical and reasonable use of the yard. Also, this lot requires a minimum front yard setback of 25 feet but the dwelling was built at a 29 foot setback further restricting the rear yard space.

Describe how the condition or situation is unique to this property:

By comparing this lot to the adjacent properties it is evident that there is a unique situation. The adjacent properties have approximately 10' of extra rear yard space, but because this property's location in the cul-de-sac and the dwelling is setback at 29', this greatly reduces the space available. The condition of the subject property is not shared by others in the vicinity.

Would the variance have a negative effect on adjacent properties:

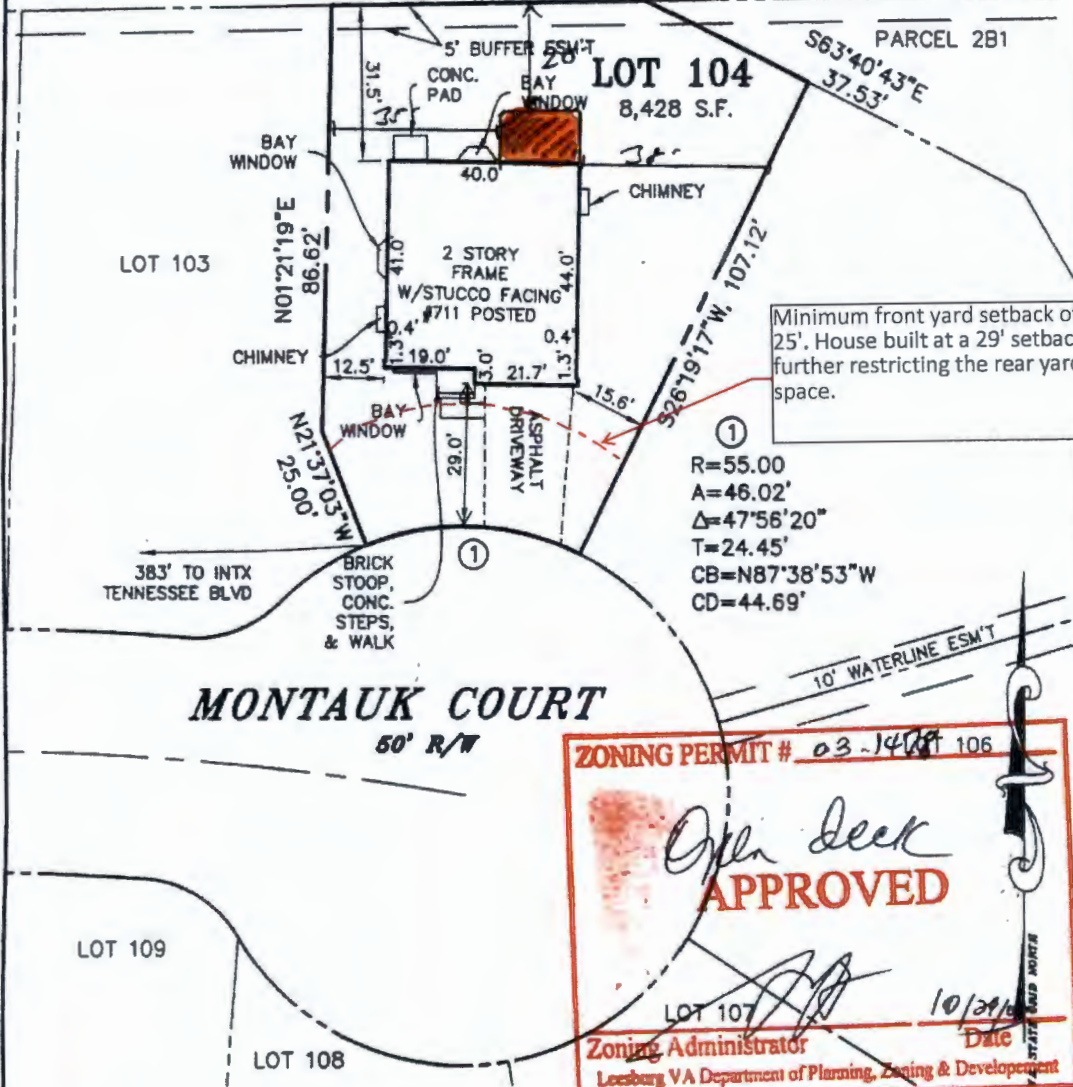
The proposed enclosure will not adversely impact the use or enjoyment of a neighboring properties in regard to noise, light, air, erosion and/or stormwater run-off.

Additional information can be provided separately from this form.



N/F
ARCADIA DEVELOPMENT CO.
DB. 1315 PG.1740

N89°08'28"E, 65.68'



Minimum front yard setback of 25'. House built at a 29' setback further restricting the rear yard space.

①

R=55.00
A=46.02'
Δ=47°56'20"
T=24.45'
CB=N87°38'53"W
CD=44.69'

ZONING PERMIT # 03-1468 106

Open Book

APPROVED

LOT 107

Zoning Administrator

Date 10/21/03

Leesburg VA Department of Planning, Zoning & Development

NOTES:

- 1) NO TITLE REPORT HAS BEEN FURNISHED. THE INFORMATION HEREIN IS BASED UPON RECORD DOCUMENTS, AND FIELD MEASUREMENTS.
- 2) THE MERIDIAN ON THIS PLAT IS BASED UPON THE EDWARDS LANDING, SECTION 2B SUBDIVISION, PLAT OF RECORD
- 3) THE PROPERTY HEREON IS NOT IN A FLOOD HAZARD AREA AS IDENTIFIED BY F.E.M.A. MAP: COMMUNITY-PANEL NUMBER 510091 0085 C, DATED NOVEMBER 1, 1985.
- 4) TAX MAP 49, PART OF PARCEL 1.
- 5) LOT CORNERS WILL BE SET WHEN FINAL LOT GRADING IS COMPLETED.

I HEREBY STATE THAT THE LOCATIONS OF EXISTING IMPROVEMENTS ON THIS PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A FIELD RUN SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

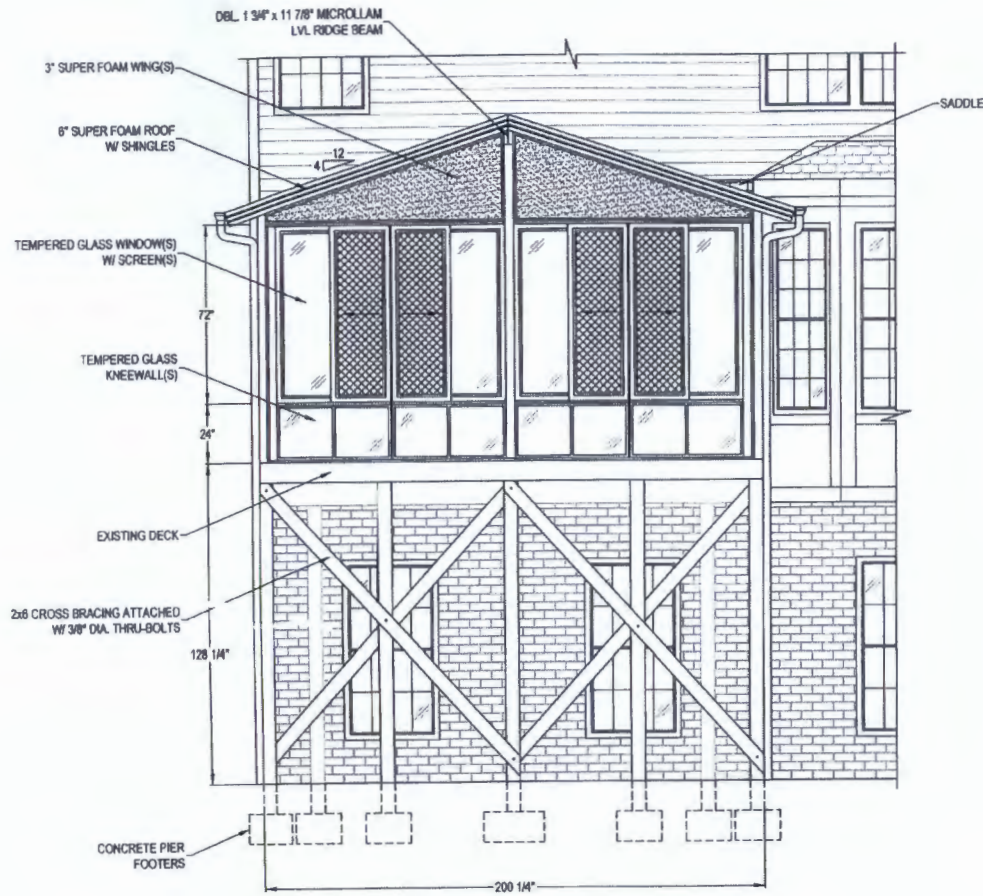
ATCS, P.L.C.
Engineering • Planning • Surveying
21351 Ridgeway Circle, Suite 250, Dulles, VA 20184
(703) 430-7500, FAX (703) 430-0889
Culpeper, Va. • Waldorf, Md. • Annapolis, Md.

HOUSE LOCATION SURVEY
LOT 104
EDWARDS LANDING, SECTION 2B
DEED BOOK 2212, PAGE 1845
CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VA

SCALE:	1" = 30'
DATE:	9/02/03
DRAWN BY:	EFB
CHECKED BY:	KEB
DRAWING NUMBER:	1087-FHLS104



1:30 11/17/03 11:15 AM 11/17/03 11:15 AM LaserJet 4050 Series PCL 6.



ELEVATION - "B" WALL



LOCATION
 GDI - WASHINGTON
 8438 KAC CIRCLE
 MANASSAS, VA 20110
 703-690-2000

L. ESPAILLAT-VARGAS & J. VARGAS
 711 MONTAUK COURT NE
 LEESBURG, VA 20176
 JOB #38503



James A. Clancy

JAMES A. CLANCY, P.E., L.S.
 VA. PROFESSIONAL ENGINEER (VA. LIC. #42464)
 601 ASBURY AVENUE
 NATIONAL PARK, N.J. 08063
 PH. # 856-853-7306

DATE	6/11/21
DRAWN	MTS
SCALE	1/4" = 1'-0"
SHEET	2 OF 10

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC, AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

LOUDOUN COUNTY

MINIMUM DESIGN LOADS: PER 2015 VUSBC / 2015 IRC

SUNROOM CATEGORY II (PER 2015 IRC R301.2.1.1.1 & AAMA / NPEA / NSA 2100)

DEAD LOADS:

1. ROOF: 6 PSF
2. WALLS: 6 PSF
3. FLOOR: 12 PSF

SNOW LOADS: GROUND SNOW LOAD 30 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

LIVE LOADS:

1. ROOF: 30 PSF
2. FLOOR: 40 PSF

DEFLECTION LIMITS:

1. ROOF: L/120 (PER 2015 IRC TABLE R301.7, NOTE C)
2. WALLS: L/175
3. FLOOR: L/240 (TOTAL LOAD), L/360 (LIVE LOAD)

THIS SUNROOM IS NOT TO BE CONDITIONED OR USED AS A PERMANENT LIVING AREA.

NOTES:

1. ALLVIEW (CA5) SUNROOM; WHITE IN COLOR
2. CONSTRUCT SUNROOM ON EXISTING DECK
3. NO HEAT BY GDI; ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. ALL LUMBER TO BE SPF #2 OR BETTER AND PRESSURE TREATED WHERE REQUIRED
6. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2015 IRC SECTION N1102.1, NOTE 2)

GREAT DAY IMPROVEMENTS, WASHINGTON
VARGAS RESIDENCE


DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	DECK PLAN
5	DECK DETAILS
6	ELECTRICAL PLAN
7	FLOOR PLAN
8	ROOF PLAN
9	SYSTEM DETAILS
10	SYSTEM DETAILS

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR DESIGN LOADS REQUIRED BY THE IRC CODE. THIS INCLUDES ALL MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS WHEN CALCULATING THE LOAD REQUIREMENTS.



James A. Clancy

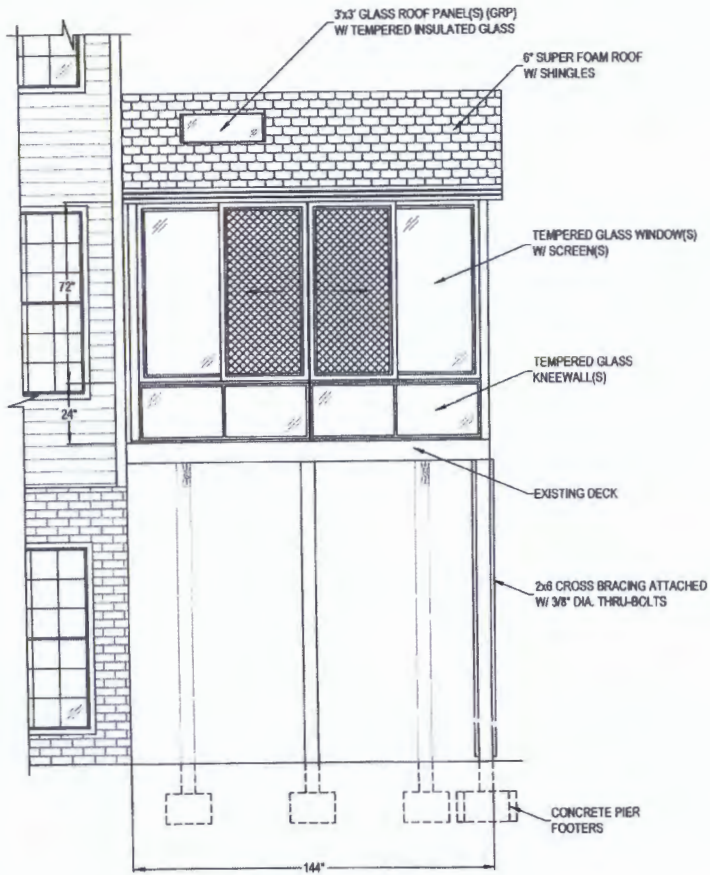
JAMES A. CLANCY, P.E., L.S.
VA. PROFESSIONAL ENGINEER (VA. LIC. #42664)
601 ASBURY AVENUE
NATIONAL PARK, N.J. 08063
PH. # 856-853-7306



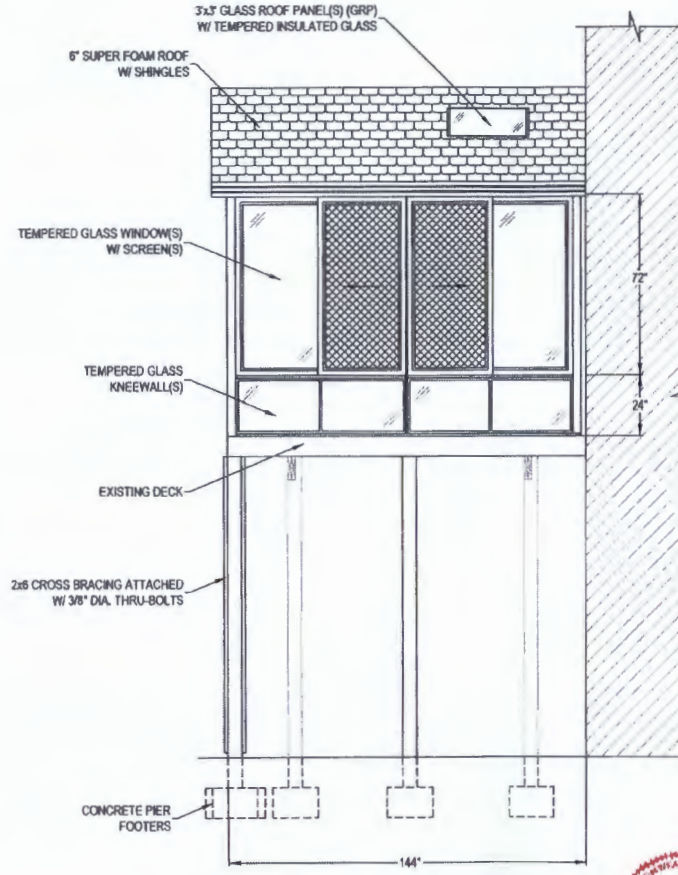
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION GDI - WASHINGTON 8438 KAO CIRCLE MANASSAS, VA 20110 703-890-2000	L ESPAILLAT-VARGAS & J. VARGAS 711 MONTAUK COURT NE LEESBURG, VA 20176 JOB #38503
DATE 5/11/21	DRAWN MTS
SCALE 1/4" = 1'-0"	
SHEET 1 OF 10	

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC, AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



ELEVATION - "A" WALL



ELEVATION - "C" WALL
(BUMP OUT NOT SHOWN FOR CLARITY)



JAMES A. CLANCY, P.E., L.S.
VA. PROFESSIONAL ENGINEER (VA. LIC. #42464)
801 ASBURY AVENUE
NATIONAL PARK, N.J. 08063
PH. # 856-853-7308



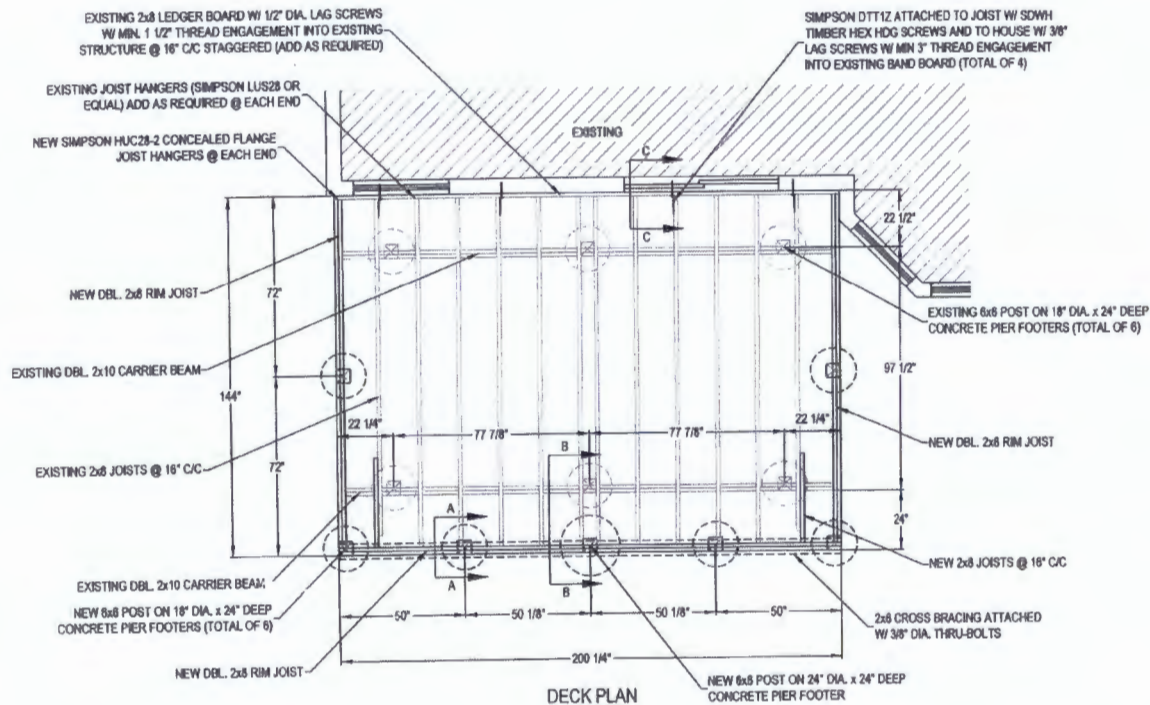
BY GREAT DAY IMPROVEMENTS, LLC.

LOCATION
GDI - WASHINGTON
8438 KAO CIRCLE
MANASSAS, VA 20110
703-690-2000

L. ESPAILLAT-VARGAS & J. VARGAS
711 MONTAUK COURT NE
LEESBURG, VA 20176
JOB #38503

DATE	8/11/21
DRAWN	MTS
SCALE	1/4" = 1'-0"
SHEET	3 OF 10

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



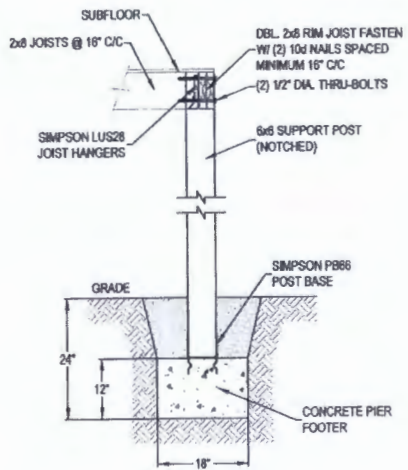
DECK PLAN



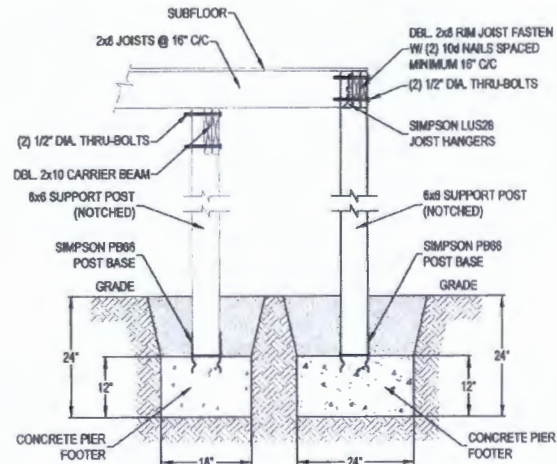
JAMES A. CLANCY, P.E., L.S.
 VA. PROFESSIONAL ENGINEER (VA LIC. #12164)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

LOCATION	G01 - WASHINGTON 8438 KAO CIRCLE MANASSAS, VA 20110 703-690-2000
	L. ESPAILLAT-VARGAS & J. VARGAS 711 MONTAUK COURT NE LEESBURG, VA 20176 JOB #38503
DATE	6/11/21
DRAWN	MTS
SCALE	1/4" = 1'-0"
SHEET	4 OF 10

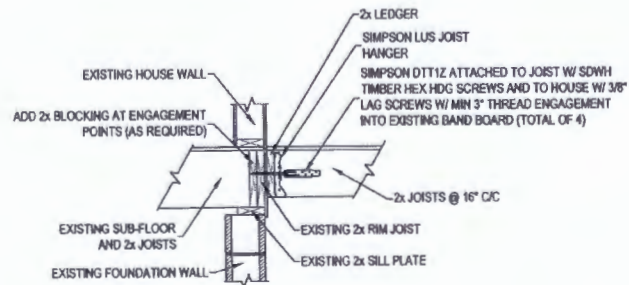
THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, L.L.C. AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



SECTION A-A



SECTION B-B



SECTION C-C



JAMES A. CLANCY, P.E., L.S.
 VA. PROFESSIONAL ENGINEER (VA. LIC. #42464)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306






LOCATION
 GDI - WASHINGTON
 8438 KAO CIRCLE
 MANASSAS, VA 20110
 703-692-2000

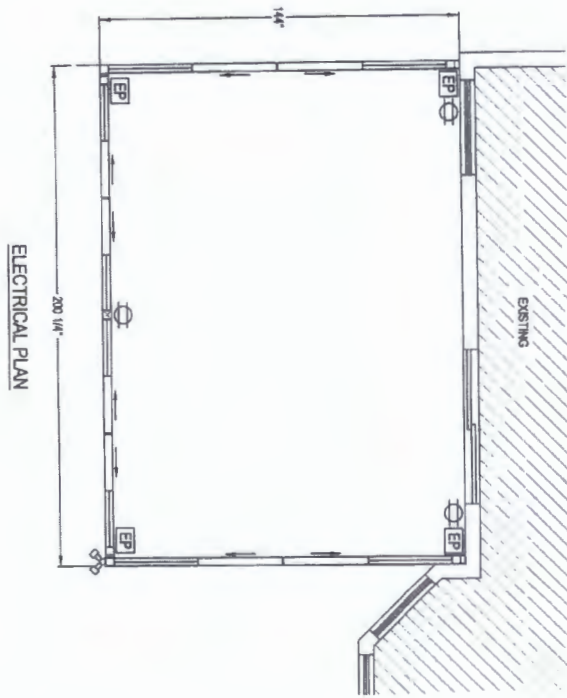
L. ESPAILLAT-VARGAS & J. VARGAS
 711 MONTAUK COURT NE
 LEESBURG, VA. 20176
 JOB #38503

DATE	8/11/21
DRAWN	MTS
SCALE	1/2" = 1'-0"
SHEET	5 OF 10

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC. AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

GDI ELECTRICAL SYMBOL LEGEND

	ELECTRICAL RACEMWAY POST
	DUPLEX RECEPTACLE
	EXTERIOR FLOOD LIGHT



JAMES A. CLANCY, P.E., L.S.
 VA PROFESSIONAL ENGINEER (VA, LIC. #62964)
 507 ASHLEY AVENUE
 NATIONAL PARK, VA, 10883
 PH. # 808-853-7306

James A. Clancy
 PROFESSIONAL ENGINEER
 VA License #62964

DATE	01/12/21
DRAWN	MIS
SCALE	3/4" = 1'-0"
SHEET	6 OF 10

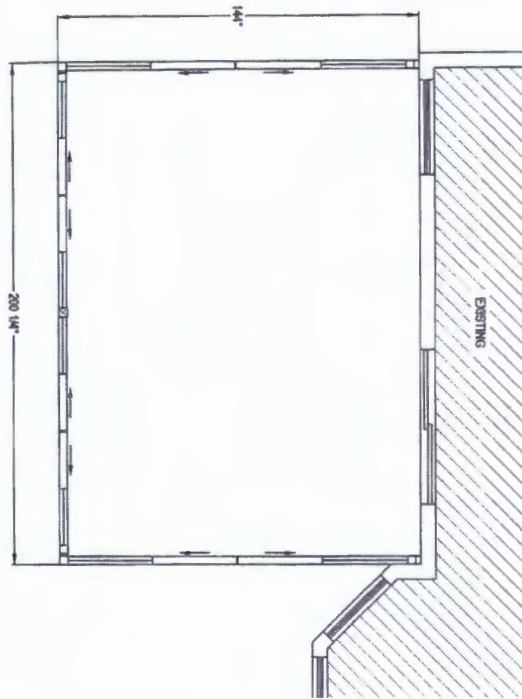
DATE	01/12/21
DRAWN	MIS
SCALE	3/4" = 1'-0"
SHEET	6 OF 10

L. ESPAILLAT-VARGAS & J. VARGAS
 711 MONTAUK COURT NE
 LEESBURG, VA 20176
 JOB #38503

LOCATION
 GDI - WASHINGTON
 8436 KAO CIRCLE
 MANASSAS, VA 20110
 703-690-2000



FLOOR PLAN



JAMES A. CLANCY, P.E., L.S.
 VA. PROFESSIONAL ENGINEER (VA. LIC. #42160)
 801 ASSURANT AVENUE
 NATIONAL PARK, VA. 00663
 PH. # 850-853-7305



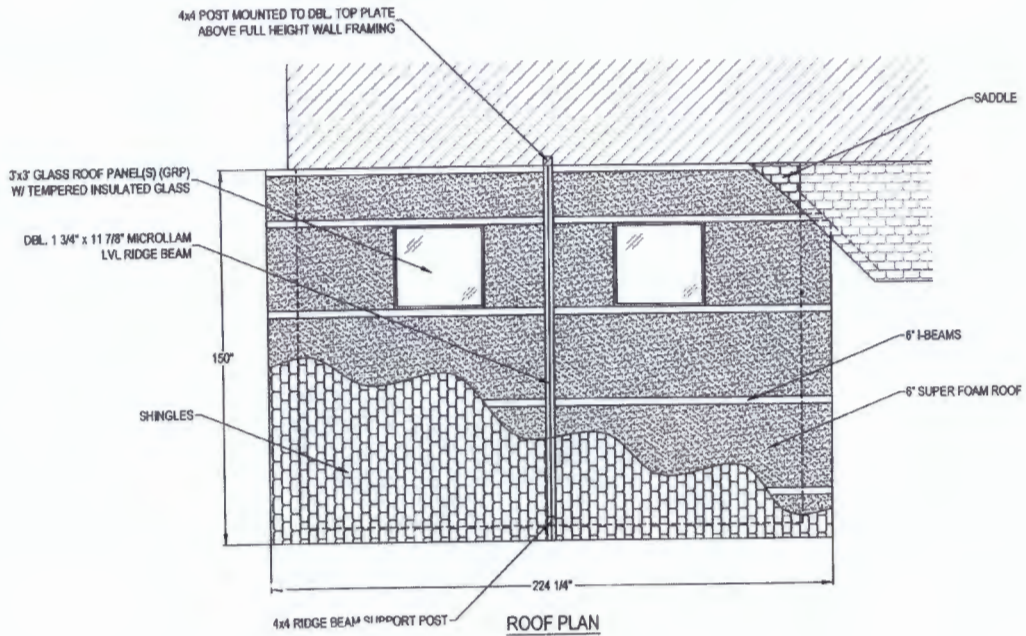
James A. Clancy

DATE	8/11/21
DRAWN	MJS
SCALE	1/4" = 1'-0"
SHEET	7 OF 10

L. ESPAILLAT-VARGAS & J. VARGAS
 711 MONTAUK COURT NE
 LEESBURG, VA 20176
 JOB #38503

LOCATION
 GDI - WASHINGTON
 8436 KAO CIRCLE
 MANASSAS, VA 20110
 703-690-2000





ROOF PLAN



BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
 GDI - WASHINGTON
 8436 KAO CIRCLE
 MANASSAS, VA 20110
 703-890-2000

L. ESPAILLAT-VARGAS & J. VARGAS
 711 MONTAUK COURT NE
 LEESBURG, VA 20176
 JOB #38503

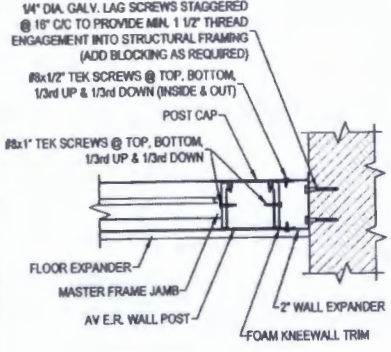
THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC. AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



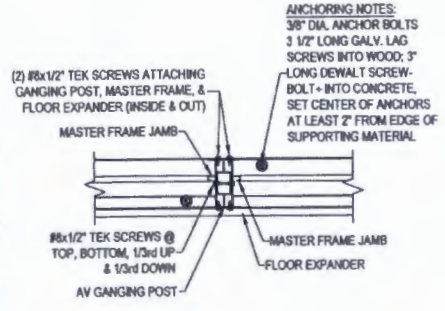
James A. Clancy

JAMES A. CLANCY, P.E., L.S.
 VA. PROFESSIONAL ENGINEER (VA. LIC. #42464)
 601 ASBURY AVENUE
 NATIONAL PARK, N.J. 08053
 PH. # 856-853-7306

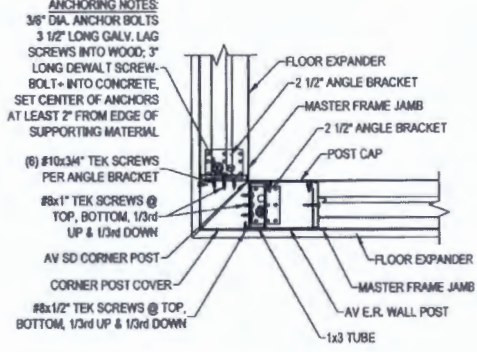
DATE	6/1/21
DRAWN	MTS
SCALE	1/4" = 1'-0"
SHEET	8 OF 10



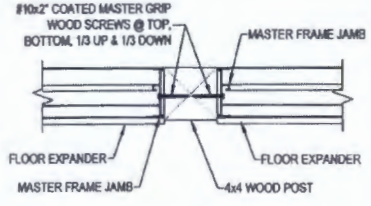
PLAN VIEW OF MASTER FRAME JAMB & AV E.R. WALL POST CONNECTION @ EXISTING WALL



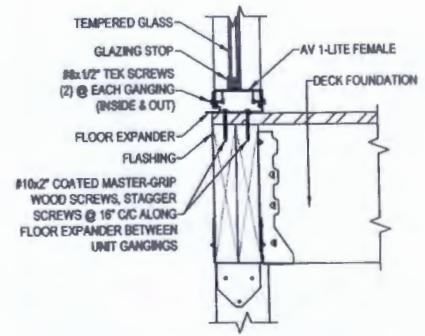
PLAN VIEW OF MASTER FRAME JAMBS CONNECTION @ GANGING POST



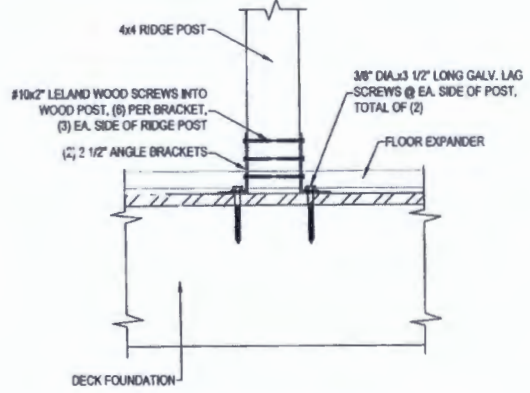
PLAN VIEW OF MASTER FRAME JAMBS & AV E.R. WALL POST CONNECTION @ CORNER POST



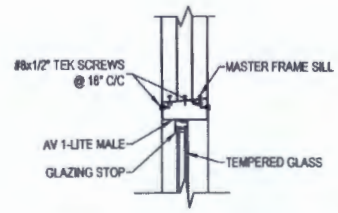
PLAN VIEW OF MASTER FRAME JAMBS CONNECTION @ 4x4 WOOD POST



SECTION THROUGH GLASS KNEEWALL CONNECTION @ DECK FOUNDATION



FRONT VIEW THROUGH 4x4 RIDGE POST CONNECTION @ DECK FOUNDATION



SECTION THROUGH MASTER FRAME SILL CONNECTION @ GLASS KNEEWALL

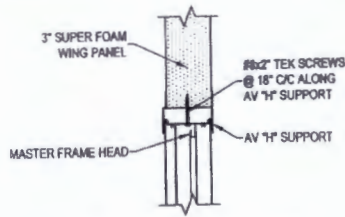


James A. Clancy

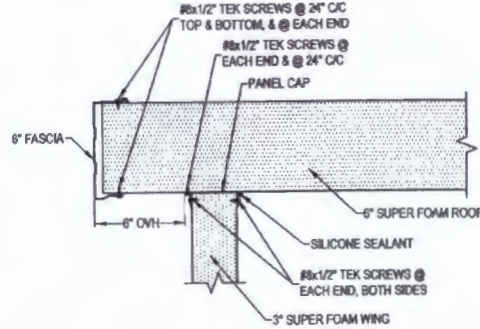
JAMES A. CLANCY, P.E., L.S.
VA. PROFESSIONAL ENGINEER (VA. LIC. #42484)
801 ASBURY AVENUE
NATIONAL PARK, NJ 08063
PH. # 856-853-7306

LOCATION GDI - WASHINGTON 8436 KAC CIRCLE MANASSAS, VA 20110 703-890-2000	L. ESPAILLAT-VARGAS & J. VARGAS 711 MONTAUK COURT NE LEESBURG, VA 20176 JOB #38503	DATE	8/11/21
		DRAWN	MTS
		SCALE	1 1/2" = 1'-0"
		SHEET	9 OF 10

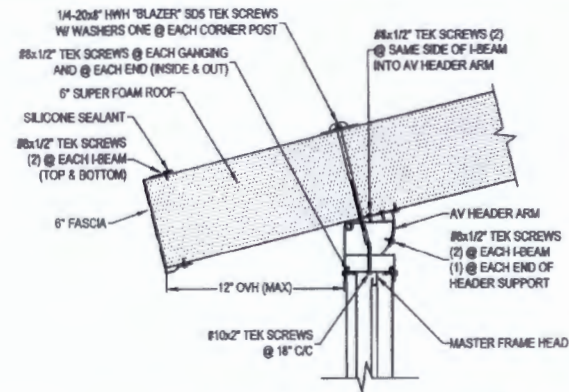
THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC, AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



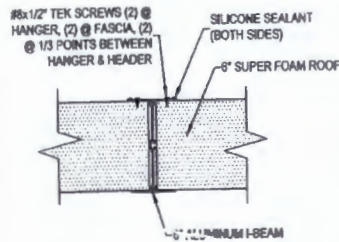
SECTION THROUGH MASTER FRAME HEAD CONNECTION @ FOAM WING



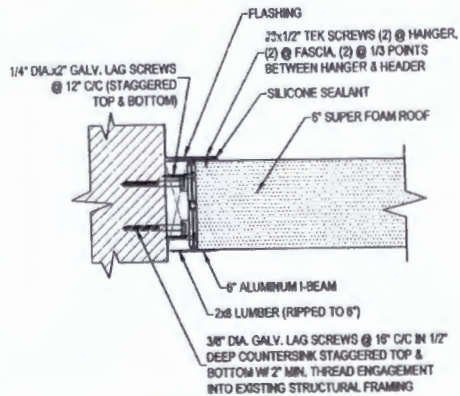
SECTION THROUGH 6" SUPER FOAM ROOF PANEL CONNECTION @ 3" SUPER FOAM WING PANEL



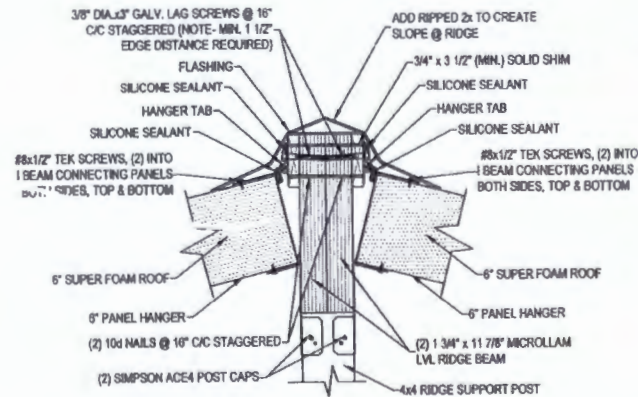
SECTION THROUGH MASTER FRAME & HEADER CONNECTION @ 6" SUPER FOAM ROOF



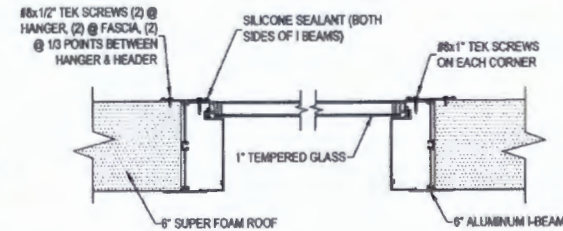
SECTION THROUGH 6" ROOF CONNECTION @ I-BEAM



6" ROOF PANEL & I-BEAM CONNECTION @ EXISTING WALL



SECTION THROUGH 6" SUPER FOAM ROOF & PANEL HANGER ASSEMBLY CONNECTION @ RIDGE BEAM



SECTION THROUGH 6" GLASS ROOF PANEL (GRP) & I-BEAM CONNECTION @ 6" ROOF SUPER FOAM ROOF



JAMES A. CLANCY, P.E., L.S.
 VA. PROFESSIONAL ENGINEER (VA. LIC. #42464)
 601 ASBURY AVENUE
 NATIONAL PARK, N.J. 08063
 PH. # 856-853-7305



LOCATION
 GDI - WASHINGTON
 8438 KAC CIRCLE
 MANASSAS, VA 20110
 703-690-2000

L ESPAILLAT-VARGAS & J. VARGAS
 711 MONTAUK COURT NE
 LEESBURG, VA 20176
 JOB #38503

DATE	6/11/21
DRAWN	MTS
SCALE	1 1/2" = 1'-0"
SHEET	10 OF 10

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

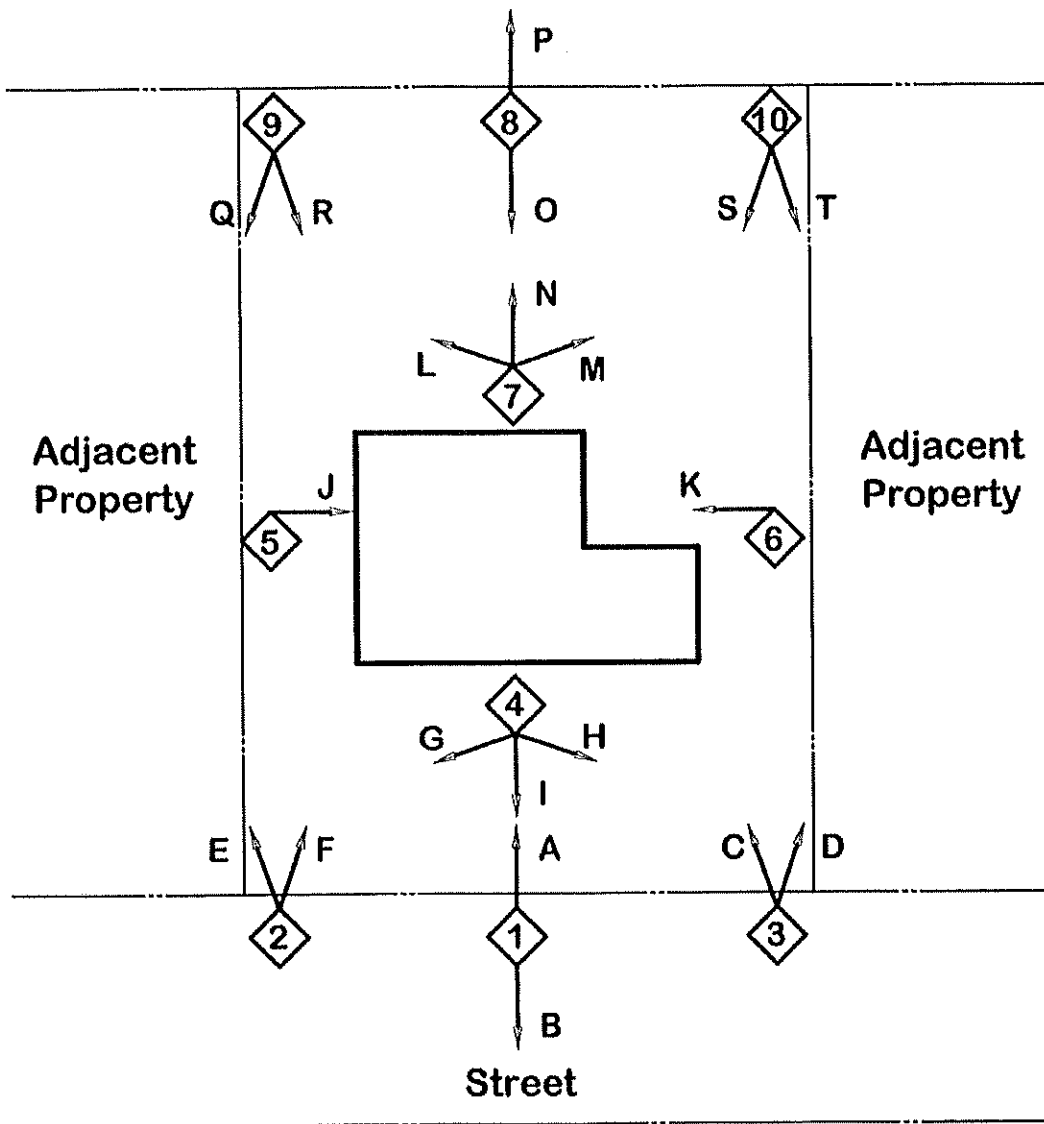
From: Lissette Espaillat-Vargas <liz_carmen18@hotmail.com>
Sent: Tuesday, September 7, 2021 11:00 AM
To: G Perez <gfperez@live.com>; Tony Vargas <VargasT@msn.com>
Cc: Marcus Toms <Marcus.Toms@greatdayimprovements.com>
Subject: Re: Variance for Vargas/711 Montauk Ct NE, Leesburg

Hello Mr. Perez,

If you would like to add our following thoughts to your hearing discussions, we would be fine with that:

It is very disappointing that at this point in our lives after being in this house for close to 20 years, we are now having so much difficulty making this our 'forever home'. We are getting to an age when we need to decide where we will live out our upcoming retirement and quite honestly, we will have to sell if we can't make this our dream home. We love the neighborhood, our neighbors and Leesburg in general, but our backyard is extremely small, too hilly and with not enough space for us to enjoy. The cost to remedy this would be expansive. We would rather spend the money on something we could enjoy year round. The peace of mind this approval would offer us is immense and we would truly appreciate your cooperation.

Adjacent Properties

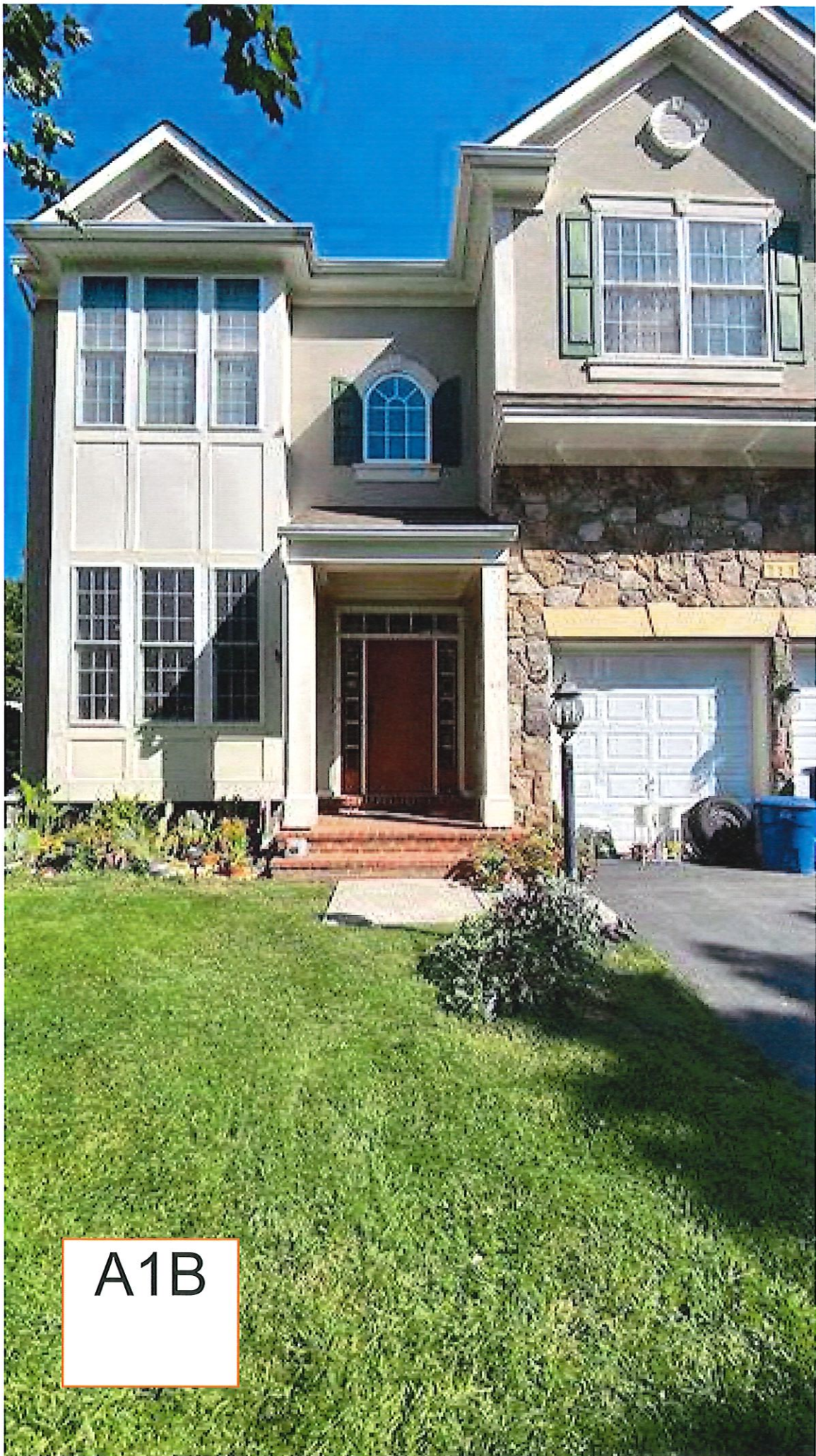


Across Street Properties

Sample Guideline For Taking Photographs



A1



A1B



C3



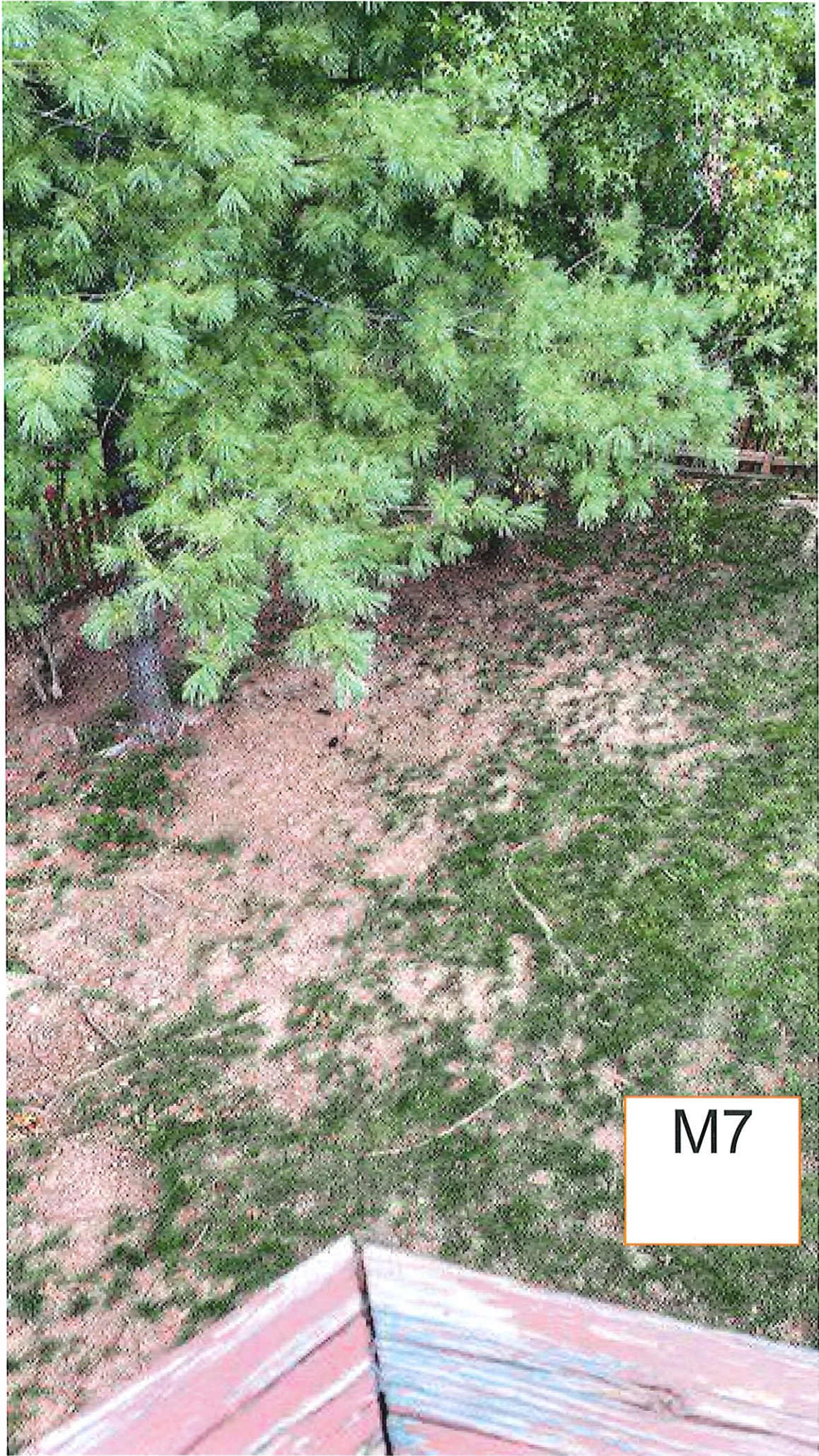
F2



J5



K6



M7



R9



S10