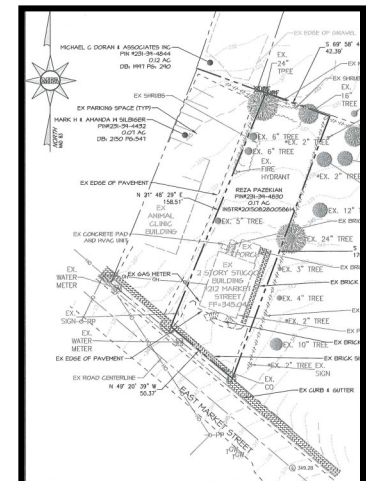
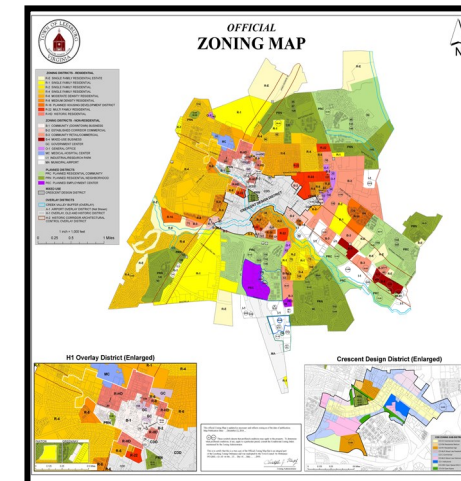
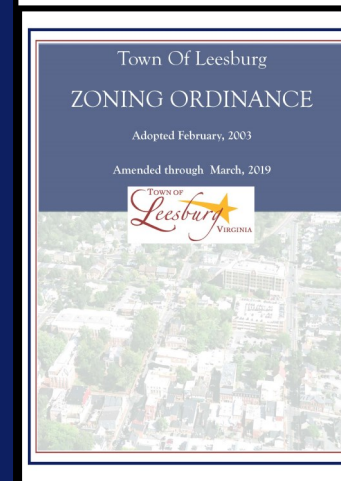


Tuesday, January 18, 2022*	Tuesday, February 15, 2022
Tuesday, March 15, 2022	Tuesday, April 19, 2022
Tuesday, May 17, 2022	Tuesday, June 21, 2022
Tuesday, July 19, 2022	Tuesday, August 16, 2022
Tuesday, September 20, 2022*	Tuesday, October 18, 2022
Tuesday, November 15, 2022	Tuesday, December 20, 2022

\* 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 2021 Annual Report



The Leesburg Board of Zoning Appeals (BZA) is pleased to present its annual report for the 2021 calendar year. The information contained within this report is a summary of work produced by the Board during the previous year.

### 2021 BZA Members

Board Members	
Peter Vanderloo, Chairman	Susan Moffett, Vice Chairman
Joseph Carter	Gregory Gutierrez
Martha Mason Semmes	
Staff Liaisons	
Michael Ruddy Assistant Zoning Administrator	Debi Parry, Planning & Zoning Analyst

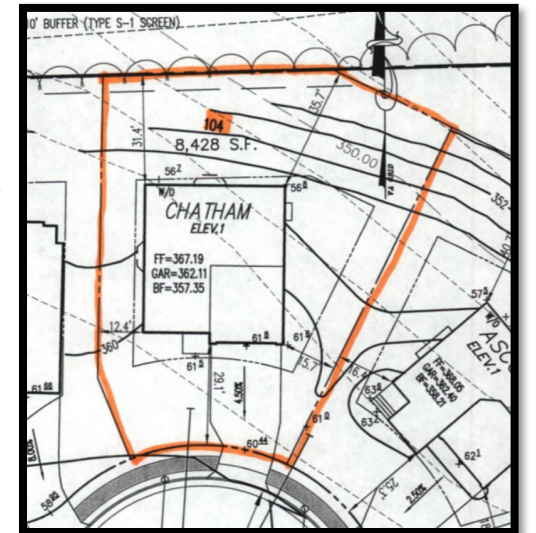


### BZA 2021 Overview

The BZA, a quazi-judicial body appointed by the Loudoun County Circuit Court, meets on an as needed basis. There was one case heard in 2021 and two business meetings were held..

#### TLZV-2021-0001—711 Montauk Court NE

On September 21, 2021, the Board of Zoning Appeals heard case TLZV-2021-0001, 711 Montauk Court NE, request for a variance to Section 8.4.6 of the Zoning Ordinance to reduce the rear yard setback from the required thirty (30) feet to twenty (20) feet along the rear property line. The purpose of the proposed variance was to allow the construction of an enclosed sunroom on a lawfully constructed open deck in the rear yard.



All lots within the Edwards Landing development are of a similar size & shape and are subject to the same development standards. The lots are situated along public streets, which include several cul-de-sacs and the placement of the dwellings are situated within the respective setbacks with some dwellings being situated deeper within the lots than others.

The applicant's representative presented their findings that the Zoning Ordinance unreasonably restricts the use of the property due to a comparison of surrounding properties. It was noted by the applicant that the placement of the dwelling on the subject property makes a shallow rear yard preventing practical and reasonable use of the yard.

The Board discussed the location of the lot on a cul-de-sac and the placement of the dwelling on the lot as well as alternative locations for a sunroom on the structure that would meet the required setbacks. There was also discussion regarding the attributes of this lot in comparison with other lots in the neighborhood. Further, it was the finding of the Board that this request did not meet all of the approval criteria established under section 3.13.9 of the Zoning Ordinance nor did it prove that granting the variance would alleviate a hardship that was not self-induced. Therefore, the request was denied.