

Tuesday, January 17, 2023*	Tuesday, February 21, 2023
Tuesday, March 21, 2023	Tuesday, April 18, 2023
Tuesday, May 16, 2023	Tuesday, June 20, 2023
Tuesday, July 18, 2023	Tuesday, August 15, 2023
Tuesday, September 19, 2023*	Tuesday, October 17, 2023
Tuesday, November 21, 2023	Tuesday, December 19, 2023

* denotes regularly scheduled business meetings.

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

Board of Zoning Appeals

Leesburg

2022 Annual Report



The Leesburg Board of Zoning Appeals (BZA) is pleased to present its annual report for the 2022 calendar year. The information contained within this report is a summary of work produced by the Board during the previous year.

2022 BZA Members

Board Members	
Peter Vanderloo, Chairman	Susan Moffett, Vice Chairman
Joseph Carter (resigned 8/22)	Gregory Gutierrez
Martha Mason Semmes	
Staff Liaisons	
Michael Ruddy Assistant Zoning Administrator	Debi Parry, Preservation Specialist



BZA 2022 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 2022 and two business meetings were held..

TLZV-2021-0001, 2 Pershing Avenue NW

On April 19, 2022, the Board of Zoning Appeals heard case TLZV-2022-0001, 2 Pershing Avenue NW, request for a variance to Section 5.4.3 of the Zoning Ordinance to reduce the rear yard setback from the required twenty (20) feet to approximately nine (9) feet along the rear property line. The purpose of the proposed variance was to allow the construction of an addition , incorporating an existing accessory structure into the principle structure.



The property is located at the corner of West Market Street and Pershing Avenue NW within the Fairview Subdivision and surrounding R-4 single family cluster residential properties.

The applicant's representative presented their findings that the Zoning Ordinance unreasonably restricts the use of the property due to the orientation of the home setting the location of the rear yard and the location of accessory buildings on the corner lot which inhibit the ability to construct an addition to allow for addition living space for the residents.

The Board discussed the location of the lot and the orientation of the dwelling as well as alternative locations where an addition could be constructed to 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 and therefore, the request was denied.