

Summary of Zoning Determination Responses for Period Starting 7-1-2013

Number	Applicant	Date of Letter	Subject	Summary
ZD13-01	Main Street Station Shopping Center – 1000, 1010 & 1020 East Main Street, Purcellville, Virginia 20132 (the “Property”)	11-13-2013	Request for Zoning Compliance for Giant property	All the current uses of the property are in compliance with current zoning. As of the date of this letter the parcel is in compliance with the regulations found in Article 14a. There are no current zoning violations associated with this property. All buildings and parking lots currently comply with the standards of the zoning ordinance. There are no non-conformities on the site.
	Theresa Bruton	2-22-2013		Not a determination as no application before the Town. Interested in finding a zoning district that allowed a private school. Can have a private school in the C-1, C-4 and M-1 as of the date of this request.
ZD13-03	Jo Bighouse 111 N 23 rd Street	8-2-2013	Request to build single family home	Did the property at 111 N 23 rd Street need a variance to construct a single family home. There is no need for a variance. Lot is in R-2 district that allows for SFH
ZD14-01	Mark Nelis 108 N Baily Lane	7-27-2014	Zoning Determination for property located at 108 N Bailey Lane regarding a determination that the permitted land uses in the CM-1 zoning district includes but is not limited to the following land uses: above ground propane storage tank (30,000 gallon capacity), parking for service and delivery trucks, and an outbuilding for storage of parts and inventory; and a determination that the Zoning Map of the Town of Purcellville indicates that the Property is zoned CM-1; and a determination that a submitted sketch plan generally depicts a permitted development of the Property	The Property is located in the CM-1 zoning district. An above ground propane storage tank is not an allowed use in the CM-1 zoning district. Parking for service and delivery trucks is not allowed as a principal use, but is allowed when accessory to a permitted principal use, which in this case is an above ground propane storage tank. This is not an allowed use. The sketch depicts a lot covered with gravel. Gravel parking and travel ways are not allowed as per Article 6 Section 1.6.4.
ZD14-02	Mark Nelis North 21 st Street	7-1-2014	Zoning determination for properties along N 21 st Street and O Street. Vineyard Square.	Determined that property is in the C4 District and what uses were allowed. Determined density based on district and meets the dimensional requirements for the district and that no additional requirements are called for.
ZD15-01	Paul Comanduras 33 rd Street	4-27-2015	Request to cantilever a proposed house into the setbacks and attach the garage to the house.	Cantilevering the house over the setback would prevent some of the land from being open to the sky within the setback. Setback areas need to be open to the sky. If the garage is attached to the house it would have to follow the setbacks for the house as opposed to the accessory use setback which is only five feet. Both requests denied.
ZD15-02	Dan Reed	9-2-2015	Is there an ability to rebuild a non-conforming building after a natural disaster.	Applicant wanted to know if a non-conforming building was destroyed due to natural disaster could it be rebuilt and the answer is yes it can be rebuilt to its original nonconforming condition.

ZD16-01	Eric Zimmerman 840 E Main St	6-13-2016	Can a vehicle sales use continue without getting an SUP in the MC District	The use is allowed to continue as long as it is not abandoned. It cannot be expanded.
ZD16-02	Mark Nelis Mayfair lot 3	7-5-2016	Is vehicle sales and service a permitted use in the M-1 zoning district?	Vehicle Sales and Service is an allowed use in the M-1 district.
ZD16-03	M Brittingham	8-24-2016	Is a child care center allowed in the MC zoning district	The child care center is an allowed use in the MC district. It is permitted by right.
ZD16-04	Sara Parella 17337-B Pickwick Drive	6-23-2016	Request for compliance of a building to existing zoning	Office building on Pickwick Drive meets all the standards for an office building and is in compliance with the zoning regulations.
ZD16-05	Michael Overson 201 Hirst Road	9-16-2016	Request to see if the Taco Bell building can lose its Special Use Permit for a drive through	Determined that a special use permit cannot expire or be revoked and a change in ownership does not trigger the need for a new special use permit.
ZD16-06	Joe Marshall 410 J Street	10-4-2016	Requested determination of whether he can build a vertical or horizontal addition on a non-conforming residential lot.	This was originally a nonconforming lot and it was determined that any expansion would not be allowed without a consolidation of the three nonconforming lots the house sat on because he couldn't meet setback requirements. The applicant consolidated the lots.
ZD17-01	Deborah Welsh Mountain View Park Lot 7	2-15-2017	A determination as to whether a vacant lot in the Mountain View Park subdivision is a buildable lot.	It was determined that the lot meets all the standards of the ordinance and is therefore a buildable lot.