# KEENA SUBDIVISION

## REVISED CONCEPT PLAN

## LVRZ – 2015 –

### TOWN OF LOVETTSVILLE
### LOUDOUN COUNTY, VIRGINIA

### JULY 2015

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**Town of Lovettsville**

**Ordinance: APPROVAL OF KEENA CONDITIONAL USE PERMIT**

**MOTION: EFTHIM**
**SECOND: GREENE**

**WHEREAS,** George C., Timothy E. & James M. Keena submitted, on June 14, 2002, a Conditional Use Permit application, revised and accepted for review on July 29, 2002, for the creation of three lots in accordance with Zoning Ordinance Section 4A-3(c)10 on a portion of property identified as Loudoun County tax map 9A4/1 parcel 94 (MCPI #334-45-3018) located within the R-1 Residential Zoning District; and

**WHEREAS,** the proposed application will permit for the creation of individual lots for three existing single family dwellings located on the East Broad Way frontage of the parcel; and

**WHEREAS,** the Lovettsville Zoning Ordinance authorizes the provision of reasonable modification of minimum lot area, minimum lot width and required setbacks to accommodate the subdivision of lots containing existing single family dwellings; and

**WHEREAS,** the Lovettsville Town Council and Planning Commission held a Joint Public Hearing on the Conditional Use Permit Application on September 19, 2002, and the Planning Commission recommended approval of the application, subject to certain conditions, October 23, 2002; and

**WHEREAS,** the Town Council has concluded that approval of the application will bring a nonconforming situation into closer compliance with the Lovettsville Zoning Ordinance and is consistent with the health, safety and general welfare of the citizens of the Town.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Lovettsville that the Conditional Use Permit by George C., Timothy E. and James M. Keena for the subdivision of three lots in the R-1 Zoning District in accordance with the Conditional Use Permit plan prepared by Mark W. Jefferies, P.E., dated June 12, 2002, be approved, subject to the following conditions, in accordance with Zoning Ordinance Sections 9A-7 (9) and 9A-9 (6):

1. The minimum lot area shall be modified to 6,665 square feet for Lot 1.
2. No further reduction of the front yard setback shall be permitted for Lots 1 and 2.
3. Required sideyard setbacks for Lots 1, 2 and 3 shall be established based upon the actual dimensions from the side lot line to the nearest point of the existing structure and shall not be less than 3.7-feet to the principal structure and not less than 2.8-feet for accessory buildings.
4. The subdivision of this property shall be subject to all applicable requirements of Subdivision Ordinance and Zoning Ordinance, except as specifically modified by this conditional use permit with respect to minimum lot size, lot width and required yards.

**VOTE:**

**AYES: GREENE, ZOLDOS, MILLER, BRADLEY, EFTHIM**

**NAYS: NONE**

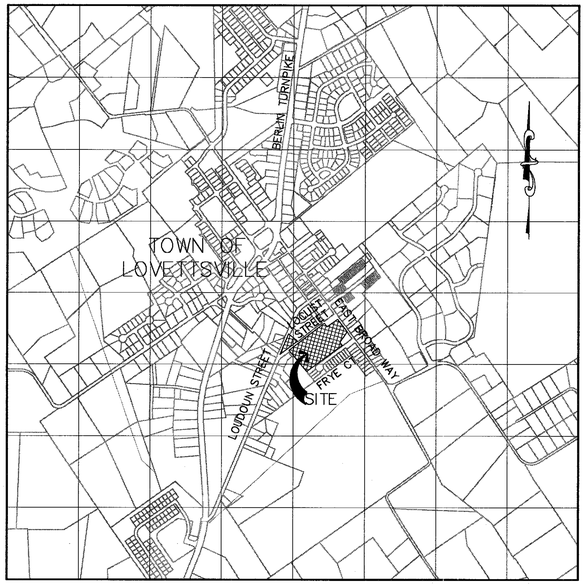
**ABSTENTIONS: NONE**

**ABSENT FOR VOTE: MORGAN**

**Adopted: October 24, 2002**

**ELAINE WALKER, MAYOR**

VICINITY MAP




SCALE 1" = 1000'

**PREPARED BY:**
MARK W. JEFFRIES, P.E.
CONSULTING ENGINEER
15 LOUDOUN STREET, S.W., SUITE A
LEESBURG, VIRGINIA 20175
OFFICE: 703-777-5820
markjeffries@verizon.net

**PREPARED FOR:**
OWNER/APPLICANT
GEORGE C. TIMOTHY E. & JAMES M. KEENA
C/O TIMOTHY E. KEENA
9351 OLD COURTHOUSE ROAD
VIENNA, VIRGINIA 22182
703-405-2229
tekeena@gmail.com

APPROVAL BLOCK

Town of Lovettsville _____ Date _____

| NO. | REVISION DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

COMMONWEALTH OF VIRGINIA
Mark W. Jeffries
Lic.No.009591
8/5/15
PROFESSIONAL ENGINEER

## General Notes:

1. The purpose of this application is; a.) revision of a Concept Plan, prepared by Mark W. Jeffries, P.E., dated November 2006, revised July 21, 2007 and proffers approved with Rezoning LVRZ 2007-001, December 13, 2007 and b.) revision of Preliminary Subdivision Plat LVSU 2010-0002, approved June 6, 2012.

   Revised Concept Plan:
   a.) Replaces eight (8) duplex units, along the north side of Frye Court with five (5) single family detached lots
   b.) Replaces one (1) single family detached lot with a Storm Water Management / Best Management Practice facility in the southwest corner of the site.
   c.) Reduces the density of previously approved thirty-three (33) lot subdivision and proposes a twenty-nine (29) lot single family detached subdivision.
   d.) Eliminates four (4) lots on Pennsylvania Avenue with frontage on a private street
   e.) Eliminates private alleys creating access to the rear of single family detached lots

2. Property Descriptions:

| | | | Property Owner(s): |
|---|---|---|---|
| 9A4-1-93 (370-40-9427) | 0.5626 ac | 24,505 SF | George C. Keena, ET AL c/o Timothy Keena |
| 9A4-1-94 (334-45-3018) | 5.3986 ac | 235,163 SF | George C. Keena, ET AL c/o Timothy Keena |
| 9A4-1-99 (334-45-3945) | 0.6442 ac | 28,061 SF | George C. & Timothy Keena T/C c/o Timothy Keena |
| 9A4-1-105 (334-45-5853) | 0.3227 ac | 14,056 SF | Timothy E. Keena |
| Gross Site Area | 6.9280 ac | 301,785 SF | |

3. Property Owners Representative: Timothy E. Keena
   9351 Old Courthouse Road
   Vienna, Virginia 22182
   703-405-2229 tekeena@gmail.com

4. Deed References:
   Tax Map 9A4-1-93 (PIN 370-40-9427) was acquired by deed recorded in Deed Book 1041 at Page 1400
   Tax Map 9A4-1-94 (PIN 334-45-3018) was acquired by deed recorded in Deed Book 1041 at Page 1402
   Tax Map 9A4-1-99 (PIN 334-45-3945) was acquired by deed recorded in Deed Book 1364 at Page 1705
   Tax Map 9A4-1-105 (PIN 334-45-5853) was acquired by deed recorded in Deed Book 1502 at Page 656

5. Related Applications
   a. Conditional Use Permit modifying minimum lot area and setback requirements allowing the creation of Lots 3, 4 & 5 for three (3) existing single family detached dwellings (38 East Broad Way, 40 East Broad Way & 42 East Broad Way, approved October 24, 2002.
   b. Rezoning – LVRZ 2007-001, approved December 13, 2007 (33 lots)
   c. Preliminary Subdivision Plat – LVSU 2010-0002, approved June 6, 2012 (33 Lots)

6. Current Zoning: Planned Infill Development District (PIDD)

7. Planned Infill Development District Requirements

| | Minimum | Maximum | Proposed |
|---|---|---|---|
| a. District Size | 5 acres | 7 acres | 6.9280 acres |
| b. Proposed Uses: | 23 – Single Family Detached Dwellings | | |
| c. Existing Uses: | 6 – Single Family Detached Dwellings | | |
| | 29 – Total Dwellings | | |

   d. Lot Requirements – Single Family Detached (SFD)

| | Required | Proposed |
|---|---|---|
| 1. Minimum Lot Size (exclusive of floodplain) | 7,000 SF | 7,000 SF (6,665 by Cond. Use Permit) |
| 2. Minimum Lot Width | 60 Feet | 60 Feet |
| 3. Maximum Length / Width | 3.5 : 1 | 3.1 : 1 |
| 4. Minimum Front Yard Setback | 20 Feet | 20 Feet |
| 5. Maximum Front Yard Setback | 40 Feet | 40 Feet |
| 6. Minimum Side Yard Setback | 6 Feet | 6 Feet (3.7' by Cond. Use Permit) |
| 7. Minimum Rear Yard Setback | 25 Feet | 25 Feet |

   e. Building Requirements – Single Family Detached (SFD)
      1. Maximum Lot Coverage — 75% or 2,000 SF, whichever is less
      2. Maximum Building Height (Residential) — 30 Feet
      3. Maximum Building Height (Accessory) — 15 Feet, except by Conditional Use Permit

   f. Lot Access Requirements

| | Required | Proposed |
|---|---|---|
| 1. Max.% of total lots lacking public road frontage | 20% | 0% |

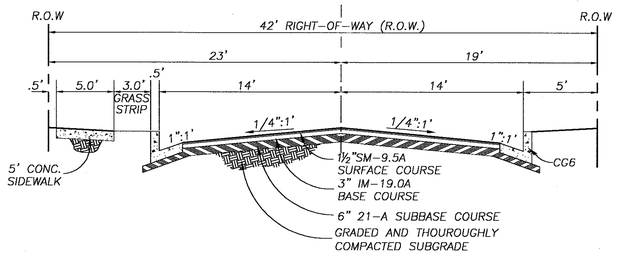
   g. Off-Street Parking Tabulation per Table 4-1

| | Required | Proposed |
|---|---|---|
| 2 spaces per unit | 58 | 58 |

8. Site Area Tabulation

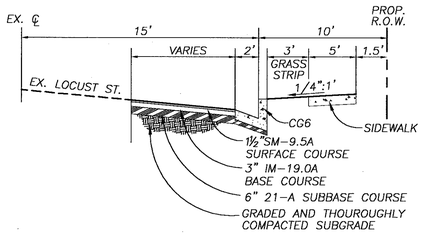
| | |
|---|---|
| a. Total Area of Lots | 248,090 SF |
| b. On-site Street Dedication | 42,669 SF |
| c. Off-site Street Dedication | 341 SF |
| d. SWM / BMP Facility | 11,026 SF |
| e. Average Lot Area | 8,555 SF |
| f. Density | 29 units / 6.93 acres = 4.18 units per acre |

9. No title report furnished. Site contains no known easements.
10. Site contains no floodplain.
11. Site contains no slopes greater than 15%.
12. Prior to construction, all necessary local, state, and federal permits shall be obtained. If applicable, federal permits shall be obtained prior to disturbance of wetlands.
13. Pursuant to Zoning Ordinance Article VI, Section 42-170(7), Building elevations & architectural details demonstrating compatibility with surrounding properties shall be submitted for review & approval by the Town Council prior to record plat approval.
14. Storm Water Management and Best Management Practices, in accordance with the Town of Lovettsville Subdivision Ordinance and the Loudoun County Facilities Standards Manual, shall be approved and bonded prior to record plat approval.
15. Landscaping, buffering, and screening shall be provided in accordance with Zoning Ordinance Article X.
16. Street lighting, in accordance with Loudoun County Facilities Standards Manual, shall be provided.
17. Lots 3, 4, and 5 currently served by town water and sanitary sewer systems. No modifications to the existing utility services are proposed.
18. Rezoning LVRZ 2007-001, approved December 13, 2007, modified Subdivision Ordinance Article V, Section 30-122(e) to allow public streets have a right-of-way width less than fifty (50') feet.
19. Rezoning LVRZ 2007-001, approved December 13, 2007, modified Subdivision Ordinance Article VI Section 30-156(b) to allow sidewalk on only one (1) side of proposed public streets and only on the south side of Locust Street.
20. Rezoning LVRZ 2007-001, approved December 13, 2007, waived Subdivision Ordinance Article VI Section 30-156(a) requirement for frontage improvements (pavement widening, curb & gutter, & related improvements) along the frontage of Lots 27, 28 & 29.
21. Rezoning LVRZ 2007-001, approved December 13, 2007, modified Zoning Ordinance Article VI Section 42-239 (c-12) allowing density greater than four (4) dwelling units per acre shown on the Land Use Policy Map of the Town Comprehensive Plan Chapter 5 Table 3.




## PENNSYLVANIA AVENUE & STONE JAIL STREET TYPICAL SECTION

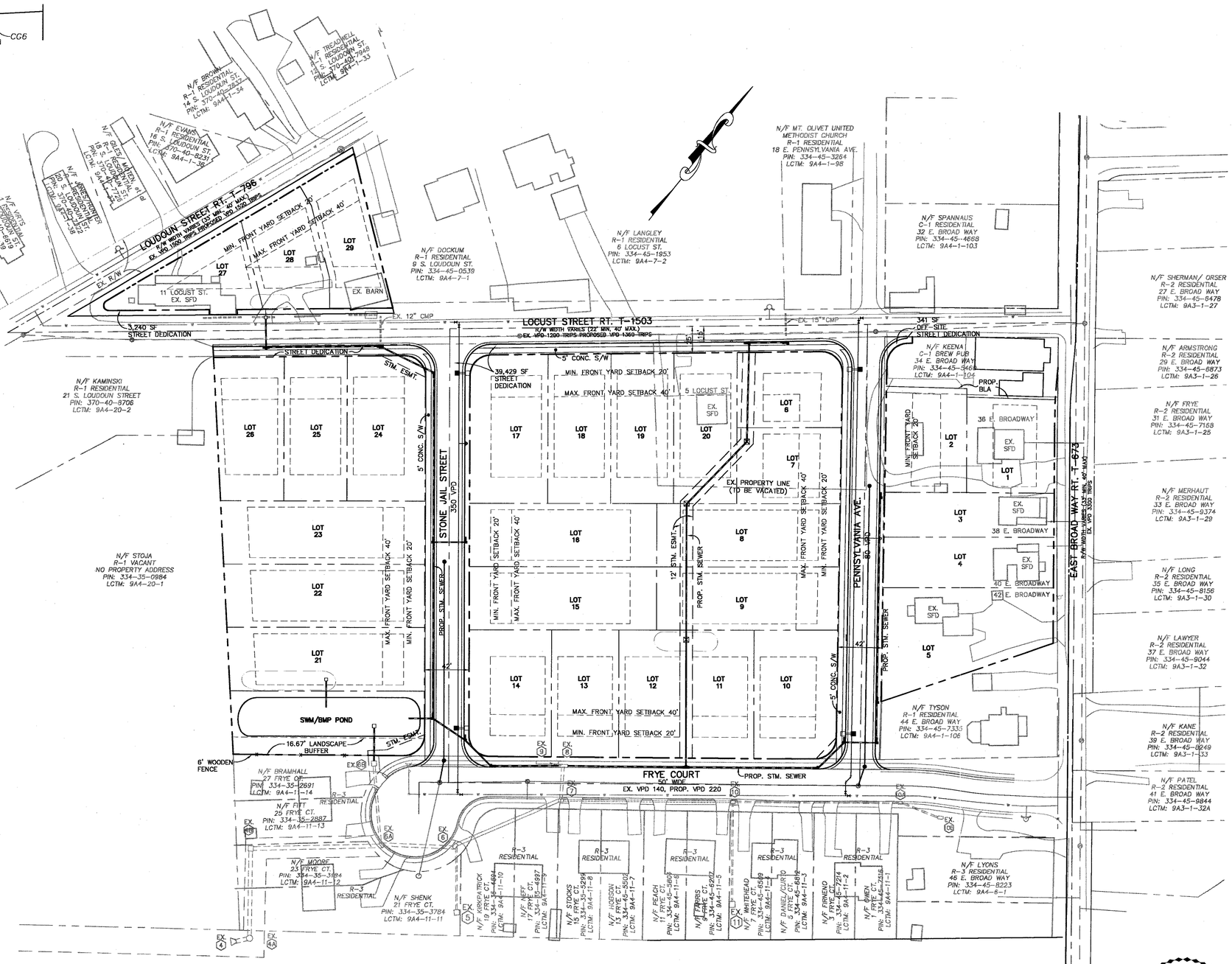
N.T.S




NOTE: PAVEMENT WIDENING SHALL BE IN ACCORDANCE WITH VDOT STANDARD WP-2

## LOCUST STREET FRONTAGE IMPROVEMENTS

N.T.S




GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
Mark W. Jeffries
Lic.No.009591
8/5/15
PROFESSIONAL ENGINEER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markjeffries@verizon.net


REVISIONS:

# Keena Subdivision

## Revised Concept Plan

SCALE: 1" = 50'

DATE: July 2015

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