



RZ# 12-01

Department of Planning and Zoning - Zoning Map Amendment (rezoning) Application
221 S. Nursery Avenue, Purcellville, VA 20132
(540) 338-2304 Fax (540) 338-7460

This application must be filled out in its entirety. An incomplete application form will result in rejection of the application prior to check list review. Do not write in shaded areas.

A zoning map amendment is hereby requested for the property located at Hirst Road to rezone 13.72 acres from the Transitional X Zoning District to the PDH-15 District in accordance with Article 10 of the Zoning Ordinance.

General Project Information:

- 1. Project Title: Catoctin Creek Apartments
2. Location of Property: South Side of Hirst Road
3. Property Owner: Thomas M. Johnston, S L Nusbaum Realty Co
4. Owner Address: 440 Monticello Avenue, Suite 1700, Norfolk, VA 23510
5. Owner Telephone: 757-640-2226 Fax: Email tjohnston@slnusbaum.com
6. Applicant/Agent: Mark Nells, PC
7. Agent Address: 196 N 21st Street, Purcellville, VA 20132
8. Agent Telephone: 540-338-5843 Fax: 540-338-3702 Email mnells@nellsilaw.com
9. Designer/Engineer: Bowman Consulting Group, LTD
10. Designer Address: 101 South Street SE, Leesburg, VA 20175
11. Designer Telephone: 703-443-2400 Fax: 703-443-2425 Email

Correspondence to be sent to: X Owner; X Agent; X Designer; X Other:

- 12. Total Acreage of parcel: 20.43
13. Acreage to be rezoned: 13.72
14. Property Identification #(s): 452-25-4468
15. LC Tax Map #(s): 136 / / / / / / / / 19 A
16. Current Zoning: Transitional X CM-1
17. Current Use(s): Vacant

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- 18. Proposed Zoning: PDH-15
- 19. Proposed Use(s): Multi-Family Residential
- 20. Adjoining Property Uses(s): Public road; vacant; single family residential
- 21. Adjoining Property ID #s & owners: Please attach with a separate sheet provided below.
- 22. Related Applications (if any): Comprehensive Plan Amendment
- 23. Pre-submission meeting date (if any): September 18, 2012

Additional Submission Requirements:

- A statement of justification and explanation.* Applicant must file a statement in support of their request. The statement should address how the application complies with the Comprehensive Plan and any applicable sections of the Zoning Ordinance as well as how the application plans to mitigate any negative impacts.
- A rezoning plat.* A surveyed plat of the property showing metes and bounds of all property boundaries, the name of property owner and all adjoining property owners. The plat should be dated not more than 6 months prior to application. *under separate cover*
- A concept plan for the property.* The plan should contain all of the minimum design standards found on the minimum submission check list and any additional information to assist the Town in evaluating the superiority of the development request.
- Traffic Study.* When applicable. See also standards from the Department of Transportation related to 527 studies/review. *for review*
- Payment of fee.* The fee for a rezoning application must be paid at the time of submission. FEES ARE NON-REFUNDABLE.
- Proffers.* When applicable. Proffers should be provided in a format approved by the Town Attorney. *By agreement to be provided - see submissions*

Property Owner:

I have read this completed application, understand its intent and freely consent to its filing. The information provided is accurate and completed to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve that for which I am applying. Furthermore, I grant permission to the Town or authorized government agents to enter the property and make such investigations or inspections they deem necessary. I also understand that someone must be present at all public meetings to represent my application or the item will be tabled to the next available meeting.

S L Nusbaum Realty Co
[Signature]
Owner's Signature
Branko Stupar, Trustee c/o Marlys J Rixey

10/18/12
Date

Owner's Signature _____ Date _____

Required Materials (as applicable, completed by Town Staff):

For all rezoning applications:

- Application Concept Plan Required fee Completed checklist Statement of Justification Traffic Study
- Proffers Rezoning Plat

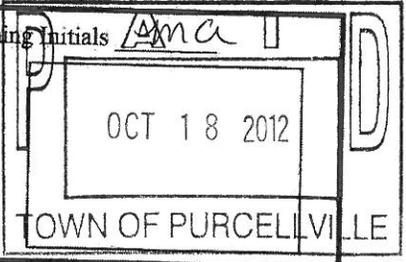
Application Complete Fee \$ 6,500 Paid 6,500 Planning Initials AMA

Taxes Paid Finance Initials [Signature]

Project Manager Assigned _____

File Number _____ Approved On: _____ Proffers: yes/no

Ordinance/Resolution Number(s): _____



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Branko Stupar
Owner's Signature 10/18/12
Branko Stupar, Trustee c/o Meghan Rixey Date

Owner's Signature Date

Required Materials (as applicable, completed by Town Staff):

For all rezoning applications:

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Proffers Rezoning Plat

Application Complete _____ Fee \$ 6,500 Paid 6,500 Planning Initials MA

Taxes Paid Finance Initials skf

Project Manager Assigned _____

File Number _____ Approved On: _____ Proffers: yes/no

Ordinance/Resolution Number(s): _____

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OCT 18 2012

TOWN OF PURCELLVILLE

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Zoning Map Amendment Application – Adjoining Property Owner Information Sheet:

The following is a list of the adjoining property owners for the property located at:

N/A

(Address of proposed rezoning request)

Please Note: Adjoining properties are any parcel of land sharing a common boundary with the property requesting a rezoning, including any properties located across an adjoining right of way. Attach additional sheets as needed.

<i>Property Owner(s):</i> James Alfred Mason Barbara T Mason	<i>Loudoun County PIN#</i> 487-10-5817
<i>Address:</i> 36702 Paxson Road Purcellville, VA 20132	

<i>Property Owner(s):</i> Brent H. Mercke	<i>Loudoun County PIN#</i> 487-10-9228
<i>Address:</i> 16872 Bold Venture Drive Leesburg, VA 20176	

<i>Property Owner(s):</i> Brent H. Mercke	<i>Loudoun County PIN#</i> 452-15-3658
<i>Address:</i> 16872 Bold Venture Drive Leesburg, VA 20176	

<i>Property Owner(s):</i> Old Dominion Valley HOA	<i>Loudoun County PIN#</i> 488-49-4570
<i>Address:</i> PO Box 2070 Purcellville, VA 20134	

<i>Property Owner(s):</i> Old Dominion Valley HOA	<i>Loudoun County PIN#</i> 487-19-9637
<i>Address:</i> PO Box 2070 Purcellville, VA 20134	

<i>Property Owner(s):</i> Chapman Brothers, LLC	<i>Loudoun County PIN#</i> 487-19-6082
<i>Address:</i> 125 Hirst Road Suite 8C Purcellville, VA 20132	

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<i>Property Owner(s):</i> Wright Farm HOA	<i>Loudoun County PIN#</i> 487-10-2365
<i>Address:</i> 4443 Brookfield Corporate Drive Suite 10 Chantilly, VA 20151	

<i>Property Owner(s):</i> Loudoun County School Board	<i>Loudoun County PIN#</i> 453-45-6966
<i>Address:</i> 21000 Education Court #400 Ashburn, VA 20148	

<i>Property Owner(s):</i> Loudoun County Board of Supervisors	<i>Loudoun County PIN#</i> 452-16-6477
<i>Address:</i> PO Box 7000 Leesburg, VA 20177	

<i>Property Owner(s):</i> Most Rev. Bishop John R. Keating	<i>Loudoun County PIN#</i> 452-26-0898
<i>Address:</i> 200 N Glebe Road Arlington, VA 22030	

<i>Property Owner(s):</i>	<i>Loudoun County PIN#</i>
<i>Address:</i>	

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