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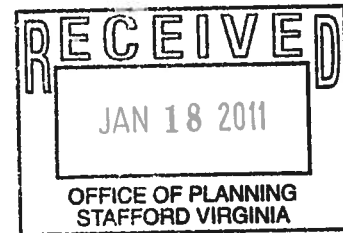
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January 18, 2011

Via Hand Delivery

Rachel T. Hudson
Zoning Administrator
County of Stafford
Post Office Box 339
Stafford, Virginia 22555-0339



Re: Architectural Concept; Tax Map Parcel 30-64; Zoning Administrator's Determination of October 19, 2010

Dear Rachel:

In your Determination of October 19, 2010 regarding the above referenced property you agreed with my interpretation of Section 28-273 of the Zoning Ordinance. Specifically, you have indicated that a nonconforming building may be altered to decrease its nonconformity without a special exception or variance, provided that there is no structural alteration. You further indicated, however, that until you received an architectural concept you could not determine whether Mr. Williams' proposal to repair the existing nonconforming building on the referenced parcel would result in any structural alteration.

The purpose of this letter is to present the requested architectural concept as well as the property owner's position that no structural alteration is proposed under his plans to repair the existing building.

Neither the Zoning Ordinance nor the Building Code contains a specific definition of "structural alteration." However, the term most often refers to a change in load bearing walls or foundation. The attached plan, prepared by George K. Somers, Architect, shows the footprint of Mr. Williams' proposed office building utilizing the existing load bearing walls and foundation. This coupled with the plat, prepared by Alexcom & Associates, Inc., also indicates the area to be removed that will render the building less nonconforming. The portion of the existing structure to be removed is outside of the load bearing walls and the foundation of the original building. It was an addition constructed some 20 years after the original building was constructed in 1960.

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The removal of the areas shown on the Alexcom plat reduces the overall nonconformity in that less of the building intrudes into the setback along Courthouse Road. In addition, the site will come into compliance with current open space and parking requirements under the zoning ordinance thereby further reducing the nonconformity.

I trust that the foregoing is sufficient for you to render a determination that the proposed office building does not constitute a structural alteration under the Zoning Ordinance or Building Code and thus complies with Section 28-273 of the Zoning Ordinance. I note that we have consulted with Cary Jamison regarding the proposed office building and the subject of structural alteration and she concurs with our position that what is proposed constitutes "repairs" under the Building Code.

Yours very truly,

A handwritten signature in black ink, appearing to be "H. Clark Leming", written over a faint circular stamp or watermark.

H. Clark Leming

Cc: Anthony Williams
Cary Jamison
Joe Alexander