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February 2, 2011

H. Clark Leming, Esq.
Leming & Healy P.C.
P. O. Box 445
Garrisonville, Virginia 22463

Subject: Zoning Administrator Determination
Application 1000234 –Architectural Concept
Tax Map 30 Parcel 65

Dear Mr. Leming:

This letter is in response to your follow up letter dated January 18, 2011, regarding my October 19, 2010 determination for your request submitted August 19, 2010 on behalf of your client, Cedar Post Enterprises, LLC. In my letter of October 19, 2010, I stated that the existing nonconforming building shall conform to current zoning regulations whenever the building is structurally altered. Without reviewing a proposed architectural concept I could not determine if this existing nonconforming building would be structurally altered.

I have reviewed the architectural concept proposal to renovate the existing nonconforming structure by George K. Somers, Architect, dated December 21, 1010. This proposal would utilize the existing bearing walls, with possible repairs, and removing a portion of the existing structure to be replaced by a new fill-in wood framed wall that is outside the load bearing walls and the foundation of the original building as shown on this concept proposal.

This proposal would not increase the nonconformity of this structure as the existing footprint would not be enlarged or square footage be increased.

This determination may be appealed to the Board of Zoning Appeals within thirty (30) days of this decision, in accordance with 15.2-2311 of the Code of Virginia, or this decision shall be final and unappealable.

Sincerely,

Rachel T. Hudson
Zoning Administrator

Cc: Anthony Romanello, County Administrator
Mike Neuhard, Deputy County Administrator
Joseph Howard, County Attorney
Jeff Harvey, Director of Planning & Zoning
Cedar Post Enterprises, LLC
Ronald Edwards, Owner