

HGP, Inc.  
Purina Tower, Suite 100  
401 Charles Street  
Fredericksburg, VA 22401  
540-371-5171 373-4150 (fax)  
email: hpalmer@hgp.biz

January 21, 2011

Rachael Hudson  
Zoning Administrator  
Stafford County, Virginia

via: hand deliver

Re: 34 Perchwood Drive

Dear Rachael,

My Client is proposing to purchase a parcel of land at 34 Perchwood Drive (TM38, Parcel 25E) and would like an interpretation of the proffered open space requirements (see attached) for Cranes Corner. The property is zoned M-1 and is subject to the proffers in O88-95(R) attached.

Proffer #1 calls for the property to be developed in substantial conformance with the conceptual development plan. Note #4 on the concept plan calls for "maximum lot coverage (overall site) = 70%.

Lot coverage in the earlier zoning ordinance mentions structures and groups of structures. Parking areas and other such impervious covers are not included with structures. Subsequent zoning ordinance mentions 'open space' and 'floor area ratio'. It appears to me that open space requirements are a requirement of the newer and current code and that 'lot coverage' in the older code is synonymous and akin to 'floor area ratio'.

Simply put, our Client would like to re-develop 34 Perchwood Drive in accordance with current zoning requirements which allow for 80% impervious cover.

Does the proffered lot coverage have any relation to new impervious parking area?

And, if Stafford Code for M-1 zoning allows for 80% impervious cover and we would like to increase the current impervious cover on the site from 63% to 73% proposed, is the proposed increase in impervious cover allowable with the current zoning and current proffers on the property?

Please call or email if you have any questions or need additional information.

Thank you and we look forward to your interpretation,

  
Hamilton Palmer

attachments

