

DEVELOPMENT CONDITIONS

May 10, 2004

RZ 2004-LE-047

The Board of Supervisors approved the Conceptual Development Plan for RZ 2004-LE-047 for residential use on property located at Tax Maps 91-3 ((11)) (3) 31A pt., 33A pt., 34A pt., 35A pt., 36 pt., 37 pt., 38 pt., 39 pt. by requiring conformance with the following development conditions:

1. For the purposes of administering proposed additions to the dwelling units and permitted extensions into yards, the portion of the property included in this application shall not be considered separately from the remainder of the parcel; each parcel shall be considered as a whole, including both the area subject to this application and the remainder of the lot zoned PDH-4 pursuant to the zoning approvals for Kingstowne.
2. Notwithstanding the provisions of Par. 6 of Sect. 16-403 and FDPA C-448-6, building additions on the individual lots subject to this conceptual development plan may extend to within twenty (20) feet of the northern property boundary of each lot. Any proposed additions are further subject to any limitations specified by the stormwater management easement.