



## Loudoun County, Virginia

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Department of Building and Development  
Zoning Administration / MSC# 60  
1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000  
Administration: 703-777-0397 • Fax: 703-771-5215

April 22, 2011

Mark A. Novak  
Department of Parks, Recreation, and Community Services  
Division of Facilities Planning and Development  
215 Depot Court, SE  
Leesburg, Virginia 20175

**RE: Permissibility of Lighted Ballfields at Greg Crittenden Memorial Park  
(ZCOR-2010-0036)**

**Tax Map: /79/D/8/////1/                      MCPI: 117-19-8191**

Dear Mr. Novak:

This letter is to amend the response sent to you on March 19, 2010, regarding your inquiry into the permissibility of lighting existing ballfields at Greg Crittenden Memorial Park. In that letter it stated that lighting of publicly owned facilities utilized for athletic competition is permitted subject to the standards found in Section 5-1504 of the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance").

After further consideration and consultation with the County Attorney, it is determined that special exception approval is required for the lighting of playing fields and courts, including publicly owned athletic facilities utilized for athletic competition, in zoning districts for which the use list requires such approval. In all cases the lighting standards contained in Section 5-1504 of the Ordinance shall apply.

Pursuant to Section 4-104(B) of the Ordinance, the permitted and special exception uses of a PD-H district shall be those of the R district identified on the concept development plan for the development. In the case of Greg Crittenden Memorial Park, the parcel on which the park is located is hereby determined to be zoned PD-H4, administered as R-4 (Single Family Residential) under the Revised 1993 Loudoun County Zoning Ordinance, and therefore subject to the permitted and special exception use lists contained in Section 3-400 of the Ordinance. Section 3-403(I) lists *playing fields and courts, lighted* as a use that requires a special exception in the R-4 zoning district; therefore, lighting of the existing ballfields at Greg Crittenden Memorial Park requires an approved special exception by the Board of Supervisors.

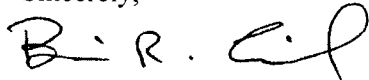
PLEASE NOTE: This opinion is valid only as of this date, and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This opinion is based upon the text of the Zoning Ordinance as it exists today, April 22, 2011, and such text is subject to change.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the *Zoning Ordinance* may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the *Code of Virginia*. This decision is final and unappealable if not appealed within 30 days. An application package for an appeal to the Board of Zoning Appeals may be obtained by visiting the Loudoun County Government Center, 1 Harrison St. S.E., Second Floor, Customer Service, Leesburg, VA. Two copies of the completed application must be submitted to the Department of Building and Development Customer Service counter with the fee payment of \$350.00 within 30 days from the date of this letter.

If you have questions or if you require additional information, you may contact me at (703) 737-8223.

Sincerely,

A handwritten signature in black ink, appearing to read "B. R. Fish". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Brian Fish  
Zoning Planner

cc: Scott York, Chairman, Board of Supervisors  
Dan Schardein, Zoning Administrator  
Mark Stultz, Deputy Zoning Administrator  
Jack Roberts, County Attorney  
Diane Ryburn, Director, Dept. of Parks, Recreation and Community Services  
Mark Novak, Senior Park Planner, Facilities Development and Planning