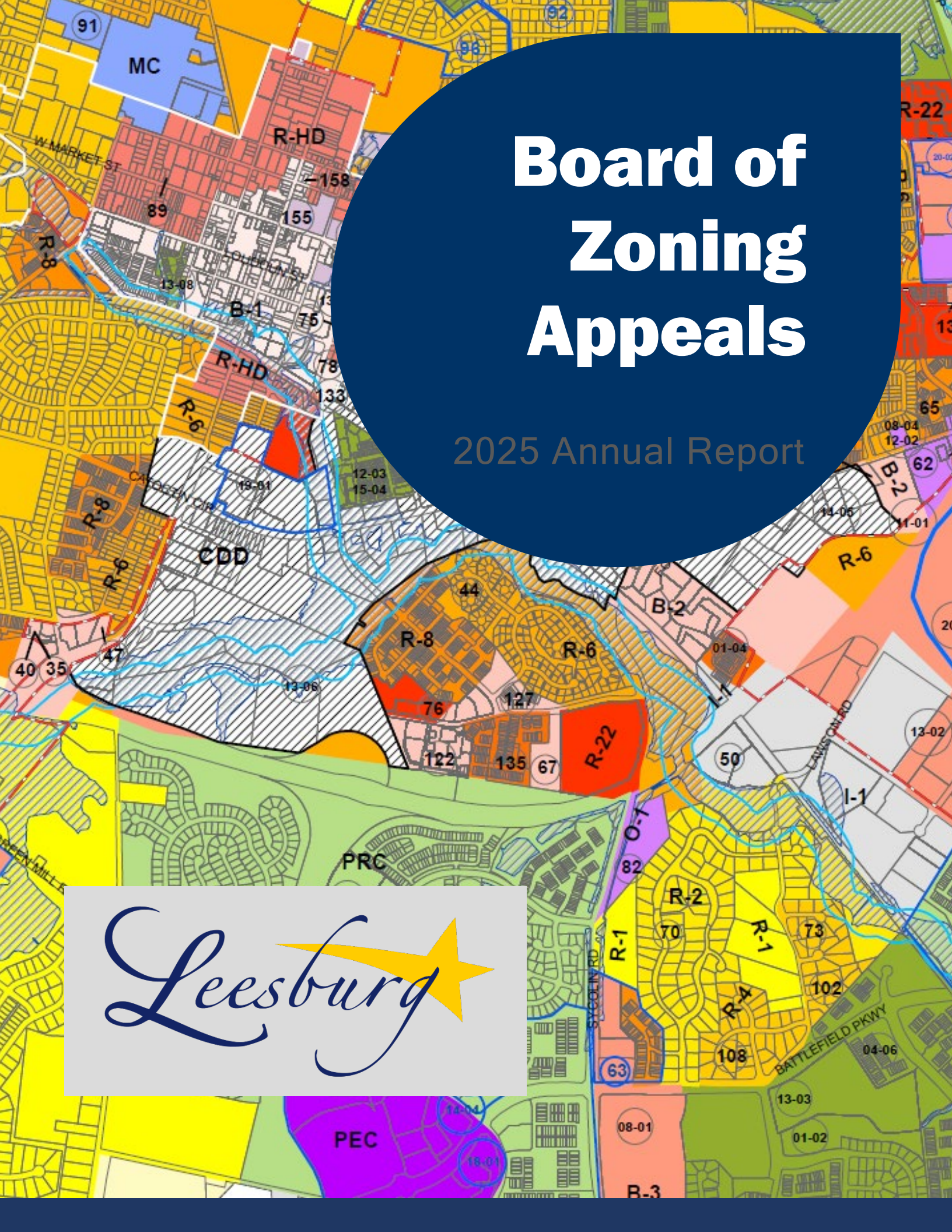


# Board of Zoning Appeals

2025 Annual Report

Leesburg 



# Acknowledgements

<b>01</b>	<b>Acknowledgements</b>
<b>02</b>	<b>2025 Highlights</b>
<b>03</b>	<b>2026 BZA Meeting Schedule</b>

The Leesburg Board of Zoning Appeals (BZA) is pleased to present its annual report for the 2025 calendar year. The information contained within this report is a summary of work produced by the Board During the previous year.

### 2025 BZA Members

- Peter Vanderloo, Chairman
- Susan Moffett, Vice Chairman
- Tom Marshall
- Gregory Gutierrez
- Matha Mason Semmes

### Staff Liaisons

- Michale Watkins, Zoning Administrator
- Blake Bowen, Senior Planner
- Shelby Miller, Planner



# 2025 Highlights

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**2026 BZA Meeting Schedule**

## BZA 2025 Overview

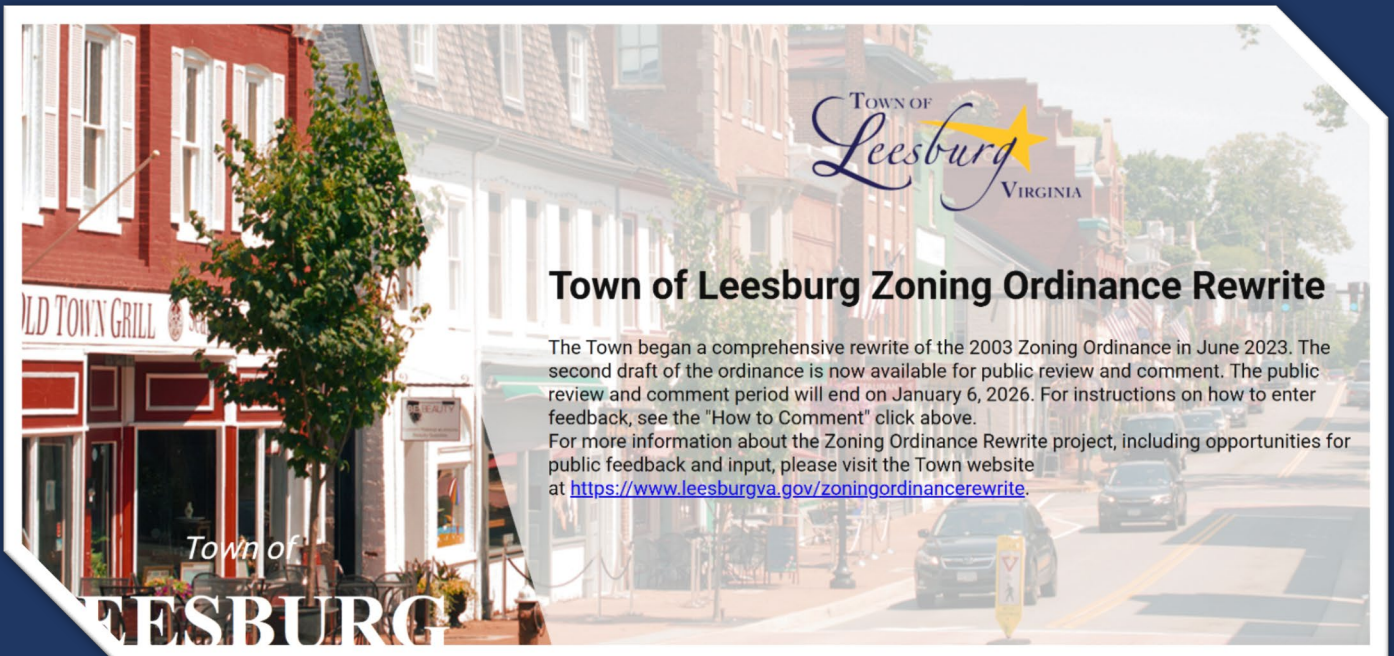
The BZA, a quazi-judicial body appointed by the Loudoun County Circuit Court, meets on an as needed basis. There were two cases heard in 2025 and four business meetings were held

### January 21, 2025

The BZA conducted their scheduled business meeting which included the election of officers and the adoption of the 2025 BZA Meeting Calendar. They were also briefed on the update of Zoning Ordinance by Mike Watkins.

### April 15, 2025

The BZA conducted a business meeting to approve the 2024 Annual Report. Mike Watkins provided a brief update on the Zoning Ordinance Rewrite.



## Town of Leesburg Zoning Ordinance Rewrite

The Town began a comprehensive rewrite of the 2003 Zoning Ordinance in June 2023. The second draft of the ordinance is now available for public review and comment. The public review and comment period will end on January 6, 2026. For instructions on how to enter feedback, see the "How to Comment" click above. For more information about the Zoning Ordinance Rewrite project, including opportunities for public feedback and input, please visit the Town website at <https://www.leesburgva.gov/zoningordinancerewrite>.

# 2025 Highlights

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**2026 BZA Meeting Schedule**

## September 16, 2025

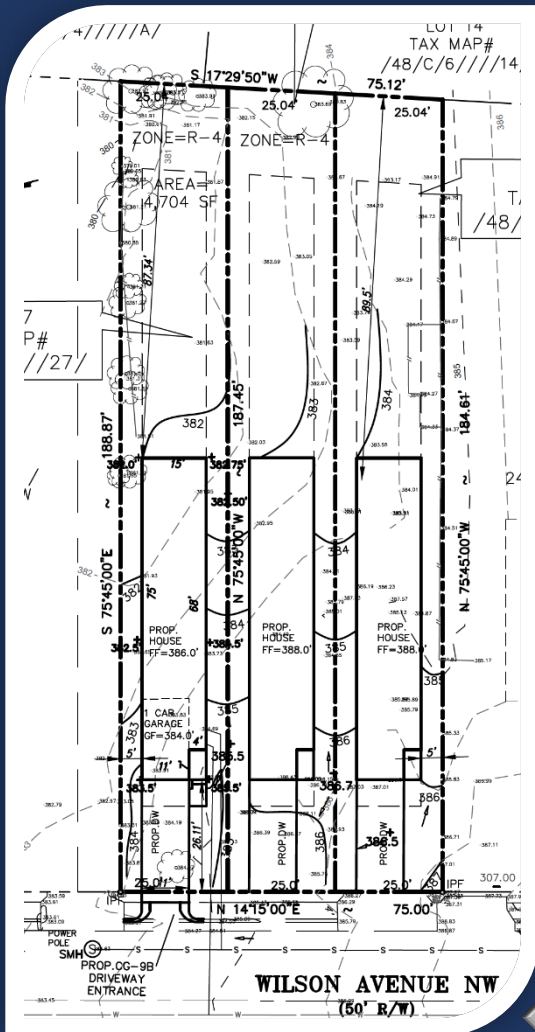
TLVAR2025-0002 - 330 Whipp Drive SE

The BZA conducted their scheduled Business Meeting and at the meeting heard application TLVAR2025-0002 to reduce the required side yard setback to permit a temporary ADA accessible ramp for a member of the family. This application was approved subject to the conditions set forth in the State Code.

## October 21, 2025

TLVAR2025-0003 - 26 Wilson Ave NW

The BZA held a Business Meeting for application TLVAR2025-0003 to reduce the required front yard setback along a public alley. The public alley is not improved and there are no intentions to improve the alley. The application was ultimately approved. With this approval the existing house will be demolished, and 3 new single family detach homes will be constructed.



TLVAR2025-0003  
26 Wilson Ave NW

TLVAR2025-0002  
330 Whipp Drive SE

# 2026 BZA Meeting Schedule

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**2026 BZA Meeting Schedule**

## 2026 Board of Zoning Appeals Meeting Schedule

Tuesday January 20<sup>th</sup>, 2026  
(Regularly Scheduled Business Meeting)

Tuesday March 17<sup>th</sup>, 2026

Tuesday May 19<sup>th</sup>, 2026

Tuesday July 21<sup>st</sup>, 2026

Tuesday September 15<sup>th</sup>, 2026  
(Regularly Scheduled Business Meeting)

Tuesday November 17<sup>th</sup>, 2026

Tuesday February 17<sup>th</sup>, 2026

Tuesday April 21<sup>st</sup>, 2026

Tuesday June 16<sup>th</sup>, 2026

Tuesday August 18<sup>th</sup>, 2026

Tuesday October 20<sup>th</sup>, 2026

Tuesday December 15<sup>th</sup>, 2026