

I like to provide some background information on the property for your knowledge.

The property underwent a Boundary Line adjustment in 2019, the plat can be found attached.

This property is a buildable lot for a single family detach home. The minimum yard requirements can be found on the first page of the plat.

This lot does not meet the minimum lot size of 10,000 square feet for a Duplex per the R-6 District Standards per the Town of Leesburg Zoning Ordinance.

It does not appear per our GIS map that there are water or sewer hookups as there has never been a structure developed on this lot. You may contact Betsy Payne cc'd above for confirmation.

Let me know if you have any additional questions.

Best,
Shelby

Shelby Miller

Planner - Zoning Administration

Town of Leesburg, Virginia

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Betsy Payne <BPayne@leesburgva.gov>

May 17, 2024, 7:33 AM



to Brian, Shelby, me, Michael, Ashleigh, Evan, Sarah 

Good morning Brian,

As of today, the availability fee (water & sewer tap fee) for a single family home is \$11,975. This does not include engineering and/or construction costs as the town does not perform those tasks for the customer.

In addition to the availability fee there are meter costs and inspection fees around another \$1,000 (estimate).

Feel free to reach out if you have additional questions!

Thanks,

Betsy