



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944
Ext: 4384

Please fax to my direct fax number:

To: Planning & Zoning
Fax: 703-777-0441
Email: dpz@loudoun.gov
Date: 1/20/2026
Subject: Zoning Verification Request
Ref. Number 186252-1
RE: Spinks Ferry , 43725 Spinks Ferry Rd, Leesburg, Virginia
Add'l Info: Parcel: 075387424000

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to: infoteam@pzs.com

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$497.85 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 4384. You may also reach me by email at: infoteam@pzs.com

Sincerely,
Jamie Pulver

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

1/20/2026

ATTN: Jamie Pulver
Ref. No. 186252-1
RE: Spinks Ferry , 43725 Spinks Ferry Rd, Leesburg, Virginia
Add'l Info. Parcel: 075387424000

The current zoning classification for the subject property is: _____

Is the subject property part of a Planned Unit Development?

____ Yes, part of a PUD (See comment)

____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

____ Yes, within an Overlay District

____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

____ Section _____ of the Zoning Ordinance

____ Planned Unit Development Ordinance No. _____ (copy attached)

____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

____ Permitted Use by Right

____ Permitted Use by Special/Specific Use Permit

____ Copy Attached

____ Copy Not Available (see comment)

____ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)

____ Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

_____ In accordance with Current Zoning Code Requirements and is
_____ Legal Conforming
_____ Non-Conforming (see comments)
_____ In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal
_____ Non-Conforming to current zoning requirements
_____ Prior to the adoption of the Zoning Code and is
_____ Grandfathered/Legal Non-conforming to current zoning requirements.
_____ In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming
_____ issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

_____ May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
_____ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- ☐ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____	Department: _____
Title: _____	Email: _____