

January 28, 2026

**SENT BY FIRST CLASS AND CERTIFIED MAIL**

Miguel Alonzo Barrera & Olga Beatriz Lopez Flores  
2051 West Longview Drive  
Woodbridge, VA 22191

Saiful I Bhuiyan & Sharmin Jahan  
2057 West Longview Drive  
Woodbridge, VA 22191

Sid Rahnvard  
Virginia Land Use & Proffer Solutions  
10645 Wolverine Court  
Manassas, VA 20111

RE: **Zoning Determination Case:** ZNR2026-00105  
**Property Address:** 2051 West Longview Drive; **GPIN:** 8391-17-9839; **Acreage:** 0.8207-acre  
**Property Address:** 2057 West Longview Drive; **GPIN:** 8391-17-9123; **Acreage:** 0.3275-acre

To Whom It May Concern,

This letter responds to the request for zoning determination submitted to this office on November 7, 2025, for the above referenced Property, on behalf of the property owner of 2051 West Longview Drive (referenced above). More specifically, in your request for a zoning determination, you ask the following: "We wish to continue with our request for a zoning determination regarding the use of the nonconforming driveway located at 2057 West Longview Drive. In doing so, we respectfully ask for your expert opinion on the scope and applicability of the November 8, 2008 determination. The 2008 determination concluded that the house and driveway can be considered nonconforming and can continue to function as a detached single-family dwelling and a driveway. Based on this language, we ask you to confirm that the nonconforming status of the driveway was limited to its use in conjunction with the principal dwelling at 2057 West Longview Drive and did not extend to serve what is now 2051 West Longview Drive. If you agree with this interpretation, we further ask you to opine that the current use of the driveway to serve an additional principal dwelling at 2051 West Longview Drive falls outside the scope of the November 4, 2008 determination."

I do not confirm that the nonconforming status of the driveway was limited to its use in conjunction with the principal dwelling at 2057 West Longview Drive. My conclusion is based on the fact that the letter does not explicitly limit how the nonconforming structures (house and driveway) can be used or by whom. Instead, the letter based its conclusion that the structures were nonconforming solely on the fact that taxes had been paid for over 15 years. The nonconforming status conferred by Section 15.2-2307 is based solely on the owner paying taxes on the structure, not on who used or will use the structure.

With regard to your request for me "to opine that the current use of the driveway to serve an additional principal dwelling at 2051 West Longview Drive falls outside the scope of the November 4, 2008 determination," I do not so opine. The determination was based on Virginia Code Section 15.2-2307, which provides nonconforming status to structures for which taxes have been paid for more than 15 years. Therefore, because the scope of the determination was not based on the use of the driveway, it was not limited to a particular use.

The Zoning Ordinance allows that anyone aggrieved by a zoning determination of the Zoning Administrator may appeal the decision to the Board of Zoning Appeals. An appeal must be filed within thirty (30) days of receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 90 days of the filing. The determination contained within this letter shall be final if an appeal is not filed within 30 days of receipt of this letter. The application fee and appeal application forms are available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,



Lisa Fink-Butler, CZA, CTM  
Zoning Administrator

Attachment A: Determination Letter dated November 4, 2008

Attachment B: Survey



## COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201  
 (703) 792-6830 Metro 631-1703 FAX: (703) 792-4401  
 Internet: [www.pwegov.org](http://www.pwegov.org)

PLANNING  
OFFICE

Stephen K. Griffin, AICP  
 Director of Planning

November 4, 2008

Dr. Scott White  
 11381 Morla Lane  
 Nokesville, VA 20181-1929

**RE:** Nonconforming Structure and Building Verification Case #PLN2009-00185  
 Property: 2047, 2051 and 2057 West Longview Drive; GPINs 8391-27-0043,  
 8391-17-9332; 8391-17-9123  
 Zoning: R-4

Dr. White:

I am writing in response to your application dated October 15, 2008; requesting a determination that the house at 2047 West Longview Drive (the "House") and the driveway located on 2057 West Longview Drive serving the House (the "Driveway") be considered lawfully nonconforming in accordance with recently enacted Commonwealth legislation. In our previous correspondence of February 6, 2008 and May 28, 2008 our office identified a number of unlawful non-conforming conditions associated with the above referenced parcels. We essentially stated that the existing house at 2051 West Longview (the middle parcel) does not meet the required setbacks for the R-4 zoning district and does not have direct access to a public street (because access is provided by a driveway on 2057 West Longview. The accessory buildings located on 2947 West Longview (the rear parcel) are unlawful because they are located on a lot with no principle structure, and the lot at 2057 West Longview (the front parcel) contains an accessory use (the driveway) without a principle use.

On March 5, 2008; the General Assembly of Virginia amended and reenacted Section 15.2-2307 of the Code of Virginia relating to nonconforming uses. Therefore, pursuant to the revised and reenacted Section 15.2-2307 of the Code of Virginia "*if the owner of the building or structure has paid taxes to the locality for such building or structure for a period in excess of 15 years, the building or structure shall be deemed nonconforming.*" Since you have owned and paid tax taxes to Prince William County for these properties since 1993; and a driveway is considered a structure under the zoning ordinance, the House and Driveway can be considered to be lawfully non-conforming and continue to function as a detached single-family dwelling and a driveway as depicted on

Nonconforming Structure and Building Verification Case #PLN2009-00185  
November 4, 2008

the attached plat entitled "Topographic Survey Lot 103 Section Two-C Marumsco Hills and the Property of Mitchell Scott White & Janelle Bettie White", prepared by Schools & Townsend, P.C., dated October 15, 2008.

It is our understanding that you are proposing to construct a dwelling on the front parcel (2057 Longview), which is permitted since that parcel was created as a lawful lot in 1964. According to the letter from Tim Donlon of Schools and Townsend, P.C., submitted to this office on September 23, 2008; your intension is to consolidate the parcels at 2047 and 2051 West Longview Drive into one lot to eliminate many, if not all, of the non-conformities associated with those parcels. We strongly recommend and encourage the consolidation of these two parcels into one lot to reduce the existing nonconforming situation.

The Zoning Ordinance provides that determinations by the Zoning Administrator may be appealed to the Board of Zoning Appeals. Appeals must be filed within thirty (30) days of the date of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within ninety (90) days of the filing. Appeal application forms are available in the Planning Office and the filing fee is \$476.00. The determination contained within this letter shall be final if an appeal is not filed within thirty (30) days.

Should you have any questions, please feel free to contact this office.

Sincerely,



Sid Rahnavard, CZA  
Assistant Zoning Administrator

Attachment

CC: Tim Donlon, Schools and Townsend, P.C.

SXR: C:\Documents and Settings\sxr6856a\My Documents\NCU\PLN2009-00185.doc



175.00'

250.00'

NOTES

1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. FENCE LOCATIONS, IF SHOWN ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
3. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS FLOOD INSURANCE RATE MAPS THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE "X".
4. THE METES AND BOUNDS SHOWN HEREON ARE THE RESULTS OF A CURRENT FIELD SURVEY BY THIS FIRM THE MERIDIAN IS VIRGINIA COORDINATE SYSTEM GRID NORTH HAVING BEEN ESTABLISHED FROM PRINCE WILLIAM COUNTY MONUMENT "LYNWOOD" (069).
5. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF MITCHELL SCOTT WHITE & JANELLE BETTIE WHITE HAVING BEEN ACQUIRED IN DEED BOOK 1327 PAGE 1678, WITH A CORRECTION AT DEED BOOK 1686 PAGE 630.
6. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY THIS FIRM THE BENCHMARK USED WAS PRINCE WILLIAM COUNTY MONUMENT LYNWOOD.

TOPOGRAPHIC SURVEY  
LOT 103 SECTION TWO-C  
MARUMSCO HILLS  
AND THE PROPERTY OF  
MITCHELL SCOTT WHITE

&

JANELLE BETTIE WHITE  
OCCOQUAN MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE: OCT. 15, 2008

SCALE: 1" = 30'



SCHOOLS & TOWNSEND, P.C.



ENGINEERS • SURVEYORS

9252 MOSBY STREET • MANASSAS, VIRGINIA 20110  
703-368-8001 • 631-2995 • FAX 703-368-9950

WO # 4-7-182

CASE NAME: WHITE

FILE: OGB-

DRAWN BY: SHEVY

CHECKED BY: RS

FB:491 PG: 65