



September 8, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Marian Harders
Walsh Colucci Luveley and Walsh
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

Re: Zoning Determination: #ZNR2027-00040
(Zoning Ordinance Part 301 – Agricultural Districts)
Property Address: 3465 Ingram Drive; GPIN: 7300-16-1222; Acreage: 12.8325 acres
Zoning District: A-1, Agricultural Zoning District

To whom it may concern:

This is in response to your submission received on June 11, 2026, requesting a zoning determination as the authorized agent on behalf of the property owners for the above referenced property. The subject property ("the Property") contains 12.8326 acres and is zoned A-1, Agricultural.

The attached County assessment records reflect that the Property is currently developed with a principal residential single-family dwelling unit (constructed in 1998) and two detached accessory buildings/structures (garage and storage shed). County zoning records reflect that existing detached accessory buildings/structures may have been constructed on the Property without the required County permits/approvals. We recommend that you provide documentation that the buildings/structures were issued the required permits/approvals or pursue issuance of such required permits/approvals for those buildings/structures.

Pursuant to the request letter, you are requesting a determination of Part 301 of the Prince William County Zoning Ordinance which regulates A-1 zoned properties. I understand that the property owners intend to construct a covered or enclosed outdoor horse-riding arena building/structure for their personal use to allow for the exercising of horses that they own and that reside on the Property. Based on the current size of the A-1 zoned Property being greater than 10 acres, the keeping of horses is permitted on the Property, with no maximum on the number of horses allowed. Any proposed accessory buildings/structures, including a covered or enclosed outdoor riding arena for horses, would be permitted on the Property pursuant to the current applicable zoning development standards that regulate such buildings/structures, to include but not limited to: 1) the use of the building/structure; 2) the size and height of the building/structure; 3) the location of such building/structure; and 4) the principal use of the Property.

This determination is subject to the specific provisions and conditions contained within this letter, and subject to all relevant local and state regulations and permits required for such buildings/structures. All existing and proposed buildings/structures (i.e., including fencing, barns,

stables, greenhouses, chicken/poultry coops, beehive boxes, retaining walls, etc.) require the necessary County permits and approvals, such as but not limited to zoning approval. If you have any questions regarding required permits/approvals for buildings/structures, please contact the Development Services Department at 703-792-6830 for further assistance. If you propose to do land disturbance of 2,500 square feet or more, please contact the Environmental Services Division of Public Works at 703-792-7070 to discuss those details and if any permitting requirements.

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 for the appeal will be in accordance with the fee schedule in effect at the time of filing the appeal application, currently \$986.90. Additional information regarding the filing of an appeal may be obtained at (703)792-3340 or by email to zoningadministration@pwcva.gov. The appeal form and fee schedule is available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

The information contained within this letter is based on regulations that are in effect on the date of this letter, which are subject to change. Should you have any questions regarding this determination letter, please feel free to contact me at 703-792-6839.

Sincerely,



Lisa Fink-Butler, CZA, CTM
Zoning Administrator

Attachment: Real Estate Assessment Records