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LUBELEY & WALSH PC

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July 14, 2016

**Via Certified Mail**

**Re: Notice Letter for Addison McDonald Properties (ZMAP 2015-0011)  
Planning Commission Public Hearing on Tuesday, July 26, 2016 at  
6:00 p.m.**

Dear Adjacent Property Owner and/or Nearby Homeowner's Association Member:

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land abutting, adjacent to, or across the road from certain property that is the subject of a public hearing before the Loudoun County Planning Commission for the above referenced zoning application. You may also be a representative of an adjacent homeowners' association (HOA) that is located in the vicinity of the above-referenced application.

HK Investments, LLC has submitted an application proposing a zoning map amendment to rezone the 6.95-acre Subject Property from the R-1 Single Family Residential zoning district to the R-8 Single Family Residential zoning district ("R-8") to construct up to 39 single-family attached dwelling units. The Subject Property is more particularly described as Tax Map Numbers /92///6/////1/ and /92///6/////2/ (PIN ##160-35-8504 and 160-35-4813). The Subject Property will consist of over 40 percent open space and will include a minimum of 20,000 square feet of active recreation space. The Subject Property abuts Belmont Ridge Road (Route 659) to the east. It is located less than a half mile south of Creighton Road (Route 774) and less than a half mile north of Shreveport Drive in the Blue Ridge Election District of Loudoun County. It is also located in the Suburban Policy Area and is planned for residential uses pursuant to the land use recommendations of the Revised General Plan.

In accordance with the provisions of the Revised 1993 Zoning Ordinance, this letter is to notify you of a public hearing before the Loudoun County Planning Commission on Tuesday, July 26, 2016, at 6:00 p.m., to be held in the Board of Supervisors Meeting Room in the Loudoun County Government Center located at 1 Harrison Street, S.E., Leesburg, Virginia 20175, concerning the above-referenced application.

ATTORNEYS AT LAW

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All members of the public will be heard as to their views pertinent to these matters at the aforementioned public hearing.

If you have any questions, please feel free to call me at (571) 209-5772 or Ms. Jacqueline Marsh, Project Planner, at (703) 777-0246.

All information can be viewed at the Loudoun Online Land Applications (LOLA) page on the County's website at <http://www.loudoun.gov/index.aspx?nid=3362>.

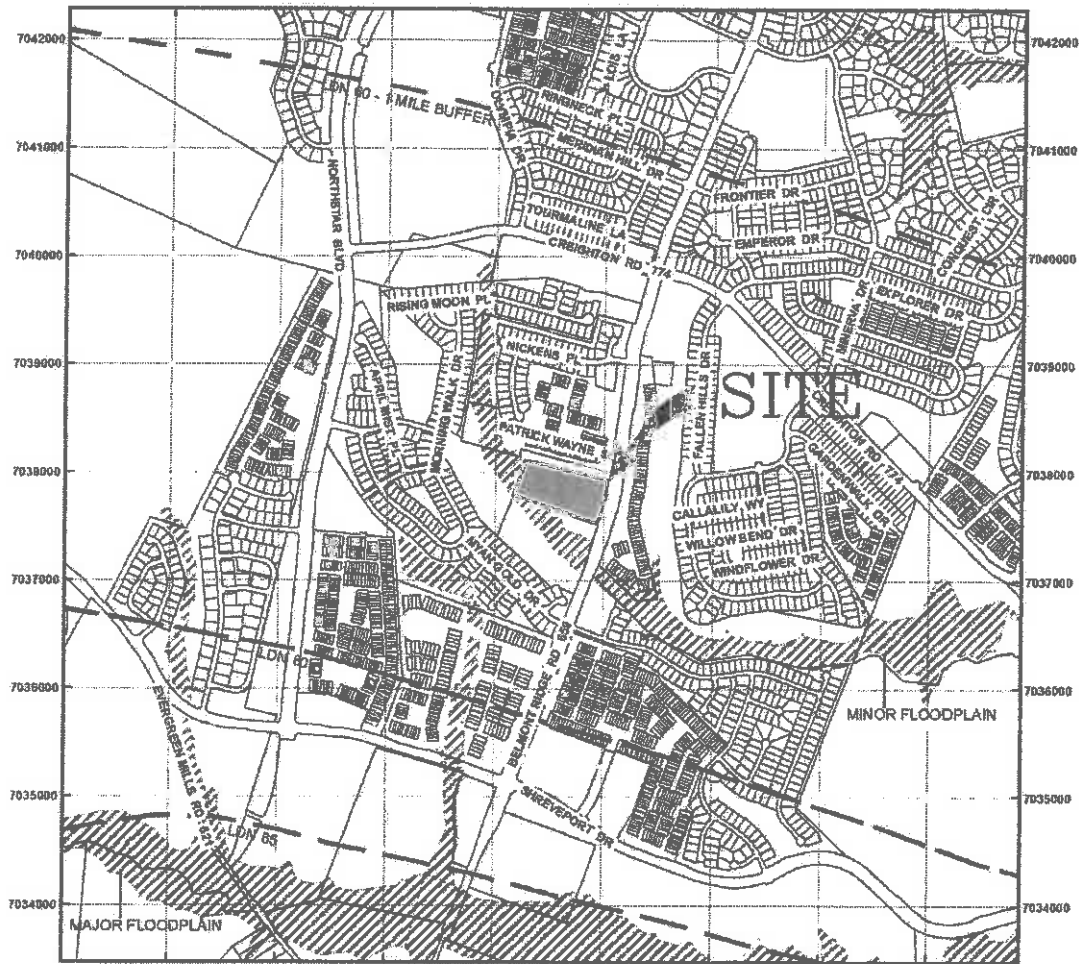
Sincerely,

WALSH, COLUCCI, LUBELEY &  
WALSH, P.C.



Michael G. Romeo, AICP  
Senior Land Use Planner

Enclosure: Illustrative Vicinity Map



**ILLUSTRATIVE VICINITY MAP**

**Addison McDonald Properties  
ZMAP 2015-0011**

**Planning Commission Public Hearing  
Tuesday, July 26, 2016 @ 6:00 p.m.**

**(Refer to the Letter for Property Identification Information)**