



WALSH COLUCCI
LUBELEY & WALSH PC

Michael G. Romeo, AICP
(571) 209-5772
mromeo@thelandlawyers.com

September 28, 2016

Via Certified Mail

**Re: Notice Letter for Addison McDonald Properties (ZMAP 2015-0011)
Board of Supervisors Public Hearing on Wednesday, October 12, 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 Board of Supervisors 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 Board of Supervisors on Wednesday, October 12, 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.

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

ATTORNEYS AT LAW

703 737 3633 • WWW.THELANDLAWYERS.COM
1 E. MARKET STREET • SUITE 300 • LEESBURG, VA 20176-3014

ARLINGTON 703 528 4700 • WOODBRIDGE 703 680 4664

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**

**Board of Supervisors Public Hearing
Wednesday, October 12, 2016 @ 6:00 p.m.**

(Refer to the Letter for Property Identification Information)