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WALSH COLUCCI
LUBELEY & WALSH PC

April 7, 2017

Via Certified Mail

**Re: Evergreen Meadows Zoning Map Amendment (ZMAP 2016-0016),
Special Exception (SPEX 2016-0051) and Zoning Modifications
(ZMOD 2017-0001 and ZMOD 2017-0007)
Planning Commission Public Hearing on
Tuesday, April 25, 2017, 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 a nearby homeowners association (HOA) that is located in the vicinity of the above-referenced application.

The Applicant, Evergreen Mills Road, LLC of Ashburn, Virginia, has submitted applications for the following: to rezone approximately 1.92 acres from the CR-1 (Countryside Residential-1) zoning district under the Revised 1993 Loudoun County Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Loudoun County Zoning Ordinance which would accommodate the development of a facility for lessons in dance, gymnastics, judo and sports training at a floor-area ratio (FAR) of up to 0.6; a Special Exception to permit a Child Care Center in the CR-1 district (the "SPEX Use"); and zoning modifications to reduce the minimum PD-IP district size to 1.92 acres, reduce the minimum yards for buildings to 35 feet along the western and southern property lines, and eliminate the yard and buffer requirements between the PD-IP and CR-1 districts on the subject property. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed SPEX Use is listed as a Special Exception Use under Section 2-504.

The property that is the subject of this application is identified as Loudoun County PIN #202-29-7105 (Tax Map #101/D/1////12/), PIN #202-29-6183 (Tax Map #101/D/1////13/), PIN #202-29-5218 (Tax Map 101/D/1////14/), PIN #202-29-4625 (Tax Map #101/D/1////15/), and PIN #202-29-3830 (Tax Map #101/D////16/). The subject

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property is located south of Evergreen Mills Road (Route 621), and west of Belmont Ridge Road (Route 659), in the Blue Ridge Election District. The area is governed by the policies of the Revised General Plan (Suburban Policy Area), which designates this area for Business uses at a recommended FAR of up to 1.0.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, this letter is to notify you of a public hearing before the Loudoun County Planning Commission on Tuesday, April 25, 2017, 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.

If you have any questions, please feel free to call me at (571) 209-5772 or Mr. Steve Barney, 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
Land Use Planner

Enclosure: Illustrative Vicinity Map



ILLUSTRATIVE VICINITY MAP

**EVERGREEN MEADOWS
ZMAP 2016-0016, SPEX 2016-0051, ZMOD 2017-0001
& ZMOD 2017-0007**

**Planning Commission Public Hearing
April 25, 2017 @ 6:00 p.m.**

(Refer to the Letter for Property Identification Information)