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VIA CERTIFIED MAIL

October 9, 2014

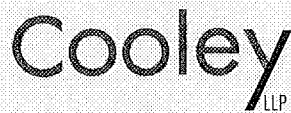
**RE: Loudoun County Planning Commission Public Hearing
ZMAP 2012-0013 & ZCPA 2012-0009 – Brambleton Land Bays 1, 3 & 5**

Dear Sir/Madam:

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land either adjacent to or immediately or diagonally across the street from property that is the subject of the above-referenced rezoning ("ZMAP") and zoning concept plan amendment ("ZCPA") applications.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby provide you with notice of the planned public hearing before the Loudoun County Planning Commission at **6:00 p.m. on Tuesday, October 21, 2014, in the Board Room of the Loudoun County Government Center, 1 Harrison Street SE, Leesburg, Virginia.** All members of the public will be heard as to their views on these matters at the public hearing.

Brambleton Group L.L.C., of Brambleton, Virginia, has submitted an application to rezone approximately 69.49 acres from the TR-3UBF (Transitional Residential-3), TR-10 (Transitional Residential-10), and PD-GI (Planned Development-General Industry) zoning districts under the Revised 1993 Zoning Ordinance to the PD-H4 (Planned Development-Housing), administered as R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Units), and PD-H4, administered as PD-CC-CC (Planned Development-Commercial Center-Community Center), zoning districts under the Revised 1993 Zoning Ordinance, and an application to amend the concept plan and proffers approved with ZMAP-1993-0005/ZCPA-1993-0007, Brambleton, and ZCPA-2005-0012, Brambleton School Sites and Golf Course, in order to: 1) Increase the maximum number of single-family attached and single-family detached dwelling units permitted in Land Bays 1A and 1B to permit the development of an additional 458 single-family attached or detached dwelling units, for an overall development density of 3.1 dwelling units per acre; 2) Proffer additional schools sites (middle school and high school); 3) Relocate a previously proffered elementary school site; 4) Replace previously proffered religious facility sites with a community center site; 5) Replace previously proffered golf course uses with community open space uses; 6) Replace certain previously approved single-family detached dwelling units and/or multi-family dwelling units with single-family attached dwelling units in Land Bays 3B, 3C, 3D, and 3E, with no resulting change in previously approved density; 7) Permit the development of a community pool in Land Bay 5 (corresponds to PIN# 199-27-4649); and 8) Eliminate a previously proffered child care facility site. These applications are subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting modifications of the Zoning Ordinance (ZO) as follows:



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Zoning Ordinance Section	Proposed Modification
ZO §4-109(C)(2), Site Planning – External Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses.	<p>Replace the permanent open space buffer at least 50 feet in width, landscaped with a Type 2 Buffer Yard, with a permanent open space buffer at least 10 feet in width, with no required Buffer Yard plantings, along the western and eastern boundaries of PIN# 200-15-8464, and along the western boundary of PIN# 200-25-7412 (corresponds with a portion of the development's boundary with Evergreen Mills Road (Route 621) and Hanson Park).</p> <p>Reduce the minimum width permanent open space buffer, landscaped with a Type 2 Buffer Yard, from 50 feet to 25 feet, along the northern and western boundaries of PIN: 199-27-4649.</p>
ZO §7-803(B)(1)(1), Lot and Building Requirements, Lot Width	Reduce the minimum lot width for single family detached, suburban, from 40 feet to 38 feet.
ZO §7-803(C)(1)(b), Lot and Building Requirements, Yards	Reduce the minimum side yard for single family detached, suburban and traditional, from 8 feet (16 feet minimum between units) to 5 feet (10 feet minimum between units).
ZO §7-803(C)(1)(c), Lot and Building Requirements, Yards	Reduce the minimum rear yard for single family detached, suburban and traditional, from 25 feet to 15 feet.
ZO §7-803(D)(1), Lot and Building Requirements, Lot Coverage	Increase the maximum lot coverage for single family detached from 50% to 55%.
ZO §5-1403(E), Buffering and Screening, Standards	Permit the required Type 3 Buffer Yard located along the southernmost 1,000 feet of PIN# 200-15-8464's frontage on Evergreen Mills Road to be relocated to another location on the subject property.

The subject property is located partially within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). The subject property is located south of the Beaverdam Reservoir, on the northeastern side, and northeast, of Evergreen Mills Road (Route 621), and west of Loudoun County Parkway (Route 607), in the Blue Ridge Election District. The subject property comprises Land Bays 1A, 1B, 3A, 3B, 3C, 3D, 3E and 5 (generally depicted on the enclosed graphic) and is more particularly described as follows:



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PIN #	TAX MAP NUMBER	ACRES	ZONING	ADDRESS
161-26-9137	/92/D46/////A/	3.30 (Portion)	PD-H4	N/A
201-29-5870	/92/D49/////B/	6.90	PD-H4	N/A
200-15-8464	/91/////34A	33.46	TR-3UBF	N/A
200-25-7412	/91/////41/	19.59	TR-10	23520 Evergreen Mills Road, Aldie, Virginia
200-25-7375	/91///8/////1/	24.00	PD-H4	N/A
200-35-5717	/91///8/////2/	17.40	PD-H4	N/A
200-35-4550	/91///8/////3/	10.45	PD-H4	N/A
243-40-6613	/91///8/////4/	13.10	PD-H4	N/A
200-45-5740	/91///8/////5/	36.57	PD-H4	N/A
199-16-3034	/91///8/////6/	35.04	PD-H4	N/A
199-27-4649	/91///7/////13/	17.08	PD-H4	42050 Ryan Road, Ashburn, Virginia
199-17-1149	/91///8/////7/	25.53	PD-H4	N/A
200-48-8746	/91/////40/	12.62	PD-H4	N/A
200-47-7241	/91///8/////8/	48.35	PD-H4	N/A
200-38-3023	/91///8/////9/	58.60	PD-H4	N/A
200-27-9515	/91///8/////10	63.30	PD-H4	N/A
159-36-1337	/92/////4/	16.13 (Portion)	PD-H4	N/A
161-35-4570	/92///2/////1/	16.44	PD-GI	23726 Belmont Ridge Road, Ashburn, Virginia
161-45-5172	/92/D48//4353/	0.09	PD-H4	42453 Benfold Square, Ashburn, Virginia
161-45-5470	/92/D48//4354	0.06	PD-H4	42455 Benfold Square, Ashburn, Virginia
161-45-5669	/92/D48//4355/	0.06	PD-H4	42457 Benfold Square, Ashburn, Virginia
161-45-5868	/92/D48//4356/	0.06	PD-H4	42459 Benfold Square, Ashburn, Virginia
161-45-6067	/92/D48//4357	0.06	PD-H4	42461 Benfold Square, Ashburn, Virginia
161-45-6366	/92/D48//4358/	0.06	PD-H4	42463 Benfold Square, Ashburn, Virginia
161-45-6566	/92/D48//4359/	0.06	PD-H4	42465 Benfold Square, Ashburn, Virginia
161-45-6865	/92/D48//4360/	0.09	PD-H4	42467 Benfold Square, Ashburn, Virginia
161-45-7263	/92/D48//4361/	0.09	PD-H4	42471 Benfold Square, Ashburn, Virginia
161-45-7562	/92/D48//4362/	0.06	PD-H4	42473 Benfold Square, Ashburn, Virginia
161-45-7761	/92/D48//4363/	0.06	PD-H4	42475 Benfold Square, Ashburn, Virginia

