

Jeffrey A. Nein, AICP  
(703) 456-8103  
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BY CERTIFIED MAIL RETURN RECEIPT REQUESTED

November 12, 2009

**RE: Planning Commission Public Hearing  
ZMAP 2005-0019, Belmont Estates  
Second Notice**

Dear Property Owner:

You are listed in the current Loudoun County real estate tax assessment records as the owner of a parcel of land either abutting or immediately or diagonally across a road from property that is the subject of a rezoning ("ZMAP") application.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby notify you of a planned public hearing before the Loudoun County Planning Commission on **Thursday, November 19, 2009 at 6:00 p.m.**, to be held in the Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, concerning ZMAP 2005-0019, Belmont Estates (the "Application").

The Application proposes to rezone approximately 20 acres from the CR-1 (Countryside Residential – 1), CR-2 (Countryside Residential – 2) and R-1 (Single Family Residential) zoning districts to the PD-H4 (Planned Development – Housing) zoning district to develop up to 21 single-family detached dwelling units and up to 50 single-family attached dwelling units which, along with one existing single-family detached dwelling unit, will result in an overall residential density of approximately 3.5 units per acre. The Application also requests zoning modifications ("ZMODs") to reduce the minimum size of a PD-H4 district, to permit a private to serve the existing single-family detached dwelling unit, to permit reductions of the perimeter buffer yard and bulk plane requirements, and to modify standards of the Village Conservation Overlay District.

The Application property is located on the west side of Stubble Road (Route 647), the north side of the Washington & Old Dominion Trail, and the south side of Graves Lane in the Broad Run Election District. The property is more particularly described as Tax Map 62, Parcels 29, 29D, 30 and 32, and Tax Map 62 ((1)), Parcels 1 and 2 (PINs: 116-40-7623, 116-40-8424, 085-45-2602, 085-45-6228, 085-45-2233 and 116-30-9195, respectively). Please see the attached vicinity map.

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



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If you have any questions, please call me at (703) 456-8103, or call Jane McCarter, the County's project manager, at (703) 777-0246. To view the Application file, please contact the Loudoun County Department of Building and Development at (703) 777-0397.

Very truly yours,

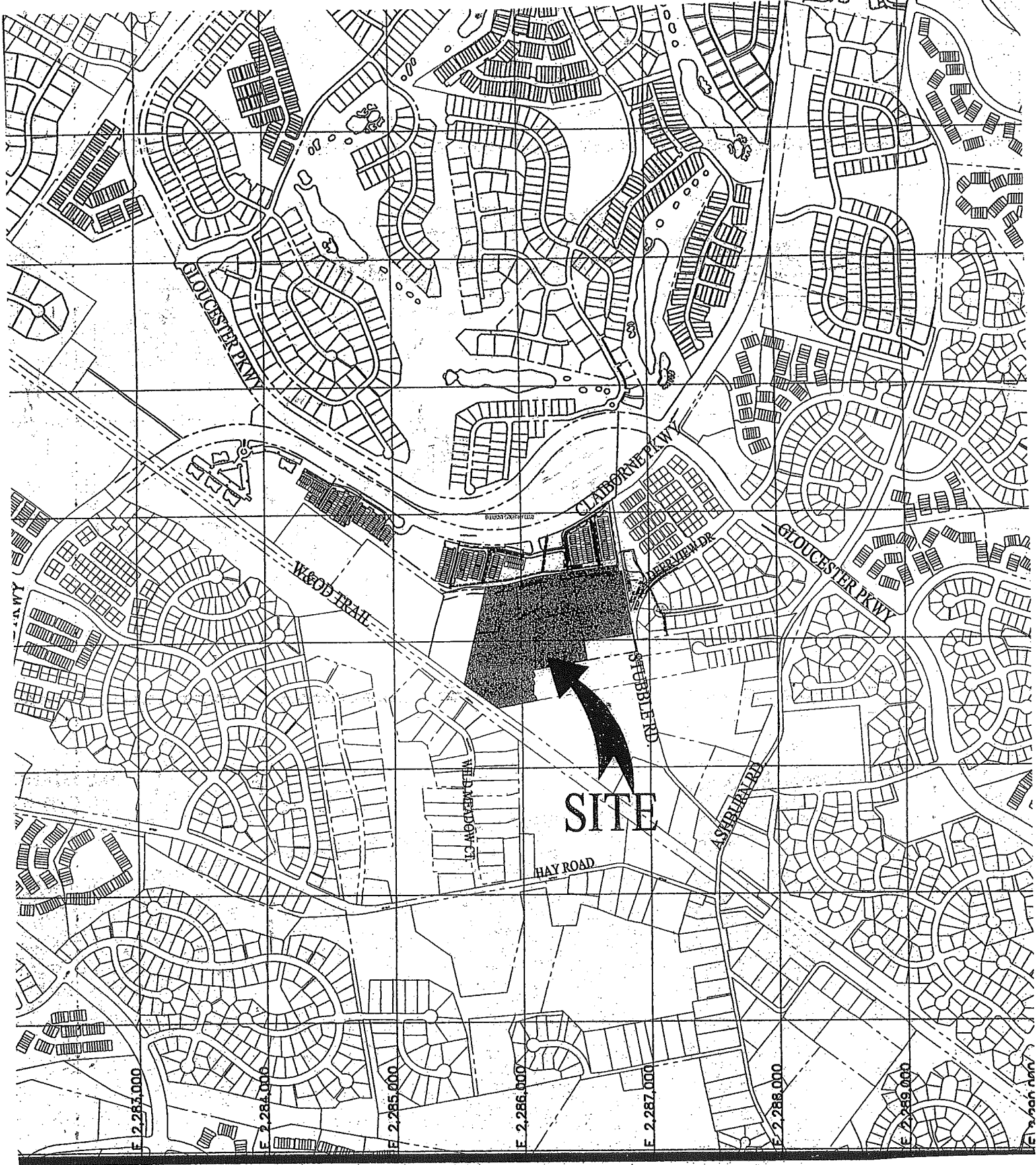
Cooley Godward Kronish LLP

A handwritten signature in black ink, appearing to read "Jeffrey A. Nein".

Jeffrey A. Nein, AICP  
Senior Land Use Planner

Attachment

420764 v2/RE



# VICINITY MAP

SCALE : 1"=1000'