

Michael G. Romeo, AICP
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July 15, 2020

Via Certified Mail

**Re: University Center, Lot L2A – ZCPA-2020-0001
Planning Commission Public Hearing on
Tuesday, July 28, 2020, 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 Property referenced in this letter is Lot L2A in University Center and is more particularly described as Loudoun County PIN 039-18-2610.

Research Place 45145, LLC is proposing a zoning concept plan amendment to amend a restriction included as part of the rezoning (ZMAP-1992-0004) and zoning concept plan amendment (ZCPA-1992-0009) approved on January 6, 1993 which apply to the Property. The concept development plan approved with these applications includes a note, Note B, which restricts Parcel L to research and development uses. Parcel L encompasses the Property. As part of the proposed zoning concept plan amendment application, the Applicant requests that Note B, which restricts the Property to research and development uses, be removed from the concept development plan to enable the Property to develop with permitted PD-RDP uses.

The Property abuts Route 7 to the south, Research Place (Route 1051) to the north, and George Washington Boulevard (Route 1050) to the west in the Algonkian Election District of Loudoun County. The Property is zoned to the Planned Development – Research and Development Park zoning district as governed by the 1972 Loudoun County Zoning Ordinance ("Zoning Ordinance").

In accordance with the provisions of the Zoning Ordinance, this letter is to notify you of a public hearing before the Loudoun County Planning Commission on Tuesday, July 28, 2020, at 6:00 p.m., to be held in the Board Room in the Loudoun County Government Center located at 1 Harrison Street, S.E., Leesburg, Virginia 20177, 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 Mr. Marshall Brown, 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.

A handwritten signature in black ink, appearing to read "Michael Romeo", with a long horizontal flourish extending to the right.

Michael G. Romeo, AICP
Senior Land Use Planner

Enclosure: Illustrative Vicinity Map

MGR:jl

L0267407.DOC

