



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DEPARTMENT OF PLANNING SERVICES

21000 Education Court  
Ashburn, Virginia 20148  
Telephone: 571-252-1050  
Facsimile: 571-252-1101  
Email: lcpsplan@lcps.org

December 22, 2017

### CERTIFIED MAIL/RETURN RECEIPT REQUESTED

**RE: SPMI 2017-0015, Dulles North Elementary School (ES-31)**

Dear Adjacent Property Owner:

The School Board of Loudoun County, Virginia (the "Applicant") hereby gives notice that the above-referenced application will be heard at a public hearing before the Loudoun County Board of Supervisors on the evening of **Wednesday, January 10, 2018 at 6:00 p.m.**, in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia.

**Please be advised that you may receive additional notices, including CERTIFIED NOTICES, for this hearing. THE VIRGINIA STATE CODE and THE LOUDOUN COUNTY ZONING ORDINANCE REQUIRE CERTIFIED NOTICE MAILINGS TO CERTAIN PROPERTIES.**

The Applicant has submitted an application for Minor Special Exception (SPMI) approval to allow an alternate offsite storm water management facility on a parcel adjacent to the proposed ES-31 Dulles North Elementary School (CMPT 2017-0006). The SPMI application is the subject of the January 10, 2018 public hearing. The Commission Permit was approved by the Planning Commission on November 28, 2017. The Board of Supervisors will consider the Commission Permit to either ratify or overrule the Planning Commission's decision. The subject property is zoned R-1 (Single-Family Residential) and is partially located within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses require a Commission Permit in accordance with Section 6-1101. The subject property is approximately 2.5 acres for the storm water management facility and 13.5 acres for the elementary school. Both are located on the east side of Belmont Ridge Road (Route 659), north of Waxpool Road (900), and south of Truro Parish Drive (Route 2119), in the Broad Run Election District. The subject property is more particularly described as follows:

PIN	TAX MAP NO	ADDRESS
156-36-3683 (portion)	/78///2/////1/	N/A
156-47-3301 (portion)	/78////////38/	42656 Waxpool Road, Ashburn, Virginia
156-36-8717 (portion)	/78////////37/	42594 Waxpool Road, Ashburn, Virginia
156-36-3643 (portion)	/78///2/////2/	21768 Belmont Ridge Road, Ashburn, Virginia
156-26-4485 (portion)	/78///2/////3/	42550 Waxpool Road, Ashburn, Virginia

Adjacent Property Owner  
LCPS – Dulles North Elementary School (ES-31)  
December 22, 2017

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for residential development at a recommended density of one (1) to four (4) dwelling units per acre.

For more information about this application and the public hearing before the Loudoun County Board of Supervisors, inquiries may be directed to the Loudoun County Department of Planning, Loudoun County, Virginia, at their offices at 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, Leesburg, Virginia (703) 777-0246. Full and complete copies of the application and related documents may be examined at the Land Development File Room at 1 Harrison Street, S.E., 2<sup>nd</sup> Floor from 9:00 a.m. to 4:30 p.m., Monday through Friday.

You are invited to attend this public hearing and express your views.

Sincerely,

A handwritten signature in black ink, reading "Sara Howard-O'Brien". The signature is fluid and cursive, with a large loop at the beginning of the first name.

Sara Howard-O'Brien, AICP  
Land Management Supervisor

cc: Beverly Tate, Director, Dept. of Planning Services  
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