

June 10, 2021

**RE: ZMAP-2021-0006, SPEX-2021-0022, ZMOD-2021-0020, ZMOD-2021-0021,  
ZMOD-2021-0023 & ZMOD-2021-0024, HYDE PARK**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of June 10, 2021. You may view the application materials at <https://www.loudoun.gov/3362/LOLA> by typing the application number (ZMAP-2021-0006) in the search box. This link also provides an additional opportunity for public input on active applications.

Please feel free to contact me for any questions regarding the review and processing of this application by email at [Bryce.Johnson@loudoun.gov](mailto:Bryce.Johnson@loudoun.gov) or phone at 703-771-5103.

Sincerely,



Bryce Johnson, Project Manager  
Land Use Review

cc: Ben Wales, Senior Land Use Planner, Cooley LLP,  
Marchant Schneider, Land Use Review Program Manager, Planning & Zoning

*Attachment on back*

**ZMAP-2021-0006, SPEX-2021-0022, ZMOD-2021-0020, ZMOD-2021-0021,  
ZMOD-2021-0023 & ZMOD-2021-0024  
HYDE PARK**

**APPLICANT:** 38 BL 154 Owner, LLC  
Diego Rico  
7121 Fairway Drive, Suite 410  
Palm Beach Gardens, Florida 33418

**OWNER:** Womens Hospital Indianapolis LP/Northern VA Community Hospital LLC  
Nicholas L. Paul  
Ducharme, McMillen & Assoc  
PO BOX 80610  
Indianapolis, IN 46280

**REPRESENTATIVE:** Cooley LLP  
Ben Wales, AICP  
Senior Land Use Planner  
11951 Freedom Drive  
Reston, VA 20190  
(703)-456-8609  
[bwales@cooley.com](mailto:bwales@cooley.com)

**PIN:** 154-19-9491

**ZONING DISTRICT(S):** PD-OP: Planned Development – Office Park  
PD-H3: Planned Development – Housing 3, Administered as PD-OP

**PROPOSAL(S):** 1. A **Zoning Map Amendment (ZMAP-2021-0006)** to rezone approximately 57.61 acres from PD-OP and PD-H3 (administered as PD-OP) to R-16 ADU Zoning District to allow the development of 444 single-family attached and 381 stacked townhouse or multi-family residential units.

**2. Special Exception (SPEX):**

<b>SPEX-2021-0022</b>	<p>To modify Section 7-903(C)(1)(a), 7-903(C)(1)(b) and 7-903(C)(1)(c), Yards for Single family attached, to reduce the front, side and rear yards from 15', 8' and 15' to 5' respectively.</p> <p>To modify Section 7-903(C)(2)(a) 7-903(C)(2)(b) and 7-903(C)(2)(c), Yards for Multi-family structures, to reduce the front, side and rear yards from 25', 10' and 25' to 5' respectively.</p>
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### 3. Zoning Modifications (ZMODs):

<b>ZMOD-2021-0020</b>	To modify Section 3-602, Size and Location, to increase the district size from 25 acres to 58 acres.
<b>ZMOD-2021-0021</b>	To modify Section 3-606(C)(3)(a), 3-606(C)(3)(b) and 3-606(C)(3)(c), Yards, to reduce the front, side and rear yard from 12', 8' and 25' to 5' respectively.
<b>ZMOD-2021-0023</b>	To modify Section 3-607(B)(2), Building Height, to allow 60' building height without additional setback for a height of over 45' Residential.
<b>ZMOD-2021-0024</b>	To modify Section 5-1403(B), Road Corridor Buffer Setbacks, to reduce the building setback from Belmont Ridge Road from 100' to 75' and building setback from Broadland Boulevard from 75' to 45' & 60'.

**PROPERTY LOCATION:** South of Dulles Greenway, east of Belmont Ridge Road and north of Broadlands Boulevard.

#### **SURROUNDING ZONING/LAND USE:**

NORTH	PD-H3/PD-H4	Suburban Mixed Use/Residential
SOUTH	R-1/PD-H3	Residential
EAST	PD-H3	Office/Restaurant
WEST	PD-H4	Residential

**ELECTION DISTRICT:** Ashburn Election District