

May 24, 2022

RE: ZMAP-2022-0003, SPEX-2022-0015, ZMOD-2022-0015, TILLET'S VIEW

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 May 24, 2022. You may view the application materials at <https://www.loudoun.gov/3362/LOLA> by typing the application number (ZMAP-2022-0003) 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 Zach.Pyle@loudoun.gov or phone at 703-737-8862.

Sincerely,



Zach Pyle, Project Manager
Land Use Review

cc: Colleen Gillis, Esq., Cooley LLP
Marchant Schneider, Land Use Review Program Manager, Planning & Zoning

**ZMAP-2022-0003, SPEX-2022-0015, ZMOD-2022-0015,
TILLET'S VIEW**

APPLICANT: Pulte Home Company LLC
David C. DeMarco
Vice President of Land Acquisitions & Development - MidAtlantic
9302 Lee Highway, Suite 1000
Fairfax, VA 22031

PROPERTY OWNER: William P. Tillett
William P. Tillett
Trustee of the Bill Tillett Revocable Declaration of Trust
42656 Waxpool Road
Ashburn, VA 20148-4518

Tillet Charitable Foundation
William P. Tillett
Chairperson/President
42656 Waxpool Road
Ashburn, VA 20148-4518

REPRESENTATIVE: Cooley LLP
Colleen Gillis, Esq.
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703-456-8114
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PIN: 156-26-4485
156-36-8717
156-36-3643
156-47-3301

ZONING DISTRICT: Residential 1 (R-1)

PROPOSALS: A **Zoning Map Amendment (ZMAP-2022-0003)** a rezoning of 31 acres to R-8 and the remaining 18.9 acres to R-16. Applicant proposes (54) single-family, (111) single-family detached, (133) single-family attached and (108) multi-family units.

A **Special Exception (SPEX-2022-0015)** to permit modifications of Section 7-903(C) yard requirements. Applicant proposes to allow a reduction to the multi-family minimum front yard setback and corner lot side yard setback from 25-feet to 15-feet.

A **Zoning Modification (ZMOD-2022-0015)** to permit modifications of Section 5-1403(B) which requires a 100-foot setback from "Other Arterial Roads". Applicant proposes to modify the requirement from 100-feet to 75-feet adjacent to Belmont Ridge Road.

PROPERTY LOCATION: East side of Belmont Ridge Road, west of Ashburn Tillett Drive, north of Waxpool Road, and on both sides of Black Angus Drive.

SURROUNDING ZONING/LAND USE:

NORTH	Residential/School	Residential 1 (R-1)
SOUTH	Residential	Residential 1 (R-1)
EAST	Residential	Planned Development Housing – 4 (PD-H4)
WEST	Vacant Land	Planned Development Housing – 4 (PD-H4)

ELECTION DISTRICT: Broad Run