



June 9, 2023

RE: Broadlands Section 104, ZCPA-2021-0011, SPEX-2021-0055, SPEX-2021-0056 & SPEX-2023-0001

Greetings Broadlands Association Inc.:

You are listed in the current real estate tax books of Loudoun County as the owner of a parcel of land described as PIN: 155-40-5173. In accordance with the provision of the Revised 1993 Loudoun County Zoning Ordinance, I hereby notify you of a planned public hearing before the Loudoun County Planning Commission Public Hearing **on Tuesday, June 27, 2023**, at 6:00 pm to be held at the Supervisor's Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg Virginia concerning, **Broadlands Section 104, ZCPA-2021-0011, SPEX-2021-0055, SPEX-2021-0056 & SPEX-2023-0001.**

This application is for the approval of a zoning concept plan amendment to approve 45 single family attached units, 27 stacked multifamily, 64 attached multifamily and three special exceptions to allow single family attached townhouse units to have a minimum front yard of five feet, side yards on end units six feet and a minimum rear yard of five feet.

The property that is the subject of this application is identified as Loudoun County PIN #118-45-5654, 118-45-2350 and 118-45-3723 and is located north along Broadlands Boulevard and west of Van Metre Drive and is abutting to your property or located diagonally or directly across the road. The site is shown below:



VAN METRE COMPANIES

9900 Main Street, Suite 500, Fairfax, VA, 22031 | 703.425.2600 | Fax: 703.239.0395 | VanMetreCompanies.com

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 call me at 703-507-3512 or Bryce Johnson, the County's project manager at 703-771-5103. Feel free to send questions or inquiries to me at dharrover@vanmetreco.com. To view the project file, contact the Loudoun County Department of Building and Development at 703-777-0220, or visit the Loudoun Online Application system at www.loudoun.gov/lola.

Sincerely,

A handwritten signature in dark ink, appearing to read "Denise M. Harrover", with a long horizontal flourish extending to the right.

Denise M. Harrover

Vice-President, Planning & Entitlement