

October 1, 2025

RE: LEGI-2025-00042, ASHBURN STATION VILLAGE: ZMAP-2025-0016

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 October 1, 2025. You may view the application materials at www.loudoun.gov/landmarc by searching the application number LEGI-2025-0042. To provide public input on active applications, please visit the Loudoun Land Application and Comments Tool at www.loudoun.gov/landapplications.

Please feel free to contact me for any questions regarding the review and processing of this application by email at Allison.Britain@loudoun.gov or phone at 571-627-8017.

Sincerely,

Allison Britain

Allison Britain, Principal Land Use Planner
Project Manager

cc: Sangam Neupane, Kimley-Horn & Associates Inc., P.E.
Marchant Schneider, Land Use Review Program Manager, Planning and Zoning

LEGI-2025-00042, ASHBURN STATION VILLAGE: ZMAP-2025-0016

APPLICANT & OWNER: Paragon Homes
Loyd John Simpson
Owner
19820 Belmont Ridge Rd.
Ashburn VA. 20147
703-729-0858
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REPRESENTATIVES: Kimley-Horn & Associates
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PINS: 119-30-5769; 119-30-6387; 119-30-9494; 119-30-7083; 088-35-1178; 088-35-0690; and 119-30-6798

ZONING DISTRICT: Single Family Residential - 2

PROPOSAL: ASHBURN STATION VILLAGE: A Zoning Map Amendment of seven parcels totaling 4.871 acres from the Countryside Residential - 1 (CR-1) Legacy Zoning District and Single Family Residential - 2 (R-2) Legacy Zoning District to the Suburban Compact Neighborhood - 16 (SCN-16) Zoning District to allow infill development of 50 dwelling units composed of single-family attached and condominium units.

LOCATION: 21712 SHELLHORN RD ASHBURN, VA 20147

SURROUNDING ZONING/LAND USE:

NORTH	CR-1	Urban Single Family
SOUTH	R-24	Multi-Family
EAST	R-2	Urban Single Family
WEST	PD-H4	Residential Open Space

ELECTION DISTRICT: ASHBURN