



September 9, 2020

SEP 11 2020

Kirkpatrick Farms Community Assocn Inc
c/o Rees Brome, PC R/A
1900 Gallows Rd., Ste. 700
Vienna, VA 22182-4098

To Whom It May Concern:

You are listed by the Virginia State Corporation Commission as the registered agent for the Kirkpatrick Farms Community Assocn Inc, which association has members within a Planned Development District who own property within 2,000 feet of the subject property described as Parcel Identification Number (PIN) 206-26-3370-000. In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby notify you of a planned public hearing before the Loudoun County Planning Commission on September 22, 2020 at 6:00 p.m., to be held at the Supervisor's Meeting Room, County Government Center, 1 Harrison Street, SE, Leesburg, VA, concerning ZMAP-2019-0019, SPEX-2020-0019, ZMOD-2020-0005, ZMOD-2020-0006, ZMOD-2020-0007, ZMOD-2020-0017, ZMOD-2020-0018 and ZMOD-2020-0019 – Hogan Kent Greene, Loudoun South, LLC.

This application is for the following:

- ZMAP-2019-0019 Rezone the property from TR-ILF and TR-3LF to R-8 residential zoning.
- SPEX-2020-0019 Special Exception to reduce front yard for quadruplex units to 8'.
- ZMOD-2020-0005 Zoning modification to allow single-family detached and attached frontage and access to private streets.
- ZMOD-2020-0006 Zoning Modification to permit site access from and proposed median break not previously planned by Loudoun County or VDOT.
- ZMOD-2020-0007 Zoning Modification to waive off-site parking requirement for single-family attached units.
- ZMOD-2020-0017 Zoning Modification to allow single-family detached and duplex units to front on private roads.
- ZMOD-2020-0018 Zoning Modification to eliminate trees along certain types of private streets.
- ZMOD-2020-0019 Zoning Modification to reduce the minimum lot width for quadruplex units from 24' to 20'.

The property which is the subject of this application is located within a Planned Development District and is identified as Loudoun County Tax Map 105///2/////1/, 105///2/////2/, and 105/////////16/, and PIN#s 206161540000, 207461171000, and 206263209000 located at 41999 and 41947 Braddock Rd., Aldie, VA 20105.

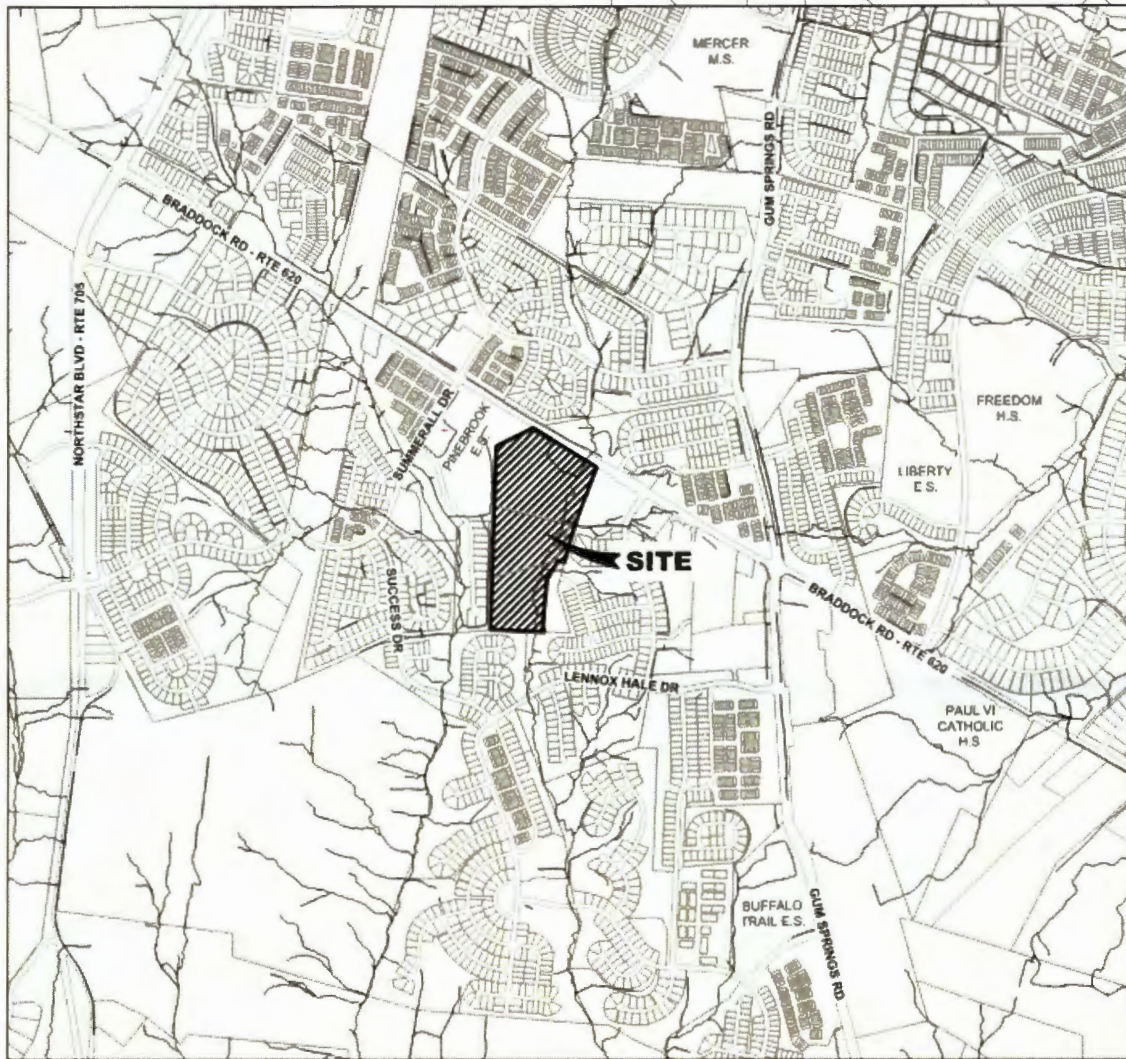
All members of the public will be heard as to their views pertinent to these matters at the aforementioned public hearing.

If you have any questions, please call me or Richard Hancock at 703-777-0246. 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,



Louis Canonico, PE
Land Use Specialist



VICINITY MAP