

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 15, 2009

TO:	Building and Development, Zoning	Marilee Siegfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Health Services, Environmental	Alan Brewer	MS 68
	Office of Transportation Services	Art Smith	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	N/A
	Board of Supervisors	Stevens Miller	MS 01
	Planning Commission	Sandra Chaloux	MS 62

FROM: Sophia Fisher, Project Manager

RE: **SPEX 2009-0028**
Arris Montessori School

COMMENT

DUE DATE: **October 6, 2009**
Please note that referrals are due three weeks from the application acceptance date.
(Note: Please provide referral comments, one paper copy as well as one electronic copy to sophia.fisher@loudoun.gov, by the due date. If you have any questions, please contact me at 703-771-5538.)

Please find the enclosed information for your review: **(Please see LMIS documents if no hard copy is provided)**

1. Information Sheet
2. Checklist Waiver letter dated August 12, 2009
3. Statement of Justification dated August 4, 2009 and E-mail Addendum dated 9/14/09
4. Traffic Impact Analysis dated June 22, 2009
5. Special Exception Plat dated July 31, 2009 and revised through September 14, 2009.

SPEX 2009-0028
Arris Montessori School

APPLICANT: Arris Montessori Academic Services, LLC
Joanna C. Beitzel, Director and Teacher
44675 Cape Court #189
Ashburn, VA 20147
571-271-4228
joannabeitzel@yahoo.com

OWNER: H2K2 LLC
Soo Young Kim
945 Leigh Mill Road
Great Falls, VA 22066-2303

REPRESENTATIVE: Robert E. Sevila, Esquire
Sevila, Saunders, Huddleston & White
P.O. Box 678
Leesburg, Virginia 20178
703-777-5700
rsevila@sshw.com

PROPOSAL: A Special Exception to operate a small secular private school in the PD-IP Zoning District pursuant to Section 4-504 (II) and child care pursuant to Section 4-504(R) and 5-609(B).

PROPERTY ADDRESS: 44675 Cape Court, Unit 189, Ashburn, VA 20147

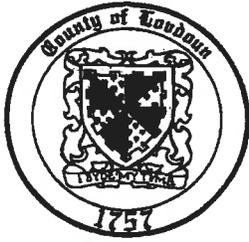
TAX MAP/PARCEL: condo unit on
Tax Map— /80//31P1///C/ MCPI— 061-49-8039-005

PROPOSED ZONING: PD-IP (under the Revised 1993 Zoning Ordinance)

SURROUNDING ZONING/LAND USE:

NORTH	PD-IP	Business Community
SOUTH	PD-IP	Business Community
EAST	PD-IP	Business Community
WEST	PD-IP	Business Community

ELECTION DISTRICT: Dulles



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

August 12, 2009

Robert E. Sevila
Sevila, Saunders, Huddleston & White, P.C.
P.O. Box 678
30 North King Street
Leesburg, Virginia 20176

RE: Request for Waiver – Arris Montessori Academic Services, LLC

Dear Mr. Sevila:

I have reviewed your letter dated August 6, 2009 and the submittal material for the Montessori Academic Services Special Exception application. Based on my review, the Department agrees to waive Items K. 5, the Phase 1 archaeological survey, and K. 12, the vegetation inventory.

Locating in an existing building with no anticipated land disturbance makes the archaeological Phase 1 survey, and the vegetation and habitat analysis unnecessary.

Please include this letter with your application submittal. This waiver does not preclude staff from requesting such information during the review process if it is deemed necessary.

If you have any questions please feel free to contact me.

Sincerely,

John Merrithew

cc. Ginni VanHorn, Planning Department
Case File

LAW OFFICES

SEVILA, SAUNDERS, HUDDLESTON & WHITE

A PROFESSIONAL CORPORATION

POST OFFICE BOX 678

LEESBURG, VIRGINIA 20178-0678

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August 6, 2009



Mr. John Merrithew
Land Use Review Division
Loudoun County Department of Planning
1 Harrison Street, SE
Leesburg, VA 20177

Re: Request for Waiver of Phase 1 Archaeological Survey and Tree Survey
Arris Montessori Academic Services, LLC

Dear Mr. Merrithew:

Arris Montessori Academic Services, LLC, has filed a special exception to permit the operation of a school in the PD-IP Zoning District soon. The Applicant respectfully requests a Waiver of the Phase 1 Archeological Survey and a Waiver of a Tree Survey for this Special Exception Application for the following reasons:

The Site

The property, which will be the subject of the Special Exception Application, is located at in the Beaumeade Technology Campus with a street address of 44675 Cape Court, Unit 189, Ashburn, Virginia. The property is zoned PD-IP.

Phase 1 Archaeological Survey

The proposed Special Exception Application is for the operation of a private Montessori School for children ages 18 months to 12 years with a maximum of enrollment of 175 students. The school will be housed in Unit 189 of an existing building within the technology campus. The special exception will not require any new construction. The only ground disturbing activities will be in the "green space" owned by the Condo Association for the installation of a fence and playground equipment. When the complex was built in 2006, the area was graded and ground disturbing activities occurred making any archaeological preservation on this site moot at this point.



Mr. John Merrithew
Land Use Review Division
August 6, 2009
Page 2

Tree Survey

As there will be no new construction activity on the property. Any trees, shrubbery or landscaping which is currently on the property will remain undisturbed. Additionally, the Applicant will add additional screening on the perimeter of the playground area as required by the Zoning Ordinance requirements.

Since the proposed special exception will be located in an existing building, the Applicant respectfully requests a Waiver of the Phase 1 Archeological Survey and a Waiver of the Tree Survey for this Special Exception

Sincerely yours,

SEVILA, SAUNDERS, HUDDLESTON & WHITE, P.C.



Robert E. Sevila
Counsel for Applicant

cc: Joanne Beitzel



**ARRIS MONTESSORI ACADEMIC SERVICES, LLC
44675 CAPE COURT, UNIT 189, ASHBURN
STATEMENT OF JUSTIFICATION
SPECIAL EXCEPTION**



August 4, 2009

This Statement of Justification is submitted in support of an Application for a Special Exception pursuant to Section 6-1300 of the Loudoun County Zoning Ordinance (“the Ordinance”). This Application seeks the approval of a private Montessori school for children with a maximum enrollment of 175 students in the PD-IP Zoning District. Arris Montessori Academic Services, LLC, is the Applicant Tenant of Unit 189, 44675 Cape Court, Ashburn, Virginia within the Beaumeade Technology Campus. The Unit is owned by H2K2, LLC, and is identified as: Tax Map /80//31P1///C/ (PIN: 061-49-8039-005). The parcel on which the building is located is zoned PD-IP under the 1993 Ordinance for commercial condominium. The Applicant proposes to use the site for a private school for children from Toddler (18 months), to Elementary (12 years) of age. The Applicant files this Special Exception to permit the development of a school within the Beaumeade Technology Campus. The PD-IP Zoning District allows a private school in the zoning district by special exception. The Property is ideally suited for a school as it is close to numerous employers with high volume of employees making it convenient for working parents to have their children attend a day care center and/or school in the complex in which they are working or working nearby; there are multiple access routes to the Property mitigating traffic impacts; there is “green space” available for outdoor activities and a playground; the complex is ADA accessible; the complex allows for growth of the school and minimal physical changes to the interior and exterior space

would be required to prepare the unit for school purposes. The structures on the Property are existing which makes it possible to use an existing site without requiring major ground disturbance for construction on another location.

LOCATION: The Property is located at 44675 Cape Court, Ashburn, Virginia within the Beaumeade Technology Campus. The property on which the condominium unit is located is surrounded by other commercial condominium units and flex warehouse space. Unit 189, which is the subject of this application, is adjoined by: Unit 100 owned by Eldon Street, LLC; Unit 150 is owned by Ventura Alliances, LLC; Unit 171 is owned by Palm Development, LLC; Unit 130 is owned by Felman Investments; Unit 105 is owned by 44675 Cape Court Innovation, LLC; and Unit 120 is owned by Francis Richard Johnson. The uses in the adjoining units consist of a design center, government and private sector contracting, an insurance office, construction contractors and internet and digital communications office. Additionally, on the south end of the building is an existing private high school with a capacity of 60 students. In the building to the west of Unit 189 is a daycare center with an maximum authorized enrollment of ninety-six (96) children. It is the Applicant's understanding that the day care is not in operation at this time.

All of the Units and the surrounding properties are in the PD-IP Zoning District. Unit 189 is partially completed for office use and part of the Unit is unfinished space. The Unit will be renovated to accommodate the school use. The Unit contains approximately 17,400 square feet. The space will be completed in phases as enrollment increases to house classrooms, offices, study areas, halls and restrooms for the school.

ZONING AND USE: The zoning on the Property is PD-IP, planned development, industrial park for light and medium industrial uses with supporting accessory uses and facilities. The building in which the Unit is located is completed and the Unit is finished, however, the space will require minimal renovations to accommodate school use. The existing landscaping will be evaluated at site plan to verify conformance with the Ordinance. If further landscape buffering is needed for the green space playground area, Applicant will add additional screening to meet Zoning Ordinance requirements and to adequately screen the playground from adjoining uses.

PROPOSED USE: The Applicant proposes to operate a private Montessori school for children with a maximum of 175 students at full capacity. The Applicant will develop the school in three phases. Phase I will consist of three classrooms and a multipurpose room with three teachers and three assistants with a maximum of 90 students and support staff. Existing bathroom facilities are adequate for Phase 1. Phase II will add two

additional classrooms, bathrooms with student enrollment at 105 students. Phase III will add four additional classrooms, bathrooms and hallways with a total enrollment of 175 students. At Phase III, there will be one toddler program classroom; five primary program classrooms for ages 3 to kindergarten; two lower elementary program classrooms for grades 1 to 3 and one upper elementary program classroom for grades 4 to 6. Additionally, Applicants propose to build an outdoor area in a green space area adjacent to the school to provide recreation as well as plant cultivation and outdoor study. The outdoor area will be screened from other uses in the complex.

No food service will be provided on the site. Lunches will be brought from home by the students. The school's will offer a before and after school program, summer school program and offer community outreach such as Girl and Boy Scouts. Hours of operation for the school will be from 7:30 AM to 6:00 PM. The school will operate year around. The school will provide parents and students of Loudoun County with a conveniently located private Montessori school for children ranging in the ages of 18 months to 12 years.

COMPREHENSIVE PLAN: The Unit is located in an area identified in the Revised General Plan as in the Suburban Policy Area and the use is consistent with the land use policies expressed in the Plan. The Plan encourages a mix of uses in this Policy Area. Currently in the vicinity of the site there exists a private high school and a day care center

as well as office space and flex industrial space. A private Montessori school serving children up to the age of 12 years would be complementary with these uses.

SPECIAL EXCEPTION STANDARDS FOR APPROVAL STANDARDS: The Applicant respectfully submits that the proposed special exception on the subject property meets or satisfies the standards criteria set forth in Section 6-1310 of the 1993 Loudoun County Zoning Ordinance.

- (A) Whether the proposed special exception is consistent with the Comprehensive Plan.

Response: The proposed special exception is consistent with the Comprehensive Plan in that the school will be established in an existing building that will be renovated to accommodate school use and will add to the services available to the Eastern Loudoun Area

- (B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

Response: The proposed special exception will adequately provide for safety from fire hazards and will have effective measures of fire control in that sprinklers, fire alarms, ADA ramps, multiple exits and emergency alarms will be installed on the site.

- (C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

Response: The school use will be adequately sound proofed to minimize noise emanating from the use and will therefore not negatively impact the surrounding uses. The outdoor space will be used by the students for a limited period and all outdoor activity will be supervised to minimize noise.

- (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

Response: The proposed use will not generate glare or light that will negatively impact the uses in the immediate area.

- (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.

Response: The proposed use is compatible with other existing uses in the area in that there is an existing private high school in the complex and a daycare center in the building to the west of the proposed use.

- (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.

Response: The Applicant will provide adequate screening around the playground/green space area to screen the use from the surrounding uses.

- (G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

Response: The proposed use will have no impact on preservation of topographic or physical, natural, scenic, archaeological or historic features as the Property is fully developed and no new construction for the school is required with the exception of the area to be created for a playground/green space.

- (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

Response: The proposed use will not damage existing animal habitat, vegetation, water quality or air quality. The students will engage in environmentally supportive activities such as habitat preservation

construction of bluebird houses, and planting flowers for butterflies and bees.

- (I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

Response: The proposed use will contribute to the welfare and convenience of the public and serve the surrounding residents and businesses by providing a quality educational program for children close to employment. Additionally, the use will provide employment opportunities and will provide relief to the overburdened school system of Loudoun County.

- (J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.

Response: The traffic expected to be generated by the proposed use will be adequately and safely served by existing roads surrounding the Property as shown by the revised Traffic Study prepared by Wells & Associates dated June 22, 2009. There are no off site pedestrian connections or other transportation services to be addressed at this site relating to the special exception use proposed.

- (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.

Response: The existing structures proposed to be converted to the proposed use, will meet all code requirements of Loudoun County.

- (L) Whether the proposed special exception will be served adequately by essential public facilities and services.

Response: The proposed special exception use will be served adequately by essential public facilities and services.

- (M) The effect of the proposed special exception on groundwater supply.

Response: The special exception use will have no adverse effect on groundwater supply.

- (N) Whether the proposed use will affect the structural capacity of the soils.

Response: The proposed special exception use will have no adverse affect on the structural capacities of the soils.

- (O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

Response: The special exception use will not negatively impact the orderly and safe road development and transportation.

- (P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Response: The special exception will provide employment opportunities that will increase as the school's enrollment increases and will enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

- (Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.

Response: This special exception takes into consideration the needs of industry and businesses in future growth. No existing agricultural activity in the vicinity will be impacted by this special exception.

- (R) Whether adequate on and off-site infrastructure is available.

Response: Adequate on and off-site infrastructure is available.

- (S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.

Response: The proposed special exception use will not generate odors which may negatively impact adjacent uses.

- (T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.

Response: The proposed special exception will use sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

COMPLIANCE WITH SECTION 5-609(B): The Applicant will comply with the standards set forth in Section 5-609(B) for child care centers as follows:

- (1) Outdoor play area shall meet the following standards:

(a) A fence at least three and one half (3 ½) feet in heights shall completely enclose the play area so that children are safely contained inside, and that all persons entering the play area are within direct line of sight from the child care center classroom areas.

(b) No play equipment shall be located within the required yard setback of any district.

(c) Outdoor play areas shall be safely segregated from parking, loading, or service areas (such as dumpster pads or delivery sites).

- (2) Parking areas and vehicular circulation patterns shall meet the following standards:

(a) Parking areas shall be designed to enhance the safety of children as they arrive at and leave the facility.

(b) A designated pickup and delivery zone, providing at a minimum one (1) parking space per twenty (20) children, shall be located in proximity to the child

care structure in such a way that provides safe and clearly designated access to enter or exit the center.

TRANSPORTATION/PUBLIC IMPROVEMENTS: No transportation or public improvements will be required by this special exception. Adequate parking currently exists in the parking lot of the condominium development to satisfy the parking requirements of the Ordinance. The existing parking will be evaluated at site plan to verify its conformance with the Ordinance. If changes in existing conditions are required, they will be made at that time.

TRAFFIC IMPACT: The traffic impact analysis of this proposed special exception shows the following impacts:

1. The proposed SPEX would have no adverse transportation impacts at the study intersection with the project.
2. The anticipated trips of the Arris Montessori School would ultimately add a total of 178 AM peak hour and 107 PM peak hour trips to the local roadway network.
3. The study intersection would operate at an acceptable LOS "C" or better under total future traffic conditions including additional trips generated by vacant space within the complex and full enrollment by Arris Montessori School.

The Traffic Impact Analysis prepared by Wells & Associates dated June 22, 2009, is included with this application submittal.

PUBLIC UTILITIES: The Property is served by public water and sewer from the Loudoun County Water. Current service to the property is adequate to serve the proposed use.

CONCLUSION: The use proposed is compatible with the Comprehensive Plan Policies for the Suburban Policy Area. This Special Exception is to develop a private Montessori school for one hundred seventy-five (175) children ranging in ages 18 months to 12 years of age. The Property is ideally suited for a school for the following reasons:

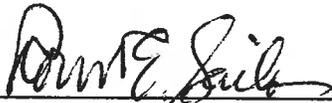
1. It is close to numerous employers with high volume of employees making it convenient for working parents to have their children attend a day care center and/or school in or near the complex in which they are working;
2. There are multiple access routes to the Property mitigating traffic impacts;
3. The complex is ADA accessible;
4. The Property is existing and makes use of an existing site without requiring major ground disturbance in building on a vacant site.

Arris Montessori Academic Services, LLC
44675 Cape Court, Unit 189, Ashburn
Statement of Justification
August 4, 2009
Page 12

Accordingly, the Applicant respectfully requests the Planning Commission and the Board of Supervisors approve this Application for a Special Exception for a one hundred seventy-five student Montessori school.

Respectfully submitted,
ARRIS MONTESSORI ACADEMIC
SERVICES, LLC

By: Counsel



Robert E. Sevilla
Sevila, Saunders, Huddleston & White, P.C.
30 North King Street, P.O. Box 678
Leesburg, Virginia 20178-0678
(703) 777-5700; FAX (703) 771-4161
Counsel for Applicant

Polis, Wini

From: Saverine, E. Sue [SSAVERINE@SSH.W.com]
Sent: Monday, September 14, 2009 4:01 PM
To: Polis, Wini
Cc: Sevila, Bob; Mark Baker; Joanna Beitzel
Subject: Arris Montessori School SPEX 2009-0028

Ms. Polis: The following is an amendment to the Statement of Justification for Arris Montessori School dated August 4, 2009:

This special exception is requested pursuant to Sections 4-504(II) for a private school and Sections 4-504(R) and 5-609(B) for a child care center.

Sue Saverine, R.P.
Sevila, Saunders, Huddleston & White, P.C.
30 N. King Street
P.O. Box 678
Leesburg, VA 20178
(703) 777-5700
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ssaverine@ssh.w.com

Attention: This message is from the law firm of Sevila, Saunders, Huddleston & White, P.C. The message and any attachments may be or are confidential and/or privileged as attorney-client communications and/or are protected by the work-product doctrine and are intended only for the individual or entity identified above as the addressee. If you are not the addressee, or if this message has been addressed to you in error, you are not authorized to read, copy or distribute this message or any attachments, and you are to delete this message and any attachments and notify the sender by return e-mail or by phone at 703-777-5700. Delivery of this message and any attachments to any person other than the intended recipient(s) is not intended in any way to waive confidentiality or a privilege.

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F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Arnis Montessori School Date: 8/25/09
Application Type: Special Exempt Reviewer: Dave R. Phillips
of Guidelines Satisfied: 13 of 13
Accept or Reject: Accept Comment: _____

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: See pages 1 + 2

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Does Study Meet Guidelines? yes Comments: See page 2
The Route 507 (Loudoun County Parkway) / Cape Court intersection
is included

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: See page 4

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? yes Comments: See Table 1

- (5) **LOS Analysis:** : Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: See Table 1

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: See page 10

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: See page 3
See table 2
No background traffic assumed because it will open this year

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: See page 2 and 3
See also figure 2

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: See attachments B+C
Disc with the report is also included

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

- (11) **Safety Locations**: Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

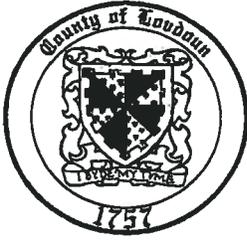
Does Study Meet Guidelines? yes Comments: See page 2
(None To Report)

- (12) **Traffic Mitigation Measures**: If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A.

- (13) **Bicycle & Pedestrian Accommodations**: When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? yes Comments: N.A.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 15, 2009

Robert E. Sevila, Esquire
Sevila, Saunders, Huddleston & White
P.O. Box 678
Leesburg, Virginia 20178

**RE: SPEX 2009-0028
Arris Montessori School**

Dear Mr. Sevila:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of September 15, 2009. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Sophia Fisher
Project Manager

cc: Van Armstrong, Land Use Review Program Manager, Department of Planning



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 15, 2009

**RE: SPEX 2009-0028
Arris Montessori School**

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 September 15, 2009. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Sophia Fisher
Project Manager

cc:

Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment

SPEX 2009-0028
Arris Montessori School

APPLICANT: Arris Montessori Academic Services, LLC
Joanna C. Beitzel, Director and Teacher
44675 Cape Court #189
Ashburn, VA 20147
571-271-4228
joannabeitzel@yahoo.com

OWNER: H2K2 LLC
Soo Young Kim
945 Leigh Mill Road
Great Falls, VA 22066-2303

REPRESENTATIVE: Robert E. Sevila, Esquire
Sevila, Saunders, Huddleston & White
P.O. Box 678
Leesburg, Virginia 20178
703-777-5700
rsevila@sshw.com

PROPOSAL: A Special Exception to operate a small secular private school in the PD-IP Zoning District pursuant to Section 4-504 (II) and child care pursuant to Section 4-504(R) and 5-609(B).

PROPERTY ADDRESS: 44675 Cape Court, Unit 189, Ashburn, VA 20147

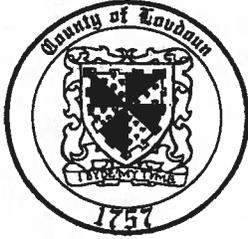
TAX MAP/PARCEL: condo unit on
Tax Map— /80//31P1///C/ MCPI— 061-49-8039-005

PROPOSED ZONING: PD-IP (under the Revised 1993 Zoning Ordinance)

SURROUNDING ZONING/LAND USE:

NORTH	PD-IP	Business Community
SOUTH	PD-IP	Business Community
EAST	PD-IP	Business Community
WEST	PD-IP	Business Community

ELECTION DISTRICT: Dulles



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

August 31, 2009

Robert E. Sevila, Attorney
Sevila, Saunders, Huddleston & White, P.C.
P.O. Box 678
Leesburg, VA 20176

RE: SPEX 2009-0028 – Arris Montessori School

Dear Mr. Sevila:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Please revise the special exception plat for the following items:

- Correct the Loudoun County Tax Map and Parcel MCPI Numbers. The correct numbers for the commercial condominium unit are Tax Map Number /80//31P1///C/ and Parcel MCPI Number 061-49-8039-005.
- Please include a note stating that the condominium unit is within the Dulles Election District and the Route 28 Tax District.
- Revise the site data note to delete the reference that the proposal is to amend Condition #2 of SPEX 1999-0038. Please also correct this note to include the age range of students as stated in the statement of justification.
- Please revise the plat to include a general note concerning items listed on the Special Exception Application Checklist for Minimum Requirements. These notes should address floodplain, wetlands, steep slopes, archaeological or historic features, proposed lighting and type of sign, well/septic systems or stating the proposal's sewer and water systems, landscaping, the location and type of any fuel/fuel storage and a listing of hazardous material, and identification of any Federal or State permits or conditions that directly limit development of the subject property.
- Please include an additional sheet to the plat set to show the existing conditions on the site as required by the Checklist for Minimum Requirements. This sheet should show existing conditions and all updated adjacent property information/parcel lines, including all condominium unit MCPI Numbers on the subject property, as well as adjacent parcels and property across the road from the project.

- Please update the special exception plat page to revise the inset Outdoor Play Area at 1"=200' to mark the double-sided arrows as entrance/exit locations.
 - Revise the plat to show the on-site roadway information outlined in Checklist Item K.10.
 - Revise the Off-street Parking and Loading tabulation to include the number of proposed parking and loading spaces. The plat references compliance with the requirements for educational use but the statement of justification states standards set forth in Section 5-609(B) for child care centers. Please reconcile or explain the discrepancy and to show the same requirements for use on the statement of justification and plat.
2. Please provide information on the Disclosure of Real Parties in Interest to identify shareholder names for M.J. Wells & Associates, Inc. ESOT
 3. Please provide two sets of pre-printed mailing labels for all adjoining and abutting landowners. The subject parcel and several adjacent parcels contain condominium units. All adjoining owners, including all condominium owners, need to be listed on the plat and owner-mailing labels must be provided for proper notice.

Once this information is revised, please submit two (2) hard copies of the revised plat and statement of justification. Should you have any questions regarding the review and processing of your application, please feel free to contact me at 703-737-8446 or by email wini.polis@loudoun.gov.

Sincerely,



Wini Polis, Planner
Land Use Review

Cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

LAW OFFICES

SEVILA, SAUNDERS, HUDDLESTON & WHITE

A PROFESSIONAL CORPORATION

POST OFFICE BOX 678

LEESBURG, VIRGINIA 20178-0678

ROBERT E. SEVILA
RICHARD R. SAUNDERS, JR.
JON D. HUDDLESTON
CRAIG E. WHITE
LAWRENCE M. SCHONBERGER
WILLIAM R. FITZPATRICK
BENJAMIN B. FITZGERALD
RACHEL K. DOWNS
JEANINE M. IRVING

30 NORTH KING STREET
LEESBURG, VIRGINIA 20176

(703) 777-5700

METRO (703) 471-9800

FAX (703) 771-4161

August 6, 2009

Department of Building and Development
1 Harrison Street, SE, Second Floor
Leesburg, VA 20177

RECEIVED
AUG 07 2009

BUILDING AND DEVELOPMENT

Re: Arris Montessori School – Special Exception

Dear Sir:

Enclosed is a Special Exception Checklist and in support of the application, we enclose the following documents:

1. Check in the amount of \$6,570.00 representing the fee for this submittal.
2. Original signed Land Development Application;
3. Verification of Taxes paid from the Treasurer of Loudoun County;
4. Land Use Certificate;
5. Original signed Disclosure of Real Parties in Interest;
6. Record of Pre-Application Conference;
7. Original and fifteen copies of the Statement of Justification;
8. Fifteen copies of the Special Exception Plat;
9. The vicinity map is included on the front page of the Special Exception Plat;
10. Six Traffic Study Reports and discs.

RECEIVED
AUG 10 2009
PLANNING DEPARTMENT

Department of Building and Development
August 6, 2009
Page 2

11. A copy of letter to John Merrithew requesting a waiver of the Phase 1 Archaeological Survey and Tree Survey.
12. Two sets of mailing labels for adjoining and abutting landowners.
13. A list of the Adjoining Landowners.
14. The Applicant has met with the Condo Association at its meeting on July 20, 2009, to discuss this project. Additionally, the Applicant has discussed this project with individual condo unit owners as well.

We look forward to hearing back from you. If we can provide any further information or documentation regarding this application, please do not hesitate to contact us.

Very truly yours,

SEVILA, SAUNDERS, HUDDLESTON & WHITE, P.C.



Robert E. Sevila

enclosures: as noted above

cc: Joanna Beitzel
Stephen Platt
Christopher Turnbull



LOUDOUN COUNTY

PLANNING DEPARTMENT BUILDING AND DEVELOPMENT

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to check for review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to each where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION

Application Number Assigned _____

Fee Amount Paid _____

Receipt Number _____

Date of Official Acceptance _____

1972 Zoning Ordinance _____

X 1993 Zoning Ordinance _____

Revised 1993 Zoning Ordinance _____

Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPL & STMP) _____

N/A _____

Total Number of Cross-Sections (FPAL Type II & FPST) N/A

Estimated Square Feet of Land Disturbance (SPEX) _____

Project Name: Arris Montessori school

Subdivision Name (if different from project name): N/A

Subdivision Section: _____

Lot Numbers: _____

Description of Proposed Project: (Must be completed)

Applicant proposes to operate a private Montessori School for children in ages from 18 months to 12 years with a maximum of enrollment of 175 students.

Number and Types of Proposed Lots

	Total	Quantity	Quantity
	Units	Affordable	Elderly
Residential			
Non-residential			
Conservancy			
Open Space			
Other (Specify type)			

PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications)

	Total	Quantity	Quantity
	Units	Affordable	Elderly
Detached			
Semi-detached			
Townhouse			
Multi-family			
Other (specify)			

Total Lots N/A

Total _____

PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriate category and the total square footage for the category.

Category	Description of Use	Square Footage
Ag-Residential		
Sales & Service		
Office		
Industrial		
Gov't, Utilities & Public Service		
Recreation & Special Interests	playground	
Transportation & Communications		
Education & Training		
Other (specify)	school	17,659 400
Total Square Footage		17,659 400

PROPERTY LOCATION

Property Address: 44675 Cape Court
Ashburn, VA

Property Location: Beauneade Technology Campus off Beauneade circle, Ashburn, VA
Approximately 1/2 mile from Waxpool Road

ELECTION DISTRICT(S) Dulles

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status
061-49-8039-005	N/A (condo unit)		Existing PD-IP
			Proposed PD-IP

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

LAND USE		ZONING
NORTH	Planned Development Industrial Park - light and medium	PD-IP
SOUTH	Planned Development Industrial Park - light and medium	PD-IP
EAST	Planned Development Industrial Park - light and medium	PD-IP
WEST	Planned Development Industrial Park - light and medium	PD-IP

APPLICANT(S)

Company Name	Arris Montessori Academic Services, LLC	Company Name	
Name of Person & Title	Joanna C. Beitzel	Name of Person & Title	
Mailing Address	44675 Cape Court #189	Mailing Address	
City, State, Zip Code	Asheburn, VA 20147	City, State, Zip Code	
Daytime Telephone	(571) 271-4228	Daytime Telephone	
E-mail Address	joannabeitzel@yahoo.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

PROPERTY OWNER(S)

Company Name	H2K2, LLC	Company Name	
Name of Person & Title	Soo Young Kim	Name of Person & Title	
Mailing Address	945 Leigh Mill Road	Mailing Address	
City, State, Zip Code	Great Falls, VA 22066-2303	City, State, Zip Code	
Daytime Telephone		Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

REPRESENTATIVE(S)

Company Name	Sevila, Saunders, Huddleston & White, P.C.	Company Name	Huntley Nyce & Associates
Name of Person & Title	Robert E. Sevila Attorney	Name of Person & Title	Stephen Platt Engineer
Mailing Address	P.O. Box 678	Mailing Address	801 Sycold Road, Suite 300
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	Leesburg, VA 20175
Daytime Telephone	(703) 777-5700	Daytime Telephone	(703) 779-4908
E-mail Address	rsevila@sshw.com	E-mail Address	splatt@hna-civil.com
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

CERTIFICATIONS

APPLICANT(S):
The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property owners have been clearly staked and flagged.

Arris Montessori Academic Services, LLC	
Printed Name of Applicant	Printed Name of Applicant
Signature of Applicant	Signature of Applicant
Date	Date
PROPERTY OWNER(S) (to be signed by all property owners):	
I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.	
H2K2, LLC	
Printed Name of Property Owner	Printed Name of Property Owner
Signature of Property Owner	Signature of Property Owner
Date	Date

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

LAND USE

NORTH	Planned Development Industrial Park - light and medium	PD-IP
SOUTH	Planned Development Industrial Park - light and medium	PD-IP
EAST	Planned Development Industrial Park - light and medium	PD-IP
WEST	Planned Development Industrial Park - light and medium	PD-IP

APPLICANT(S)

Company Name	Arris Montessori Academic Services, LLC	Company Name	
Name of Person & Title	Joanna C. Beitzel Director and Teacher	Name of Person & Title	
Mailing Address	44675 Cape Court #189 Ashburn, VA 20147	Mailing Address	
City, State, Zip Code	(571) 271-4228	City, State, Zip Code	
Daytime Telephone	joannabeitzel@yahoo.com	Daytime Telephone	
E-mail Address	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

PROPERTY OWNER(S)

Company Name	H2K2, LLC	Company Name	Cape Court Commercial Condominium Unit Owners Assoc.
Name of Person & Title	Soo Young Kim	Name of Person & Title	Trey Mauck, President c/o Integrated Insurance Solutions
Mailing Address	945 Leigh Mill Road Great Falls, VA 22066-2303	Mailing Address	44675 Cape Court, Suite 100 Ashburn, VA 20147-6230
City, State, Zip Code		City, State, Zip Code	
Daytime Telephone		Daytime Telephone	703-726-0700
E-mail Address		E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

REPRESENTATIVE(S)

Company Name	Sevila, Saunders, Huddleston & White, P.C.	Company Name	Huntley Nyce & Associates
Name of Person & Title	Robert E. Sevilla Attorney	Name of Person & Title	Stephen Platt Engineer
Mailing Address	P.O. Box 678 Leesburg, VA 20176	Mailing Address	801 Sycold Road, Suite 300 Leesburg, VA 20175
City, State, Zip Code	(703) 777-5700	City, State, Zip Code	(703) 779-4905
Daytime Telephone	rsevila@sehwa.com	Daytime Telephone	splatt@hna-civil.com
E-mail Address	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	E-mail Address	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Correspondent?		Correspondent?	

CERTIFICATIONS

APPLICANT(S):

The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building Department, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property owners have been clearly stated and flagged.

Arris Montessori Academic Services, LLC

Printed Name of Applicant

Joanna C. Beitzel July 2, 2009
Signature of Applicant Date

Printed Name of Applicant

Signature of Applicant

Date

PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

H2K2, LLC

Printed Name of Property Owner

Soo Young Kim 7/2/09
Signature of Property Owner Date

Printed Name of Applicant

Signature of Applicant

Date

Cape Court Commercial Condominium Unit Owners Assoc.

Printed Name of Property Owner

Soo Young Kim 7/2/09
Signature of Property Owner Date

Signature of Property Owner

Date

March 2, 2009

SURROUNDING LAND USES AND ZONING	
List all surrounding land uses and zoning districts adjacent to the property, including those across roads.	
LAND USE	
NORTH	Planned Development Industrial Park - light and medium
SOUTH	Planned Development Industrial Park - light and medium
EAST	Planned Development Industrial Park - light and medium
WEST	Planned Development Industrial Park - light and medium
ZONING	

APPLICANT(S)	
Company Name	Artis Montessori Academic Services, LLC
Name of Person & Title	Joanna C. Beitzel
Mailing Address	4050 Ashburn Plaza, Suite 195-659 Ashburn, VA 20147
City, State, Zip Code	Ashburn, VA 20147
Daytime Telephone	(571) 271-4228
E-mail Address	joannabeitzel@yahoo.com
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Company Name	
Name of Person & Title	
Mailing Address	
City, State, Zip Code	
Daytime Telephone	
E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>

PROPERTY OWNER(S)	
Company Name	H2K2, LLC
Name of Person & Title	Soo Young Kinn
Mailing Address	945 Leigh Mill Road Great Falls, VA 22066-2303
City, State, Zip Code	
Daytime Telephone	
E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Company Name	Cape Court Commercial Condominium Unit Owners Assoc.
Name of Person & Title	Trey Mauck, President c/o Integrated Insurance Solutions
Mailing Address	44675 Cape Court, Suite 100
City, State, Zip Code	Ashburn, VA 20147-6230
Daytime Telephone	703-726-0700
E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>

REPRESENTATIVE(S)	
Company Name	Sevila, Saunders, Huddleston & White, P.C.
Name of Person & Title	Robert E. Sevilla Attorney
Mailing Address	P.O. Box 678 Leesburg, VA 20176
City, State, Zip Code	Leesburg, VA 20176
Daytime Telephone	(703) 777-5700
E-mail Address	rsevila@sshw.com
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Company Name	Bowman Consulting Group, Ltd
Name of Person & Title	Sri Ummerthala
Mailing Address	101 South Street Leesburg, VA 20175
City, State, Zip Code	Leesburg, VA 20175
Daytime Telephone	(703) 443-2400
E-mail Address	summerthala@bowmanconsulting.com
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

CERTIFICATIONS	
----------------	--

APPLICANT(S):
The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Officer, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I warrant that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Artis Montessori Academic Services, LLC
Printed Name of Applicant

Signature of Applicant _____ Date _____
PROPERTY OWNER(S) (to be signed by all property owners)
 I hereby permit the applicant, under its intent, and I hereby consent to its filing. Furthermore, I grant permission to the Department of Building and Development (or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

H2K2, LLC
Printed Name of Property Owner

Signature of Property Owner _____ Date _____
 Cape Court Commercial Condominium Unit Owners Assoc.
 Printed Name of Property Owner

Signature of Property Owner _____ Date _____
 March 2, 2009

SPEX

SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements

Loudoun County Zoning Ordinance Section 6-1303(A):



Pre-Application Conference. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location, and design of any buildings or structures, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director may waive the pre-application conference requirement in cases where the Director finds such a waiver is not detrimental to the applicant or the County.

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted March 2, 2009.

Approval of use with no land disturbance	\$5,955.00
Approval of use with 1-10,000 SF disturbance, no environmentally sensitive areas	\$6,570.00
Approval of use with disturbance > 10,000 SF or environmentally sensitive areas	\$15,750.00
Zoning Ordinance modifications specified to be processed as special exceptions	\$10,805.00

Section 6-1310, Issues for Consideration, lists factors considered by the Planning Commission and Board of Supervisors in their review. The applicant is encouraged to read this section before completing this application.

*There are specialized checklists for the following types of special exceptions: MDOD (Mountainside Development Overlay); Tenant Dwelling for Seasonal Labor; Small Business in A-3, A-10, A-25; and Removal of Non-conformities. For Special Exceptions to remove nonconforming status or to amend a Concept Development Plan (CDP), pertinent information relating to the application will be discussed at the pre-application meeting. See page 2, Applicant Responsibilities.

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Arris Montessori School

Proposed Use: private Montessori school for 175 students

Project Location: 44675 Cape Court, #189, Ashburn, VA 20147

Tax Map #(s): /80//31P///C/ (PIN: 061-49-8039-000) Parcel #(s): _____

Parcel Owner(s): H2K2 LLC Telephone No.: _____

Applicant/Authorized Agent: Arris Montessori School Telephone No.: (571) 271-4228

Engineer/Surveyor: Huntley Nyce & Associates (Steve Platt) Telephone No.: (703) 779-4905

Attorney: Robert E. Sevila Telephone No.: (703) 777-5700

Signature of Person Completing Checklist: *Robert E. Sevila* Date: 8/6/09

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	x		
2. Applicant(s) address: city/state/zip.	x		
3. Applicant(s) telephone number(s).	x		
4. Authorized representative.	x		
5. Representative's address: city/state/zip code.	x		
6. Representative's telephone number(s).	x		
7. Property owner(s).	x		
8. Property owner(s) address: city/state/zip code.	x		
9. Property owner(s) telephone number(s).	x		
10. Present zoning classification(s). ²	x		
11. Project location.	x		
12. Tax map & parcel number(s); MCPI number(s).	x		
13. Proposed name of the subdivision, development or business.	x		
14. Election district(s) in which the proposed special exception is located.	x		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>	X		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. <i>(A Land Use certificate is available from the Department of Financial Services.)</i>	X		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	X		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	X		
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.			X
H. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the conference.	X		
I. <u>STATEMENT OF JUSTIFICATION.</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	X		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² . b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. ¹ c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹			X

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

K. SPECIAL EXCEPTION PLAT. Submit 15 copies of the plan at a scale of 1 inch = 200 feet. ¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:			
	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	x		
2. The boundary of the property showing bearings and distances. ¹	x		
3. Owner's names and zoning of adjacent property. ²	x		
4. Signature of the property owner or applicant.		x	
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.			N/A Waiver requested
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale.	x		
b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	x		
7. The proposed location, lighting and type of sign.			x
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹ b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹ c. Existing and proposed abutting roads and their right-of-way widths. ¹ d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹ f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	x		
	x		
	x		
	x		
	x		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.			x

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹ a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	x		
11. Include parking/loading areas.			
12. The location and general description of vegetation and existing tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c. Endangered species habitat ⁵ . d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.			Waiver being requested
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>			x
14. The location of any steep slopes.			x
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.			x
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.			x
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²			x
18. If requested by the Planning Director the applicant shall provide: a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>	x		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.			
L. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:			
1. Study area.	x		
2. Traffic count locations.	x		
3. Trip generation.	x		
4. Traffic volume projections.	x		
5. Level of service analysis.	x		
6. Minimum roadway/intersection level of service standards.	x		
7. Background traffic assumptions.	x		
8. Traffic/trip distribution.	x		
9. Level of service calculation assumptions.	x		
10. Mode choice.			x
11. Safety locations.	x		
12. Traffic mitigation measures.	x		

- M. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.
- N. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.
- O. CERTIFICATION OF APPLICATION SUBMISSION. I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE *James C. Beitzel*
FA

DATE July 20, 2009

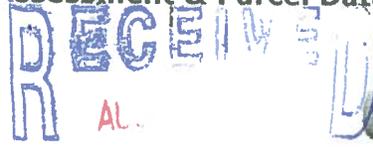
Application: _____ Accepted _____ Rejected _____

Checklist Reviewer _____

Date _____



Loudoun County Real Estate Tax, Assessment & Parcel Database
[Home](#) | [Search By](#) | [Contact Us](#)



Map It

Recent Sales

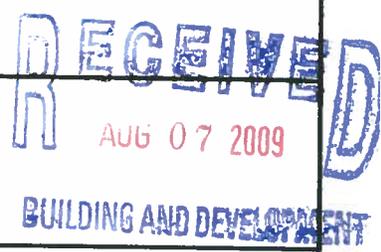
Pay Taxes

Assessment

Real Estate Tax - 2009
Owner and Legal

BUILDING AND DEVELOPMENT

PIN: 061-49-8039-005	Tax Map: /80//31P1///C/
Current Owner Name& Address: H2K2 LLC SOO YOUNG KIM 945 LEIGH MILL RD GREAT FALLS VA 22066-2303	Jan 1 Owner Name& Address:: H2K2 LLC SOO YOUNG KIM 945 LEIGH MILL RD GREAT FALLS VA 22066-230 3
Legal Description: CAPE COURT COMMERCIAL PH.1 UNIT C 200605080040848 200601260008058P	Acreage: 0.00 Land Use: NO
Annual Taxable Assessment: \$ 2,870,300	



District: Regular		Supplement:		Tax Rate: \$1.245 per \$100 assessed value	
1st Half		Original Due Date: 2009-06-05		Date Levied: 2009-04-08	
Taxable Assessment: \$ 1,435,150		Waiver Date:		Date Last Paid: 2009-06-05	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 17,867.62				\$ 17,867.62
Paid:	\$ 17,867.62	\$ 0.00	\$ 0.00	\$ 0.00	\$ 17,867.62
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
District: Route 28		Supplement:		Tax Rate: \$0.18 per \$100 assessed value	
1st Half		Original Due Date: 2009-06-05		Date Levied: 2009-04-08	
Taxable Assessment: \$ 1,435,150		Waiver Date:		Date Last Paid: 2009-06-05	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 2,583.27				\$ 2,583.27
Paid:	\$ 2,583.27	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,583.27
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.245 per \$100 assessed value	
2nd Half		Original Due Date: 2009-12-07		Date Levied: 2009-04-08	
Taxable Assessment: \$ 1,435,150		Waiver Date:		Date Last Paid:	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 17,867.62				\$ 17,867.62
Paid:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 17,867.62	\$ 0.00	\$ 0.00	\$ 0.00	\$ 17,867.62
District: Route 28		Supplement:		Tax Rate: \$0.18 per \$100 assessed value	
2nd Half		Original Due Date: 2009-12-07		Date Levied: 2009-04-08	
Taxable Assessment: \$ 1,435,150		Waiver Date:		Date Last Paid:	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 2,583.27				\$ 2,583.27
Paid:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 2,583.27	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,583.27

Date of Query: 06/19/2009



Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE

RECEIVED
AUG 07 2009

BUILDING AND DEVELOPMENT

Date: 06/30/2009

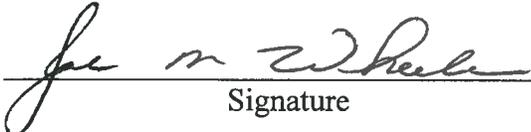
RECEIVED
AUG 10 2009
PLANNING DEPARTMENT

The following property, _____, is IN the Land Use Program.
Tax Map/PIN Number

Signature

John M Wheeler Land Use Appraiser

The following property, 061498039005, is NOT IN the Land Use Program.
Tax Map/PIN Number



Signature

John M Wheeler Land Use Appraiser

LOUDOUN COUNTY
DISCLOSURES OF REAL PARTIES IN INTEREST
AND LAND USE PROCEEDINGS

A. INTRODUCTION

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. *See* 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, Arris Montessori Academic Services, LLC, by Joanna C. Beitzel, Member, do hereby state that I am an

x Applicant

___ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
061-49-8039-005	Arris Montessori Academic Services, LLC	44675 Cape Court #189 Ashburn, VA 20147	Applicant
061-49-8039-005	H2K2,LLC	945 Leigh Mill Road Great Falls, VA 22066-2303	Unit Owner
	Robert E. Sevila	Sevila, Saunders, Huddleston & White PC P.O. Box 678 Leesburg, VA 20178	Attorney
	Christopher Turnbull	Wells & Associates, Inc. 5 Wirt Street, SW Leesburg, VA 20175	Traffic Engineer
	Sri Ummerthala, Ben Rose Mark Baker Pat Quante	Bowman Consulting Group, Ltd. 101 South Street Leesburg, VA 20175	Land Planner/Engineers
061-49-8039	Trey Mauck, President	Cape Court Commercial Condominium Assoc 44675 Cape Court, Suite 100 Ashburn, VA 20147-6230	President of Condo Association

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. *See Attachment to Paragraph C-1.*

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Arris Montessori Academic Services, LLC, 44675 Cape Court, #189, Ashburn, VA 20147

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Joanna C. Beitzel, Member	
Kathleen M. Opiola, Member	
Faezeh Tabyanian, Member	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

H2K2, LLC, 945 Leigh Mill Road, Great Falls, VA 22066-2303

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Soo Young Kim, Member	
Young M. Hwang, Member	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Sevila, Saunders, Huddleston & White, P.C. 30 N. King Street, Leesburg, VA 20176

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Robert E. Sevila	
Richard R. Saunders, Jr.	
Jon D. Huddleston	
Craig E. White	
Lawrence M. Schonberger	
William F. Fitzpatrick	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
Cape Court Commercial Condominium Unit Owners Association, 44675 Cape Court, Suite 100
Ashburn, VA 20147-6230

Description of Corporation:

- There are 100 or fewer shareholders and all shareholders are listed below.*
- There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*
- There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Trey Mauck	President
Sue Benezra	Board Member
Alice Busch	Board Member

Check if applicable:
 There is additional Corporation Information. See Attachment to Paragraph C-2.

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
Bowman Consulting Group, Ltd., 3863 Centerview Drive, Suite 300, Chantilly, VA 20151

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Gary P. Bowman	Patrick D. Quante
Walt C. Sampsell III	Michael G. Bruen
Mark S. Stires	Donald J. Zdancewicz
Walt C. Sampsell, Jr.	Daren B. Tagg
Michael B. McCordic	David T. Frankenfield
Roy E. Waugh	Doug H. Wagner
Jacob Thomas Tanner	Robert A. Hickey
Justin G. Mahlmann	Charles E. Walls
John R. Lutostanski	Martin E. Crahan
Jeffrey A. Blair	Justin R. Troidl
Mark W. Baker	Justin C. Francis
Patricia A. Hollar	Michael P. Pointer
Piero V. Mellits	M. Scott Delgado
Matthew J. Tauscher	Charles E. Powell
Jamie E. (Packie) Crown	Michael J. Birkland

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Gary Bowman	President
Michael J. Birkland	Vice-President
Michael G. Bruen	Vice-President
Justin G. Mahlmann	Vice-President
Charles E. Walls	Vice-President
M. Scott Delgado	Vice President
Robert A. Hickey	Secretary/Treasurer

Check if applicable:

X Additional shareholder information is continued on an additional *page B-3*

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., Main Office: 1420 Spring Hill Road, Suite 600, McLean, VA 22102

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Sole Shareholders of M.J. Wells & Associates, Inc. is: M.J. Wells & Associates, Inc., Employee Stock Ownership Trust. Beneficial Owners of the Stock are as follows:	
Robin L. Antonucci	Ernest M. Eggleston
Martin M. Barna	Kevin R. Fellin
Barbara J. Blackmore	Melissa T. Hish
Christopher L. Bowyer	Admir Husdzinovic
Jennifer N. Carpenter	Agan Husadzinovic
John F. Cavan	Majdeta Husadzinovic
Maureen E. Cicciarelli	William F. Johnson
Lorrie D'Amico-Branch	Christopher L. Kabatt

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

M.J. Wells & Associates, Inc., Main Office: 1420 Spring Hill Road, Suite 600, McLean, VA 22102

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Winnie F. Dadzie	Robert T. Kohler
Sudeep Deshmukh	Priyatham Konda
Maria C. Lashinger	Kevin D. Sitzman
Brian J. Lejedal	Jorjean M. Stanton
Jami L. Milanovich	Christopher Turnbull
Terence J. Miller	Glenda D. Tyler
David A. Ohler	James W. Watson
John P. Perez	Martin J. Wells

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., Main Office: 1420 Spring Hill Road, Suite 600, McLean, VA 22102

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Michael R. Pinkoske, Jr.	Joseph A. Winterer
Anne M. Randall	Michael J. Workosky
Lawrence E. Sefcik	
Aaron M. Siddle	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

_____ There is additional Corporation Information. See Attachment to Paragraph C-2.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____ None _____

_____ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

_____ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(a).*

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(b).*

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Joanna C. Beitzel

check one: Applicant or Applicant's Authorized Agent

Arris Montessori Academic Services, LLC, by Joanna C. Beitzel, Member

(Type or print first name, middle initial and last name and title of signee)

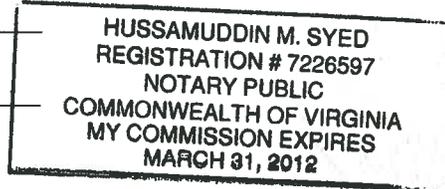
Subscribed and sworn before me this 22 day of July 2009, in the State/Commonwealth of Virginia, in the County/City of LOUDOUN.

Hussamuddin M. Syed

Notary Public

My Commission Expires: MARCH 31, 2012

Notary Registration Number: 7226597



LAW OFFICES

SEVILA, SAUNDERS, HUDDLESTON & WHITE

A PROFESSIONAL CORPORATION

POST OFFICE BOX 678

LEESBURG, VIRGINIA 20178-0678

30 NORTH KING STREET
LEESBURG, VIRGINIA 20176

(703) 777-5700

METRO (703) 471-9800

FAX (703) 771-4161

ROBERT E. SEVILA
RICHARD R. SAUNDERS, JR.
JON D. HUDDLESTON
CRAIG E. WHITE
LAWRENCE M. SCHONBERGER
WILLIAM R. FITZPATRICK
BENJAMIN B. FITZGERALD
RACHEL K. DOWNS
JEANINE M. IRVING

September 14, 2009

Wini Polis, Planner
Department of Planning
County of Loudoun
1 Harrison Street, SE, 3rd Floor
Leesburg, VA 20176

RE: Arris Montessori School SPEX 2009-0028

Dear Ms. Polis:

In response to your comment letter of August 31, 2009, we enclose the following:

1. Revised plat to address Item 1.
2. We have provided to you via e-mail an updated Disclosure. In response to your comment as to the shareholder names for MJ Wells & Associates, Inc. ESOT, our response is:

The sole shareholder of M.J. Wells & Associates, Inc., is M.J. Wells & Associates, Employee Stock Ownership Trust. The beneficiary owners of the stock are the individuals listed on the Disclosure on pages 11, 13 and 14.

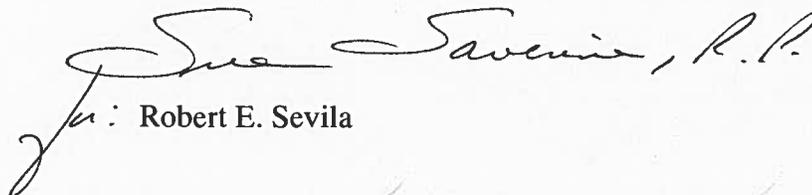
3. Attached are two sets of pre-printed mailing labels for all adjoining and abutting landowners to include all of the condominium owners as well as the condominium associations. We also attach a revised Adjoining Landowners List.

Also enclosed is a Double-Advertising Application for consideration for this project.

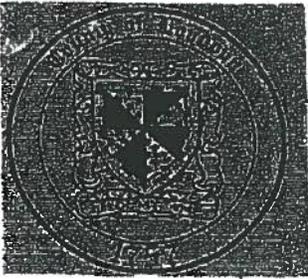
If there is any additional information or documentation you need, please do not hesitate to contact us. We look forward to receiving your acceptance of this application.

Sincerely yours,

SEVILA, SAUNDERS, HUDDLESTON & WHITE, P.C.


Robert E. Sevila

cc: Joanna Beitzel
Mark Baker
Chris Turnbull



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

RECEIVED
AUG 07 2009

BUILDING AND DEVELOPMENT

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0026	SPEX
DATE OF CONFERENCE	Joanna Beitzel, Kathleen Opiola & Faezeh Tabyanian Montessori School in PD-H3	03/24/09 10:00am

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN Co. PLANNING DEPT.
Sarah Milin	Community Planning
CINDY LINTZ	Zoning
Joanna Beitzel	Araris Montessori School
Sierra Phillips	Loudoun County OTS

RECEIVED
AUG 10 2009
PLANNING DEPARTMENT

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with *Article VI* of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

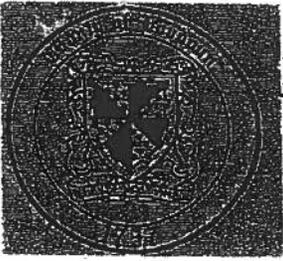
Director, Department of Planning or Designee:

Date:

Van Armstrong

3/21/09

Application Fee: \$5,955 w/ NO LAND DISTURBANCE.
SPEX: \$6,570 w/ ~ 10,000 SF DISTURBED



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0026 SPEX Joanna Beitzel, Kathleen Opiola & Faezeh Tabyanian
DATE OF CONFERENCE	Montessori School in PD- IS IP 03/24/09 10:00am

1. ISSUES RAISED BY THE APPLICANT

PROPOSED PRIVATE SCHOOL IN BEAUMEADE INDUSTRIAL PK. - PD-IP
 UP TO 175 STUDENTS + 20+ EMPLOYEES. NO FOOD SVC. IN
 BUILDING. APPROX. 12,000 S.F. PROPOSED W/ OUTDOOR PLAYGROUND
 AREA TO BE DEVELOPED / FENCED.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REVISED GEN'L PLAN - SUBURBAN - PLANNED FOR BUSINESS USES (RT. 28 TAX DISTRICT).
 RETAIL PLAN POLICIES APPLY - PORTION - PRE-KINDERGARTEN.
 REVIEW COMPATIBILITY OF USE W/ OTHER OFFICE / INDUSTRIAL USES -
 LIGHT INDUSTRY - BEAUMEADE. LAND USE MIX TO BE REVIEWED OVERALL -
 PRE-K COMMERCIAL USE, KINDERGARTEN & ABOVE - CIVIL / INSTITUTIONAL.
 SHOW MKT INFO. FOR RETAIL USE - OTHER DAYCARES.
 PLAN ENCOURAGES USE. DESIGN FOR SAFETY - PARKING / LOADING,
 PLAYGROUND. - SCREEN / BUFFER AREA.
 WORK W/ OTHER BUSINESS OWNERS FOR COORDINATION / COMPATIBILITY.

3. ZONING ISSUES DISCUSSED ___ 1972. 1993 ___ Revised 1993 Zoning Ordinance

ZONED PD-IP IN RT. 28 DISTRICT. USES AS SCHOOL-PRIVATE + DAYCARE/CHILD CARE CENTER. - [S-609.B]: OUTDOOR PLAY SPACE, LOADING/UNLOADING REQUIREMENTS. - DETAIL ON DRAWINGS. PARKING REQUIREMENTS SEPARATE ^{FROM} A DROP-OFF AREA. LANDSCAPING REQ'D. DESIGN FOR MAX. PHASE.

4. TRANSPORTATION ISSUES DISCUSSED

PROVIDE TRAFFIC ANALYSIS - LIMITED SCOPE. DETERMINE INTERSECTION ANALYSIS W/ CAPE COURT + BEAUMEADE CIRCLE (?) ACCESS. LOUDOWN CO. PKWY. PLANNED FOR 6 LANES. POSSIBLE SIGNAL CONTRIBUTION DEPENDING ON SCALE OF USE/TRIP GENERATION. CHECK TURN LANE ADEQUACY. HOURS OF OPERATION REVIEW (7:30 - 6PM).

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

SPEX PROCESS ~ 120-180 DAYS W/ 2 PUBLIC HEARINGS TO PLANNING COMMISSION + BOARD OF SUPERVISORS.

Conference Coordinator:

Van Olt

Date:

3/21/09

Trey Mauck
President
Cape Court Commerical Condominium Assoc.
c/o Integrated Insurance Solutions
44675 Cape Court, Suite 100
Ashburn VA, 20147-6320

Grayson P. Hanes, Registered Agent
Beaumeade Corporate Park Owners Assoc, Inc.
3110 Fairview Park Drive, Suite 1400
Falls Church VA, 22042-4503

Virginia Home & Design, LLC
75-C Lackawanna Avenue
Parsippany NJ, 07054-5701

Robert M. Rosenthal
c/o Rosenthal Automotive
1100 S. Glebe Road
Arlington VA, 22204-4309

The Christian Fellowship Church
21673 Beaumeade Circle
Ashburn VA, 20147-6002

Sayeed Hasanzadah
2824 Dorr Avenue, Suite A
Fairfax VA, 22031-1516

K. Rezaeipour & M. Yaghmaei
1582 Leeds Castle Drive, Apt. 202
Vienna VA, 22182-5552

Ballinger Investments, LLC
21760 Beaumeade Circle, #115
Ashburn VA, 20147-6219

Ali Mirpour
20944 Lock Court
Potomac Falls VA, 20165-7447

R. Kazerooni & L. Ordoubadinia, et al
14078 Berryville Road
Darnestown MD, 20874-3520



Pizza Properties Ashburn, LLC
21760 Beaumeade Circle, #130
Ashburn VA, 20147-6234

21760-R Beaumeade Circle, LLC
c/o Mohammad Hadi Attaei-Ghomi
47407 Riverbank Forest Place
Potomac Falls VA, 20165

Lewis E & Lillie V. Burke
5287 Ellicott Drive
Centreville VA, 20120-1759

Nasser Hajiabbasi & N. Ebrahimi
7900 Charleston Court
Bethesda MD, 20817-1421

Nasser Hajiabbasi
c/o Pazyryk Gallery
1327 Connecticut Avenue
Washington DC, 20036

Ferydoun & Nergish Najmi-Nejad
1107 Echo Court North
Towson MD, 21286-1401

H. & Mehri Nilforoush, et al
9437 Mirror Pond Drive
Fairfax VA, 22032-1353

R M H L, LLC
124 Park Street
Vienna VA, 22180

Bashir A. Zahir
42003 Pepperbush Place
Stone Ridge VA, 20105-2922

Shahr, LLC
6526 Hitt Avenue
McLean VA, 22101-4650





A T Trading Company
8962 Edmonston Drive
Bristow VA, 20136-1299

Fred and Katayoun Manoochehri
9409 Reach Road
Potomac MD, 20854-2853

MQ Lot 1 LLC
21760 Beaumeade Circle, Suite 190
Ashburn VA, 20147-6220

Kamran & Ezzat Moghadam
11260 Derosnec Drive
Oakton VA, 22124-2404

Fredrick Ackbari
20816 Noble Terrace, #424
Sterling VA, 20165-8410

Shahram Ghaffarkhan
11011 Kilkeel Curt
Oakton VA, 22124-1806

Nito Spirit LLC
21770 Beaumeade Circle, #125
Ashburn VA, 20147-6233

Lexsau LLC
2208 Central Avenue
Vienna VA, 22182-5193

Absolute Tech LLC
P.O. Box 650029
Sterling VA, 20165-0029

Hopun & Dennis D. Sexton
c/o Sugarland Beauty Salon & Barber
91 Sugarland Run Drive
Sterling VA, 20164





Madlax Real Estate LLC
1345 Chain Bridge Road
McLean VA, 22101-3902

Galaxy Granite & Marble, Inc.
21770 Beaumeade Circle, #150
Ashburn VA, 20147-6222

Door of Hope
21770 Beaumeade Circle, #155
Ashburn VA, 20147-6222

Eldon Street, LLC
44675 Cape Court, #100
Ashburn VA, 20147-6230

Penzance Beaumeade Condo Corp.
c/o Penzance Companies
2400 N Street, NW, Floor 6
Washington DC, 20037-1158

Ventura Alliances, LLC
44675 Cape Court, #150
Ashburn VA, 20147-6229

Felman Investments
8 Memorial Parkway
Long Branch NJ, 07740-8142

Palm Development, LLC
43560 Jackson Hole Circle
Leesburg VA, 20176-3959

44675 Cape Court Innovaction, LLC
20576 Wild Meadow Court
Ashburn VA, 20147-7448





Francis Richard Johnson
25117 Cutgrass Terrace
Aldie VA, 20150-5639

Polyvest, LLC
8109 Squirrl Run Road
Springfield VA, 22152-3655

Vounos, LLC
3700 Forest Grove Drive
Annandale VA, 22003-1956

Hamidreza Ghaemi
14427 Turkey Foot Road
Gaithersburg MD, 20878-3947

Hossein Siasi
15624 Cooperfield Lane
Darnestown MD, 20874-3631

Capt 108 LLC
20917 Cheyenne Terrace
Sterling VA, 20165-5853

Ari Aref and Farzad Aref
820 N. Pollard Street, Apt. 513
Arlington VA, 22203-1777

Drissi Properties, LLC
12839 Tournament Drive
Reston VA, 20191-5861

Ziba Real Estate Investment, II, et al
11910 Stoney Creek Road
Potomac MD, 20854-1160

Ahmad Zia and Belquis Anwarzai
20390 Clifton Point Street
Sterling VA, 20165





Robert Martin Kelly, Jr. and Anne Kelly
1919 Lakeport Way
Reston VA, 20191-5425

Moshen and Neda Jalali
47556 Griffith Place
Potomac Falls VA, 20165-5109

Ramsco, Inc.
43547 Barley Court
Ashburn VA, 20147-5454

Sundra Properties, LLC
10011 Belmont Station Drive
Ashburn VA, 20147-6610

Gurpartap & Rupinder K. Singh
42674 Explorer Drive
Ashburn VA, 20148-7249

Loudoun Wind, LLC
14001 Old Columbia Pike
Burtonsville MD, 20866-1719

Colkon Project I, LLC
407 W. Rosemary Street
Falls Church VA, 22046-3847

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd, 5th Floor
Coral Gables FL, 33146-1837

S&R Holdings, LLC
20920 Shakespeare Drive
Germantown MD, 20876-4167

Andreas & Sandra L. Tsanganelias
5911 Backlick Road
Springfield VA, 22150-3230





Larry M. and Nancy S. Spevak
19328 Gleedsville Road
Leesburg VA, 20175-8843

Barbara Millett Living Trust 1991
AKA Barbara King
1 Wildwood Grove, NW3 7HU
London, NW3 8HU ENG,

Y & H Associate
1984 Isaac Newton Sq., W., Suite 106
Rest VA, 20190-5039

Joshua E. Kuper
20508 Charter Oak Drive
Ashburn VA, 20147-7460

National Contract Management Assoc.
21740 Beaumeade Circle, #125
Ashburn VA, 20147-6237

Beth Chaverim Reform Congregation
21740 Beaumeade Circle, #100
Ashburn VA, 20147-6236

Joseph Pendergast
10205 Cedar Pond Drive
Vienna VA, 22182-2906



060-19-8590-000
James Michael Co. At Beaumeade LLC
1804 Brooktrail Court
Vienna, VA 22182-1977

ADJOINING OWNERS

Adjoining Landowners:

North:

Virginia Home & Design, LLC
75-C Lackawanna Avenue
Parsippany, NJ 07054-5701
Tax Map /80/E/1P2//B1/
PIN: 060-19-8590-001

South and East:

Robert M. Rosenthal
c/o Rosenthal Automotive
1100 S. Glebe Road
Arlington, VA 22204-4309
Tax Map /80//10////52/
PIN: 061-30-3196-000
Tax Map /80//10////51/
PIN: 061-40-4434-000

West:

The Christian Fellowship Church
21673 Beaumeade Circle
Ashburn, VA 20147-6002
Tax Map 80 ((7)) Parcel 8
PIN: 060-18-9720-000

Condominium Association in which Unit is Located:

Cape Court Commercial Condominium
c/o Trey Mauck
Integrated Insurance Solutions
44675 Cape Court, Suite 100
Ashburn, VA 20147-6230

Unit Owners within Condo Association:

Eldon Street, LLC
44675 Cape Court, #100
Ashburn, VA 20147-6230
Tax Map /80//31P1///G
PIN: 061-49-8039-001

Penzance Beaumeade Condo Corp.
c/o Penzance Companies
2400 N Street, NW, Floor 6
Washington, DC 20037-1158
Tax Map: /80//31P1CS-2/
PIN: 061-49-8039-002

Ventura Alliances, LLC
44675 Cape Court, #150
Ashburn, VA 20147-6229
Tax Map: /80//31P1///A
PIN: 061-49-8039-003

Palm Development, LLC
43560 Jackson Hole Circle
Leesburg, VA 20176-3959
Tax Map /80//31P1///B/
PIN: 061-49-8039-004

Felman Investments
8 Memorial Parkway
Long Branch, NJ 07740-8142
Tax Map: /80//31P1///1/
PIN: 061-49-8039-006

44675 Cape Court Innovation, LLC
20576 Wild Meadow Court
Ashburn, VA 20147-7448
Tax Map /80//31P1///D/
PIN: 061-49-8039-007

Francis Richard Johnson
25117 Cutgrass Terrace
Aldie, VA 20150-5639
Tax Map: /80//31P1///E/
PIN: 061-49-8039-008

Adjoining Landowners Condominium Associations:

Beaumeade Corporate Park Owners Association, Inc.
c/o Grayson P. Hanes, Esquire, Registered Agent
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4503
Tax Map /80/#/101/
PIN: 060-10-3176-000

Unit Owners within Condo Association:

Polyvest LLC
8109 Squirrel Run Road
Springfield, VA 22152-3655
Tax Map /80/e/1P1/100/
PIN: 060-10-3176-001

Vounos LLC
3700 Forest Grove Drive
Annandale, VA 22003-1956
Tax Map /80/E/1P1/102/
PIN: 060-10-3176-002

Hamidreza Ghaemi
14427 Turkey Foot Road
Gaithersburg, MD 20878-3947
Tax Map /80/E/1P1/104/
PIN: 060-10-3176-003

Hossein Siasi
15624 Copperfield Lane
Darnestown, MD 20874-3631
Tax Map /80/E/1P1/106/
PIN: 060-10-3176-004

Cape 108 LLC
20917 Cheyenne Terrace
Sterling, VA 20165-5853
Tax Map /80/E/1P1/108/
PIN: 060-10-3176-005

Ali Aref & Farzad Aref
820 N. Pollard Street, Apt. 513
Arlington, VA 22203-1777
Tax Map /80/E/1P1/110/
PIN: 060-10-3176-006

Drissi Properties LLC
12839 Tournament Drive
Reston, VA 20191-5861
Tax Map /80/E/1P1/112/
PIN: 060-10-3e176-007

Ziba Real Estate Investment II, et al
11910 Stoney Creek Road
Potomac, MD 20854-1160
Tax Map /80/E/1P1/114/
PIN: 060-10-3176-008
Tax Map /80/E/1P1/116/
PIN: 060-10-3176-009

Robert Martin Kelly, Jr. and Anne Kelly
1919 Lakeport Way
Reston, VA 20191-5425
Tax Map /80/E/1P1/120/
PIN: 060-10-3176-011

Ramsco, Inc.
43547 Barley Court
Ashburn, VA 20147-5454
Tax Map /80/E/1P1/126/
PIN: 060-10-3176-014

Gurpartap & Rupinder K. Singh
42674 Explorer Drive
Ashburn, VA 20148-7249
Tax Map /80/E/1P1/130/
PIN: 060-10-3176-016

Colkon Project I LLC
407 W Rosemary Street
Falls Church, VA 22046-3847
Tax Map /80/E/1P1/134/
PIN: 060-13-3176-018

S&R Holdings LLC
20920 Shakespeare Drive
Germantown, MD 20876-4167
Tax Map /80/E/1P1/138/
PIN: 060-10-3176-020

Larry M. and Nancy S. Spevak
19328 Gleedsville Road
Leesburg, VA 20175-8843
Tax Map /80/E/1P1/142/
PIN: 060-10-3176-022

Ahmad Zia & Belquis Anwarzai
20390 Clifton Point Street
Sterling, VA 20165
Tax Map /80/E/1P1/118/
PIN: 060-10-3176-010

Moshen & Neda Jalali
47556 Griffith Place
Potomac Falls, VA 20165-5109
Tax Map /80/E/1P1/122/
PIN: 060-10-3176-012
Tax Map /80/E/1P1/124/
PIN: 060-10-3176-013

Sundra Properties, LLC
20011 Belmont Station Dr
Ashburn, VA 20147-6610
Tax Map /80/E/1P1/128/
PIN: 060-10-3176-015

Loudoun Wind LLC
14001 Old Columbia Pike
Burtonsville, MD 20866-1719
Tax Map /80/E/1P1/132/
PIN: 060-10-3176-017

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd, 5th Floor
Coral Gables, FL 33146-1837
Tax Map /80/E/1P1/136/
PIN: 060-10-3176-019

Andreas & Sandra L. Tsanganelias
5911 Backlick Road
Springfield, VA 22150-3230
Tax Map /80/E/1P1/140/
PIN: 060-10-3176-021

Adjoining Landowners Condominium Associations:

Beaumeade Corporate Park Owners Association, Inc.
c/o Grayson P. Hanes, Esquire, Registered Agent
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4503
Tax Map /80//31P2/145/
PIN: 061-49-4453-000

Unit Owners within Condo Association:

Barbara Millett Living Trust 1991
AKA Barbara King
1 Wildwood Grove, NW3 7HU
London, NW3 7HU ENG
Tax Map /80//31P2/145/
PIN: 061-49-4453-002

Y&H Associate
1984 Isaac Newton Sq., W. Suite 106
Reston, VA 20190-5039
Tax Map: /80//31P2/150/
PIN: 061-49-4453-003

Joshua E. Kuper
20508 Charter Oak Drive
Ashburn, VA 20147-7460
Tax Map /80//31P2/140/
PIN: 061-49-4453-004

National Contract Management Assoc
21740 Beaumeade Circle, #125
Ashburn, VA 20147-6237
Tax Map /80//31P2/125/
PIN: 061-49-4453-005

Beth Chaverim Reform Congregation
21740 Beaumeade Circle, #100
Ashburn, VA 20147-6236
Tax Map /80//31P2/100/
PIN: 061-49-4453-006

Joseph Pendergast
10205 Cedar Pond Drive
Vienna, VA 22182-2906
Tax Map /80//31P2/120/
PIN: 061-49-4453-007

South - Meadowbrook Center, A Condominium Association:

(Unable to locate organized Condo Association to notify)

Unit Owners within Condo:

Sayed Hasanzadah
2824 Dorr Avenue, Suite A
Fairfax, VA 22031-1516
Tax Map /80//30B2/105/
PIN: 061-49-5387-001

K. Rezaeipour & M Yaghmaei
1582 Leeds Castle Drive, Apt 202
Vienna, VA 22182-5552
Tax Map /80//30B2/110/
PIN: 061-49-5387-002

Ballinger Investments LLC
21760 Beaumeade Circle, #115
Ashburn, VA 20147-6219
Tax Map /80//30B2/115/
PIN: 061-49-5387-003

Ali Mirpour
20944 Lock Court
Potomac Falls, VA 20165-7447
Tax Map /80//30B2/120/
PIN: 061-49-5387-004

Pizza Properties Ashburn LLC
21760 Beaumeade Circle, #130
Ashburn, VA 20147-6234
Tax Map /80//30B2/130/
PIN: 061-49-5387-006

Lewis E. & Lillie V. Burke
5287 Ellicott Drive
Centreville, VA 20120-1759
Tax Map /80//30B2/140/
PIN: 061-49-5387-008

Nasser Hajiabbasi
c/o Pazyryk Gallery
1327 Connecticut Avenue
Washington, DC 20036
Tax Map /80//30B2/150/
PIN: 061-49-5387-010

H. & Mehri Nilforoush, et al
9437 Mirror Pond Drive
Fairfax, VA 22032-1353
Tax Map /80//30B2/160/
PIN: 061-49-5387-012

Bashir A. Zahir
42003 Pepperbush Place
Stone Ridge, VA 20105-2922
Tax Map /80//30B2/170/
PIN: 061-49-5387-014

A T Trading Company
8962 Edmonston Drive
Bristow, VA 20136-1299
Tax Map /80//30B2/180/
PIN: 061-49-5387-016

R. Kazerooni & L. Ordoubadinia, et al
14078 Berryville Road
Darnestown, MD 20874-3520
Tax Map /80//30B2/125/
PIN: 061-49-5387-005

21760-R Beaumeade Circle, LLC
c/o Mohammad Hadi Attaei-Ghomi
47407 Riverbank Forest Place
Potomac Falls, VA 20165
Tax Map /80//30B2/135/
PIN: 061-49-5387-007

Nasser Hajiabbasi & N. Ebrahimi
7900 Charleston Court
Bethesda, MD 20817-1421
Tax Map /80//30B2/145/
PIN: 061-49-5387-009

Ferydoun & Nergish Najmi-Nejad
1107 Echo Court North
Towson, MD 21286-1401
Tax Map /80//30B2/155/
PIN: 061-49-5387-011

R M H L LLC
124 Park Street
Vienna, VA 22180
Tax Map /80//30B2/165/
PIN: 061-49-5387-013

Shahr LLC
6526 Hitt Avenue
McLean, VA 22101-4650
Tax Map /80//30B2/175/
PIN: 061-49-5387-015

Fred & Katayoun Manoochehri
9409 Reach Road
Potomac, MA 20854-2853
Tax Map /80//30B2/185/
PIN: 061-49-5387-017

MQ Lot 1 LLC
21760 Beaumeade Circle, Suite 190
Ashburn, VA 20147-6220
Tax Map /80//30B2/190/
PIN: 061-49-5387-018

Fredrick Ackbari
20816 Noble Terrace, #424
Sterling, VA 20165-8410
Tax Map /80//30B1/110/
PIN: 061-49-5387-020

Nito Spirit LLC
21770 Beaumeade Circle, #125
Ashburn, VA 20147-6233
Tax Map /80//30B1/125/
PIN: 061-49-5387-023

Absolute Tech LLC
P.O.Box 650029
Sterling, VA 20165-0029
Tax Map /80//30B1/135/
PIN: 061-49-5387-0025
PIN: 061-49-5387-025

Madlax Real Estate LLC
1345 Chain Bridge Road
McLean, VA 22101-3902
Tax Map /80//30B1/145/
PIN: 061-49-5387-027

Door of Hope
21770 Beaumeade Circle, #155
Ashburn, VA 20147-6222
Tax Map /80//30B1/155/
PIN: 061-49-5387-029

Kamran & Ezzat Moghadam
11260 Derosnec Drive
Oakton, VA 22124-2404
Tax Map /80//30B1/105/
PIN: 061-49-5387-019

Shahram Ghaffarkhan
11011 Kilkeel Court
Oakton, VA 22124-1806
Tax Map /80//30B1/115/
PIN: 061-49-5387-021
Tax Map /80//30B1/120/
PIN: 061-49-5387-022

Lexsau LLC
2208 Central Avenue
Vienna, VA 22182-5193
Tax Map /80//30B1/130/
PIN: 061-49-5387-024

Hopun & Dennis D. Sexton
c/o Sugarland Beauty Salon & Barber
91 Sugarland Run Drive
Sterling, VA 20164
Tax Map /80//30B1/140/
PIN: 061-49-5387-026

Galaxy Granite & Marble, Inc.
21770 Beaumeade Circle, #150
Ashburn, VA 20147-6222
Tax Map /80//30B1/150/
PIN: 061-49-5387-028

Receipt of Payment

Receipt Number : 090009439
Transaction Number : A000000006153
Payment Method: CHECK
Check Number: 1138



Date: 2009-08-10
Amount: \$6,570.00
Check Escrow Flag: N
Check Writer: ARRIS MONTESSORI

Detail Information

6,570.00 SPEX-2009-0028 TOTAL FEE